BEFORE THE GEORGIA PUBLIC SERVICE COMMISSION
STATE OF GEORGIA

Sustainable Newton, Sara and Randall ("Randy") Vinson, and Theodosia and William ("Billy") Wade, Petitioners, v. VoltaGrid, LLC, Respondent.	Docket No. 57243

Exhibit AG-2

Outlook

FW: Covington Data Center Sales Agreement

From Mike Jewell <MJewell@cityofcovington.org>
Date Fri 12/19/2025 8:39 AM
To Frank Turner <f.turner@stricklandturner.com>
Cc Tres Thomas <tthomas@cityofcovington.org>

1 attachment (64 KB)
Serverfarm Edit Natural Gas Sales Agreement - Draft 12-17. RH Comments.docx;

Frank,

[redacted]

Thanks,
Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>
Subject: Covington Data Center Sales Agreement

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All,

Please see the attached edit sales agreement I received last evening from Serverfarm. You will that they have reduced the term of the agreement from 27 months to 19 months and increased the hourly and daily volumes request. I have reviewed and have added comments.

Would you review and let me know your thoughts. If you have any questions, let me know.

Thanks,

Gas Authority

Rusty Hough | Senior Manager, Member Support – East & Central
Municipal Gas Authority of Georgia
104 TownPark Drive | Kennesaw, GA 30144
Cell (229) 224-4080

Outlook

Fw: Covington M2 Zoned Development

From Frank Turner <f.turner@stricklandturner.com>
Date Thu 3/12/2026 10:43 AM
To Judy Johnson <JudyJohnson@cityofcovington.org>

1 attachment (253 KB)
Moore Street Data Center Impacts (002).pdf;

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Judy,

[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Simon Bloom <sbloom@bloom-law.com>
Sent: Thursday, March 12, 2026 10:40 AM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Ronnie Thompson <rthompson@bloom-law.com>
Subject: RE: Covington M2 Zoned Development

Thanks Frank
As I promised, I had my guys go to the drawing board and look at ways they could restrict/modify the project to make it more palatable to the city and its residents.

Here are their thoughts:

Below are restrictions that we recommend the City implement that make this a very community friendly data center development preventing all the unwanted elements of a data center while keeping all the benefits.

- Restrict the MWs to below 65 MWs. This is less of a requirement than some of the nearby manufacturing plants and production plants.
- Limited to a single building only (not a multi building park like the Amazon data center development).
- Closed loop cooling water system required, resulting in WUE of 0 gallons/daily (compared to Amazon's open loop 1m gallons/daily).
- No gas turbines as primary source of power or behind the grid solutions (compared to nearby ServerFarm facility which will have 2 years of gas turbines generating power). This is the cause of noise and pollution. If you are connected to the grid, you are actually as quiet if not quieter than any commercial development.
- Equipment yard oriented away from adjacent residential. Only auto parking will be located along the rear of building adjacent to the residential area.
- Additional landscaping features exceeding code on the side of the building facing residential.
- There must not be any tax abatement incentive package or Pilot Program

It's worth mentioning, there are 14 (older and less efficient) single building existing data centers in the Alpharetta – including the data center group committed to 647 Moore St. 5 of which are adjacent to residential. There has not been one complaint filed about these data centers over the past 30 years and the adjacent homes values do not show any discount to properties in the same neighborhood but not proximate to data centers. There is already plenty of case studies for this proposed data center project coexisting without issues in affluent communities.

Again, this site is zoned M2 and this is the best outcome for this parcel, especially if you implement all of these above restrictions. Most of the M2 zoning ordinance allows for uses that will disrupt the neighbors to the east (who are mostly renters in Unincorporated Newton County) and potentially impact their home value – including transload facilities and heavy distribution centers. We have had historical interest from transload facility users (we have worked with three transload companies in the state of Georgia in the last 24 months), but chose not to pursue that path, in addition to the 3PL users we were designing for, because of the data center pursuit. While we think there is a strong case for vested rights, we are hopeful with these imposed restrictions, everyone can come out with a win on this project.

Please let me know how else I can help the City leadership see that agreeing that we are vested and allowing this project to go forward will actually benefit the City substantially more than typical heavy industrial.

SHB

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Wednesday, March 11, 2026 12:53 PM
To: Simon Bloom <sbloom@bloom-law.com>
Cc: Ronnie Thompson <rthompson@bloom-law.com>
Subject: Re: Covington M2 Zoned Development

Simon,

By way of update, staff is hoping to present proposed data center supplemental use regulation concepts to the council for feedback at a work session on Monday night, after which time I may be in a position to share those with you.

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Simon Bloom <sbloom@bloom-law.com>
Sent: Tuesday, March 10, 2026 1:27 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Ronnie Thompson <rthompson@bloom-law.com>
Subject: FW: Covington M2 Zoned Development

Here is the info we discussed.
Below is the email my guys sent to councilman Rutberg.
I attach also:

1. OLD SITE PLAN for traditional industrial warehouse.
2. Land use map of surrounding area
3. Great chart showing various impacts of small data center compared to lots of other uses
4. Signed zoning certification ltr from City
5. Our request to Judy for said letter where he describes the plans and actions engaged in towards a data center development

Holler if you need anything further.
Thanks
Simon

From: Lance Ravenscraft
Sent: Monday, March 2, 2026 11:27 AM
To: 'Jrutberg@cityofcovington.org' <Jrutberg@cityofcovington.org>
Subject: Covington M2 Zoned Development

Jared -

Sam Hay suggested I reach out to you via email regarding our 55-acre Heavy Industrial (M-2) zoned property at 647 Moore Street, which we have owned for approximately 4 years. Our prior application consisted of a ~300K SF Class A warehouse with excess trailer parking lots. We marketed the site for nearly 2yrs but we only received interest from 3PL distribution users give the excess trailer parking we had planned (we were unsuccessful in attracting manufactures or higher job count industrial users). While negotiating with these groups and being at the finish line to pull our Land Disturbance Permit (attached is the old site plan and surrounding uses), we decided to pivot to a data center development because the M-2 zoning allowed for data centers by right and this seemed like the highest and best use for the site. We were nearing the final stages of submittal for this use prior to the moratorium.

We've been working with GA Power on this property for nearly 2 years. The initial GA Power capacity and transmission study was completed in July 2024, we received the GA Power ESA contract in August 2025, and we selected a community conscious data center development partner who focuses on being great stewardess to the community immediately after that in September 2025. This data center developer requested a smaller load (55 MW vs Amazon's 750-1,000 MW), single building, single story, and closed looped system (nearly 0 gallons of water usage daily vs Amazon's 1mm gallons/daily).

This data center developer is not a hyperscaler. They focus on smaller scale projects (10-60MW) and currently operate facilities in Alpharetta and Norcross (and have never had a compliant from any neighbors). The proposed data center development footprint and building height would be almost identical to our previously submitted warehouse plan, but without any heavy truck traffic/very few autos and a noise level that would be less than half of an industrial distribution center. The taxable value from this project will >10x what our original industrial development would produce without enacting any burden to the local roads, water system, or community and our data center partner will not seek a pilot or abatement program from the City.

Given the moratorium and potential code changes under consideration, we would greatly appreciate the opportunity to meet with you to discuss the project and get your thoughts and guidance.

Please let us know if you have any availability in the next week or two. Thanks in advance for your time and consideration.

Best,
Lance Ravenscraft

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Outlook

Fw: Draft Docs - Serverfarm

From OpenRecords <OpenRecords@cityofcovington.org>
Date Tue 6/23/2026 6:53 PM
To Frank Turner <f.turner@stricklandturner.com>

4 attachments (188 KB)
City of Covington Load Letter Serverfarm FBT redline.docx; Covington Cost Reimbursement Agreement FBT redline.docx; Covington Transportation Agreement FBT redline.docx; Covington NATURAL GAS FACILITES AGREEMENT FBT redline.docx;

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Tuesday, September 9, 2025 6:34 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: Re: Draft Docs - Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Mike,

[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 4, 2025 8:08 AM
To: Frank Turner <f.turner@stricklandturner.com>; Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Draft Docs - Serverfarm

Frank,

[redacted]

Thank you,
Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, September 3, 2025 9:34 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: Draft Docs - Serverfarm

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Hi Mike, Rusty, I've updated the drafts and we can keep editing as we get more info back from the analysis over next couple of days.

Feel free to edit/make suggestions.

Mike, I'll check back in with you tomorrow afternoon. LMK if any issues opening files etc.

Thanks
Will

Will Whittington
serverfarm
1-201-572-3547 (direct)
www.serverfarmllc.com

Outlook

Fw: Easement Doc

From OpenRecords <OpenRecords@cityofcovington.org>
Date Tue 6/23/2026 7:01 PM
To Frank Turner <f.turner@stricklandturner.com>

1 attachment (455 KB)
Covington Utility Easement 2025.11.03.docx;

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Friday, November 7, 2025 5:21 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: Re: Easement Doc

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Mike,

[redacted]

Frank

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Friday, November 7, 2025 2:04 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Easement Doc

Frank,

[redacted]

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Friday, November 7, 2025 2:00 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Easement Doc

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Hi Mike, Attached is the easement doc that our lawyer helped construct.

Let me know if you have any questions.

Thanks
Will

Will Whittington
serverfarm
1-201-572-3547 (direct)
www.serverfarmllc.com

Outlook

Fw: Hazelbrand Road - Maintenance Bond

From OpenRecords <OpenRecords@cityofcovington.org>
Date Tue 6/23/2026 7:06 PM
To Frank Turner <f.turner@stricklandturner.com>

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Wednesday, February 11, 2026 5:19 PM
To: Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

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[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Monday, February 9, 2026 2:50 PM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Hey Frank,

[redacted]

Thanks,

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Monday, February 9, 2026 12:57 PM
To: Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike,

[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Friday, February 6, 2026 2:52 PM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: FW: Hazelbrand Road - Maintenance Bond

Hello Frank,

[redacted]

Thanks,
Mike

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, January 29, 2026 1:55 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Apologies for the delay. I'm looping in Kutluhan Erkan, our in-house counsel, who will also be assisting with this request. Please find attached the Maintenance Bond and Performance Covenant for review.

Let me know if you have any questions.

Thank you,

serverfarm Erick Martinez • 1 323.805.0016 direct Erick.M@sfrdc.com
Paralegal

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, December 18, 2025 at 6:36 AM
To: Erick Martinez <erick.m@sfrdc.com>

Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

See attached, again it may need to be revised just a bit for your use.

Once you have updated the language for both, please send a draft for review

Michael Willis, CPESC
City of Covington | Engineering Manager
☎678-372-6777 | mwillis@cityofcovington.org

COVINGTON
georgia
Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike, thank you for clarifying. Additionally, could you please forward a **Maintenance Bond** template as well?

serverfarm Erick Martinez + 1 323 805 0016 direct Erick.M@sfrdc.com
Paralegal

From: Mike Willis <MWillis@cityofcovington.org>
Date: Wednesday, December 17, 2025 at 7:55 AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don't think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC
City of Covington | Engineering Manager
☎678-372-6777 | mwillis@cityofcovington.org

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From: Erick Martinez <erick.m@sfrdc.com>
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an **Exhibit B** stating, *"Completion of final paving in accordance with the approved subdivision plans."* Could you please provide further clarification on this item, or, if available, forward the **approved subdivision plans** being referenced?
Additionally, could you forward the **Maintenance Bond template** as well?
Let me know if you have any questions.
Thank you,

serverfarm Erick Martinez + 1 323.805.0016 direct Erick.M@sfrdc.com
Paralegal

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, October 23, 2025 at 11:54 AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a **maintenance bond** and **performance covenant.** When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC
City of Covington | Engineering Manager
☎678-372-6777 | mwillis@cityofcovington.org

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From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms "**Maintenance Covenant**" and "**Performance Covenant**" being used interchangeably to refer to the template previously shared?

As the new owner, we're being diligent in obtaining a copy, as it's important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

serverfarm Erick Martinez • 1 323.805.0016 direct Erick.M@sfrdc.com
Paralegal

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, October 23, 2025 at 10:51 AM
To: Jason Volk <jason.v@sfrdc.com>, Erick Martinez <erick.m@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC
City of Covington | Engineering Manager
☎678-372-6777 | ✉ mwillis@cityofcovington.org

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Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org>; Erick Martinez <erick.m@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk
VP - Acquisitions & Asset Mgmt.
+1 (213) 737-1903
jason.v@sfrdc.com
www.serverfarmllc.com

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com>; Kevin Casteel <kcasteel@strategicrepartners.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org. Learn why this is important

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC
City of Covington | Engineering Manager
☎678-372-6777 | ✉ mwillis@cityofcovington.org
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Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, September 15, 2025 2:43 PM

To: Kevin Casteel <kcasteel@strategicrepartners.com>; Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: *"This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"*

Jason Volk
VP - Acquisitions & Asset Mgmt.
+1 (213) 737-1903
jason.v@sfrdc.com
www.serverfarmllc.com

From: Kevin Casteel <kcasteel@strategicrepartners.com>
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org>; Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.
I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC
City of Covington | Engineering Manager
☎678-372-6777 | ✉ mwillis@cityofcovington.org

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Covington City Hall
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P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000

From: Michael Geiger <MGeiger@cityofcovington.org>
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org>
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS
City of Covington – Transportation Technician III.
Transportation Department-Public Works
(470)330-7253 mgeiger@cityofcovington.org

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Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000

From: Kevin Casteel <kcasteel@strategicrepartners.com>
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Jack Cranford <jcranford@strategicrepartners.com>
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,
I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.
I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.
I will let you guys take it from here but wanted to make the introduction.
Thank you,
Kevin

Kevin Casteel

Co-Founder, Managing Partner
Strategic Real Estate Partners, LLC
3715 Northside Parkway
Building 400, Suite 425
Atlanta, GA 30327
706.573.1549
kcasteel@strategicrepartners.com
https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/



Outlook

FW: Load Ramp Revisions

From Mike Jewell <MJewell@cityofcovington.org>
Date Mon 9/15/2025 3:26 PM
To Audra Gutierrez <agutierrez@cityofcovington.org>

3 attachments (154 KB)
City of Covington Load Letter Revision 1 - Serverfarm FBT.RH redline.docx; Covington - NATURAL GAS FACILITES AGREEMENT_FBT.RH redline.docx; Covington - Cost Reimbursement Agreement FBT.RH redline V 2.docx;

From: Mike Jewell
Sent: Thursday, September 11, 2025 1:44 PM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: FW: Load Ramp Revisions

[redacted]

[redacted] Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, September 11, 2025 10:44 AM
To: Mike Jewell <MJewell@cityofcovington.org>; Will Whittington <william.w@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>
Subject: RE: Load Ramp Revisions

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Mike and Will,

The Transportation/Sales agreement is **not ready** to be forwarded for review or presentation to council. The agreement will need to be updated with the gas supply details and pricing was that information is received from the suppliers.

Attached you will find the other agreements with my comments and edits. Quick notes below:

Reimbursement agreement: edited Exhibit B to reflect the load ramp up schedule.
Load Letter:

- deleted section in Pink.
- Removed the word “guarantee” from Firm Supply. Under Force Majeure, the city cannot guarantee any volumes to any customer.
- Added Exhibit A to reflect load ramp up schedule

Facilities agreement: updated Exhibit A to match the language in load letter.

Mike, if Will agrees with my edits, I think you can forward these agreements to legal.

Rusty

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 11, 2025 9:20 AM
To: Will Whittington <william.w@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>
Subject: Load Ramp Revisions

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please review and let me know your thoughts before I forward it to the City Attorney for review.
Thanks,
Mike

Mike Jewell
City of Covington | Natural Gas Director
☎678-212-6461 | ✉mjewell@cityofcovington.org

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COVINGTON
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2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎(770) 385 - 2000

Outlook

Re: Serverfarm

From Frank Turner <f.turner@stricklandturner.com>
Date Fri 9/19/2025 6:36 PM
To Mike Jewell <MJewell@cityofcovington.org>

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Mike,

[redacted]

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street SW

P. O. Box 70
Covington, Georgia 30015 0070

770.786.4390

NOTICE: This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee(s). If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you feel you have received this message in error, please notify the sender immediately by telephone (770-786-4390 or by electronic mail (closings@stricklandturner.com), and delete this message and all copies and backups thereof.

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-----Original message-----
From: "Will Whittington" [william.w@sfrdc.com]

Sent: Thursday, Sep 18 2025 4:09 PM
To: MJewell@cityofcovington.org
Subject: Re: Serverfarm
Thanks Mike,

Hi Frank, On the Facilities Agreement, we just need to ensure consistency with the Phases outlined in the Load Letter and align the gas volume reference (XXX MCF) with the 750 MCF stated in the Load Letter.

Feel free to give me a call with any questions.

Thanks,
Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 18, 2025 3:00 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Will Whittington <william.w@sfrdc.com>
Subject: FW: Serverfarm

Frank,

Please see the email below. I am listed as the signer on the Load Letter. If this needs to be, the Mayor, can we change that as well, please?

Thank you,

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 3:50 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

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Hi Mike, I just reviewed with our attorney.

A couple of quick clarifications on the **Load Letter**:

- **Phase 2 / Payment Terms- Needs Updating based on Transco Analysis not Facilities Agreement Execution**: Initial remittance, not to exceed 50% of the Phase 2 cost (final amount to be determined), shall be

due within 60 days of Transco's confirmation of the Phase 2 requirement.

- **Signatures:** Our understanding is that you are the only required signatory. Once that is in place, we will proceed with execution of the Facilities Agreement

Once we receive the signed load letter with above slight modifications, we will execute the Facilities Agreement (With the updated XXXMCF and the Phasing) and CRA.

I know it is late EST, but is there any way we could try to get the load letter today? I think the facilities etc could wait till tomorrow.

Give me a call if you need anything.

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 18, 2025 1:26 PM
To: Will Whittington <william.w@sfrdc.com>
Subject: RE: Serverfarm

Will,

I am running a little behind today due to other obligations. Attached are the agreements, and according to our City Clerk, they can be E-signatures.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 1:22 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

Hope you're doing well today. Just wanted to check if you have any update on the ETA for the attorney docs.

Thanks so much,
Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, September 17, 2025 7:49 AM
To: Will Whittington <william.w@sfrdc.com>
Subject: RE: Serverfarm

Will,

As soon as I receive the cleaned-up version from the Attorney. Hopefully, today.

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, September 16, 2025 5:06 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

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Hi Mike, When do you expect to send over the documents to execute?

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, September 16, 2025 5:45 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <brandon.seale@voltagrid.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm

Good Morning,

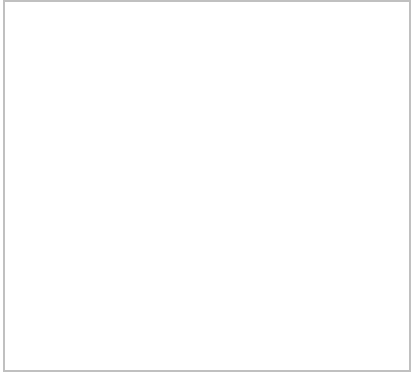
City Council unanimously voted in favor of the Gas Facilities Agreement, Load Ramp, and Cost Reimbursement Agreement at last night's meeting. I will get a final draft together to submit to both parties.

Mike

Mike Jewell

City of Covington | Natural Gas Director

PhoneIcon FBBlue678-212-6461 | EmailIcon FBBluemjewell@cityofcovington.org



Outlook

FW: Revisions

From Mike Jewell <MJewell@cityofcovington.org>
Date Mon 9/15/2025 3:29 PM
To Audra Gutierrez <agutierrez@cityofcovington.org>

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Monday, September 15, 2025 1:32 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Revisions

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Mike,

[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, September 15, 2025 10:12 AM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: Revisions

Good Morning Frank,

[redacted]

Thanks,
Mike

Mike Jewell
City of Covington | Natural Gas Director
☎678-212-6461 | ✉mjewell@cityofcovington.org

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P.O. Box 1527 | Covington, GA 30015
(770) 385 - 2000

Outlook

Re: Serverfarm

From Frank Turner <f.turner@stricklandturner.com>
Date Tue 7/29/2025 10:59 AM
To Mike Jewell <MJewell@cityofcovington.org>
Cc Tres Thomas <tthomas@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>

1 attachment (23 KB)
Covington NATURAL GAS FACILITES AGREEMENT V.2.FBT redline.docx;

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Mike,

[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Friday, July 25, 2025 1:46 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm

Good afternoon, Frank,

[redacted]

Thanks,
Mike

Outlook

FW: Agreements and Margin Review

From Mike Jewell <MJewell@cityofcovington.org>
Date Fri 7/25/2025 3:03 PM
To Frank Turner <f.turner@stricklandturner.com>
Cc Tres Thomas <tthomas@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>

3 attachments (92 KB)

Covington NATURAL GAS FACILITES AGREEMENT V.2.docx; SERVERFARM - Transportation Agreement 061925 Draft V.2.docx; Serverfarms Proposed Margin Review.xlsx;

[redacted]

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, July 25, 2025 2:45 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Agreements and Margin Review

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

Attached are draft copies of the facilities agreement and transportation agreement for your review. I am also including a spreadsheet showing annual revenues based on several different distribution margins. The transportation agreement has been vetted through OPS and I think is pretty much finished. As discussed, the facilities agreement and how the city would like to be handled the project cost should be vetted through the city attorney.

Hope this helps, but let me know if you need anything else.

Gas Authority

Rusty Hough | Manager, Member Support – East & Central
Municipal Gas Authority of Georgia
104 TownPark Drive I Kennesaw, GA 30144
Cell (229) 224-4080

647 Moore St.
= Current Proposed Development

647 Moore St.
= Previous Proposed Distribution Warehouse Development

= Covington Amazon Development

Daily Traffic – Total daily vehicle trips generated by each facility type



Data Center	Amazon's Data Center	Food Prod.	Distribution Center	Restaurant	Auto Assembly
50-100	350-600	900–2,500	1,000–5,000	2,500–6,500	10,000+

Noise Level – Decibels (dBA) measured at a property line



Library	Data Center	Amazon's Data Center	Conversation	Tractor	Distribution/ Semi Truck
30–40 dBA	45dBA	45–55 dBA	60 dBA	85 dBA	85–90 dBA

Water Consumption – (Gallons/Day) Modern data centers are trending toward zero-water designs



Data Center	Distribution	Golf Course	Auto Assembly	Amazon's Data Center	Bulk Chemical
Zero	30K–120K	100K–300K	300K–500K	1M	1M–10M+

Air Emissions – (Metric tons CO_2/Year) Data centers pose limited environmental risk



Data Center	Amazon's Data Center	Pharma	Distribution	Chemical Mfg.	Auto Battery
5K	35K	75K	100K–150K	100K–1M	1M–8M

Electrical Demand – Continuous megawatt (MW) load required from the local power grid



Distribution	Auto Assembly	Data Center	Lumber	Steel Mill	Amazon's Data Center
1-10 MW	15-40 MW	55 MW	60 MW	50-200 MW	750-1000 MW

Taxable Value – Annual tax contributions supporting local city and county services



Distribution	Data Center	Amazon's Data Center
$170K	$1.5-$1.7 MM	$5MM

Outlook

Re: Agreements and Margin Review

From Frank Turner <f.turner@stricklandturner.com>
Date Tue 7/29/2025 11:56 AM
To Mike Jewell <MJewell@cityofcovington.org>
Cc Tres Thomas <tthomas@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>

1 attachment (64 KB)
SERVERFARM - Transportation Agreement 061925 Draft V.2 FBT redline.docx;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Mike,

[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Friday, July 25, 2025 3:03 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>
Subject: FW: Agreements and Margin Review

[redacted]

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Sent: Friday, July 25, 2025 2:45 PM
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Subject: Agreements and Margin Review

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Mike,

Attached are draft copies of the facilities agreement and transportation agreement for your review. I am also including a spreadsheet showing annual revenues based on several different distribution margins. The transportation agreement has been vetted through OPS and I think is pretty much finished. As discussed, the facilities agreement and how the city would like to be handled the project cost should be vetted through the city attorney.

Hope this helps, but let me know if you need anything else.

Gas Authority

Rusty Hough | Manager, Member Support – East & Central
Municipal Gas Authority of Georgia
104 TownPark Drive I Kennesaw, GA 30144
Cell (229) 224-4080

Outlook

Re: Covington Data Center Sales Agreement

From Rusty Hough <rhough@gasauthority.com>
Date Wed 1/14/2026 12:27 PM
To Mike Jewell <MJewell@cityofcovington.org>
Cc Frank Turner <f.turner@stricklandturner.com>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>

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Mike,

There are still some updates/edits that need to be added to the sales agreement.. one being adding the Transco reimbursement interconnect agreement as an exhibit.

You may want to have it on the agenda so they are aware it is coming, but I do not think we will have a "final" version ready by that time.

Rusty

Sent from my iPhone

> On Jan 14, 2026, at 11:13 AM, Mike Jewell <MJewell@cityofcovington.org> wrote:
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Is this good to go before Council on the 20th?
>
> **From:** Frank Turner <f.turner@stricklandturner.com>
> **Sent:** Tuesday, December 23, 2025 12:10 PM
> **To:** Rusty Hough <rhough@gasauthority.com>; Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
> **Cc:** Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
> **Subject:** Re: Covington Data Center Sales Agreement
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> All,

[redacted]

Frank

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>
Subject: Covington Data Center Sales Agreement

All,

Please see the attached edit sales agreement I received last evening from Serverfarm. You will that they have reduced the term of the agreement from 27 months to 19 months and increased the hourly and daily volumes request. I have reviewed and have added comments.

Would you review and let me know your thoughts. If you have any questions, let me know.

Thanks,

<image001.png>

Outlook

RE: Covington Data Center Sales Agreement

From Chris Howell <chowell@gasauthority.com>
Date Tue 12/30/2025 12:48 PM
To Rusty Hough <rhough@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>; Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>
Cc Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>

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Rusty,

Yes, agree the demand component should also be covered. Sounds like $5mm is short of what we need.

Thanks,

Chris

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, December 30, 2025 12:46 PM
To: Chris Howell <chowell@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>; mjewell@cityofcovington.org; Jeff Billings <jbillings@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Covington Data Center Sales Agreement

Chris,
Appreciate the response. Would we not only want to cover the peak demand but also the “demand” component or “supplier adder” for the entire term of the delivered supply agreement?

I will defer to Jeff, but we could possible sell back the supply, but the adder will be a fixed cost due and payable to supplier.

Jeff, are you comfortable with the language they added about if the city could not deliver supply that they would have the right to have a third party deliver gas them? Not to complicate this, but do we need to add language and/or an exhibit regarding balancing for this request?

Thanks, Rusty

From: Chris Howell <chowell@gasauthority.com>
Sent: Tuesday, December 30, 2025 12:20 PM
To: Rusty Hough <rhough@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>; mjewell@cityofcovington.org; Jeff Billings <jbillings@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Covington Data Center Sales Agreement

Rusty,

I see your comment on Exhibit D regarding the customer edit. It appears the peak demand is 18,000/day. $5mm would cover 55 days of $5 gas at that peak level, by my calcs. That’s probably reasonable given where gas prices

have been, but doesn't allow any cushion if prices exceed $5. Perhaps we could negotiate a number in the middle of $5-10mm?

With the customer making edits to Exhibit D, it appears the parties are in agreement that there will be an LC. Section 8, "Financial Responsibility", isn't clear on that, just saying the seller has the right to require. It may be better to revise that first sentence to say "The SELLER requires that CUSTOMER…".

Thanks,

Chris

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, December 29, 2025 12:45 PM
To: Frank Turner <f.turner@stricklandturner.com>; mjewell@cityofcovington.org; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Covington Data Center Sales Agreement

Frank,

Thanks for review and edits. As soon as I have heard from the Gas Authority team on the other comments, I will get this back to you and Mike for final comments/approval.

Thanks,

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Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: Re: Covington Data Center Sales Agreement

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All,

[redacted]

Frank

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

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Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>
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Thanks,

Gas Authority

Rusty Hough | Senior Manager, Member Support – East & Central
Municipal Gas Authority of Georgia
104 TownPark Drive | Kennesaw, GA 30144
Cell (229) 224-4080

Outlook

RE: Covington Data Center Sales Agreement

From Rusty Hough <rhough@gasauthority.com>
Date Tue 12/30/2025 12:46 PM
To Chris Howell <chowell@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>; Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>
Cc Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>

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Sent: Tuesday, December 30, 2025 12:20 PM
To: Rusty Hough <rhough@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>; mjewell@cityofcovington.org; Jeff Billings <jbillings@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Covington Data Center Sales Agreement

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Sent: Monday, December 29, 2025 12:45 PM
To: Frank Turner <f.turner@stricklandturner.com>; mjewell@cityofcovington.org; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>

Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Covington Data Center Sales Agreement

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Thanks for review and edits. As soon as I have heard from the Gas Authority team on the other comments, I will get this back to you and Mike for final comments/approval.

Thanks,

Rusty

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Tuesday, December 23, 2025 12:10 PM
To: Rusty Hough <rhough@gasauthority.com>; mjewell@cityofcovington.org; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: Re: Covington Data Center Sales Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All,

[redacted]

Frank

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>
Subject: Covington Data Center Sales Agreement

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Would you review and let me know your thoughts. If you have any questions, let me know.

Thanks,

Gas Authority

Rusty Hough | Senior Manager, Member Support – East & Central
Municipal Gas Authority of Georgia
104 TownPark Drive | Kennesaw, GA 30144
Cell (229) 224-4080

Outlook

Re: Covington Data Center Sales Agreement

From Frank Turner <f.turner@stricklandturner.com>
Date Fri 12/19/2025 9:04 AM
To Mike Jewell <MJewell@cityofcovington.org>
Cc Tres Thomas <tthomas@cityofcovington.org>

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[redacted]

[redacted]

FRANK B. TURNER, JR.
STRICKLAND TURNER, LLP
1118 CONYERS STREET
P. O. BOX 70
COVINGTON, GEORGIA 30015
770.786.4390

Get Outlook for iOS

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Friday, December 19, 2025 8:38:57 AM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Covington Data Center Sales Agreement

Frank,

[redacted]

Thanks,
Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
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Thanks,

Gas Authority

Rusty Hough | Senior Manager, Member Support – East & Central
Municipal Gas Authority of Georgia
104 TownPark Drive | Kennesaw, GA 30144
Cell (229) 224-4080

Outlook

Re: Covington Data Center Sales Agreement

From Rusty Hough <rhough@gasauthority.com>
Date Wed 1/14/2026 1:06 PM
To Mike Jewell <MJewell@cityofcovington.org>
Cc Frank Turner <f.turner@stricklandturner.com>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>

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Frank signed off on the Transco agreement so I would say that one is ready.

I am working on the edits for the sales agreement due the changes Serverfarm requested and hoping I can get that to you and Will by the end of the week for final review.

Rusty

Sent from my iPhone

> On Jan 14, 2026, at 12:36 PM, Mike Jewell <MJewell@cityofcovington.org> wrote:
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> I thought the agreements were complete and ready to present. I have them both on the Agenda for the 20th. Do I need to pull them from the agenda?
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You may want to have it on the agenda so they are aware it is coming, but I do not think we will have a “final” version ready by that time.

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> All,
>
> [redacted]
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> Frank
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> Frank B. Turner, Jr.
> STRICKLAND TURNER, LLP
> 1118 Conyers Street SW
> P. O. Box 70
> Covington, Georgia 30015-0070
> 770.786.4390
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<image001.png>

Outlook

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> All,
>
> [redacted]
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> 1118 Conyers Street SW
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Thanks,

<image001.png>

Outlook

RE: Covington M2 Zoned Development

From Judy Johnson <JudyJohnson@cityofcovington.org>
Date Wed 3/25/2026 4:17 PM
To Tres Thomas <tthomas@cityofcovington.org>

I am sure they would welcome this. And it would literally give us a true idea of how it would operate. Let me reach out and see.

Judy Thagard
City of Covington | Planning & Development Director
☎770-385-2179 | JudyJohnson@cityofcovington.org

From: Tres Thomas <tthomas@cityofcovington.org>
Sent: Wednesday, March 25, 2026 4:17 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: RE: Covington M2 Zoned Development

Thank you. Can we take a field trip to visit the Alpharetta location?

Tres

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Wednesday, March 25, 2026 9:51 AM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Covington M2 Zoned Development

Info on Moore Street. I believe most of the data is in the email at the bottom of the chain.
Judy

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Thursday, March 12, 2026 10:45 AM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: Re: Covington M2 Zoned Development

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[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Thursday, March 12, 2026 10:43 AM
To: Judy Johnson <judyjohnson@cityofcovington.org>
Subject: Fw: Covington M2 Zoned Development

Judy,

[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Simon Bloom <sbloom@bloom-law.com>
Sent: Thursday, March 12, 2026 10:40 AM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Ronnie Thompson <rthompson@bloom-law.com>
Subject: RE: Covington M2 Zoned Development

Thanks Frank
As I promised, I had my guys go to the drawing board and look at ways they could restrict/modify the project to make it more palatable to the city and its residents.

Here are their thoughts:

Below are restrictions that we recommend the City implement that make this a very community friendly data center development preventing all the unwanted elements of a data center while keeping all the benefits.

- Restrict the MWs to below 65 MWs. This is less of a requirement than some of the nearby manufacturing plants and production plants.
- Limited to a single building only (not a multi building park like the Amazon data center development).
- Closed loop cooling water system required, resulting in WUE of 0 gallons/daily (compared to Amazon's open loop 1m gallons/daily).
- No gas turbines as primary source of power or behind the grid solutions (compared to nearby ServerFarm facility which will have 2 years of gas turbines generating power). This is the cause of noise and pollution. If you are connected to the grid, you are actually as quiet if not quieter than any commercial development.
- Equipment yard oriented away from adjacent residential. Only auto parking will be located along the rear of building adjacent to the residential area.
- Additional landscaping features exceeding code on the side of the building facing residential.
- There must not be any tax abatement incentive package or Pilot Program

It's worth mentioning, there are 14 (older and less efficient) single building existing data centers in the Alpharetta – including the data center group committed to 647 Moore St. 5 of which are adjacent to residential. There has not been one complaint filed about these data centers over the past 30 years and the adjacent homes values do not show any discount to properties in the same neighborhood but not proximate to data centers. There is already plenty of case studies for this proposed data center project coexisting without issues in affluent communities.

Again, this site is zoned M2 and this is the best outcome for this parcel, especially if you implement all of these above restrictions. Most of the M2 zoning ordinance allows for uses that will disrupt the neighbors to the east (who are mostly renters in Unincorporated Newton County) and potentially impact their home value – including transload facilities and heavy distribution centers. We have had historical interest from transload facility users (we have worked with three transload companies in the state of Georgia in the last 24 months), but chose not to pursue that path, in addition to the 3PL users we were designing for, because of the data center pursuit. While we think there is a strong case for vested rights, we are hopeful with these imposed restrictions, everyone can come out with a win on this project.

Please let me know how else I can help the City leadership see that agreeing that we are vested and allowing this project to go forward will actually benefit the City substantially more than typical heavy industrial.

SHB

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Wednesday, March 11, 2026 12:53 PM
To: Simon Bloom <sbloom@bloom-law.com>
Cc: Ronnie Thompson <rthompson@bloom-law.com>
Subject: Re: Covington M2 Zoned Development

Simon,

By way of update, staff is hoping to present proposed data center supplemental use regulation concepts to the council for feedback at a work session on Monday night, after which time I may be in a position to share those with you.

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Simon Bloom <sbloom@bloom-law.com>
Sent: Tuesday, March 10, 2026 1:27 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Ronnie Thompson <rthompson@bloom-law.com>
Subject: FW: Covington M2 Zoned Development

Here is the info we discussed.
Below is the email my guys sent to councilman Rutberg.
I attach also:

1. OLD SITE PLAN for traditional industrial warehouse.
2. Land use map of surrounding area
3. Great chart showing various impacts of small data center compared to lots of other uses
4. Signed zoning certification ltr from City
5. Our request to Judy for said letter where he describes the plans and actions engaged in towards a data center development

Holler if you need anything further.
Thanks
Simon

From: Lance Ravenscraft
Sent: Monday, March 2, 2026 11:27 AM
To: 'Jrutberg@cityofcovington.org' <Jrutberg@cityofcovington.org>
Subject: Covington M2 Zoned Development

Jared -

Sam Hay suggested I reach out to you via email regarding our 55-acre Heavy Industrial (M-2) zoned property at 647 Moore Street, which we have owned for approximately 4 years. Our prior application consisted of a ~300K SF Class A warehouse with excess trailer parking lots. We marketed the site for nearly 2yrs but we only received interest from 3PL distribution users give the excess trailer parking we had planned (we were unsuccessful in attracting manufactures or higher job count industrial users). While negotiating with these groups and being at the finish line to pull our Land Disturbance Permit (attached is the old site plan and surrounding uses), we decided to pivot to a data center development because the M-2 zoning allowed for data centers by right and this seemed like the highest and best use for the site. We were nearing the final stages of submittal for this use prior to the moratorium.

We've been working with GA Power on this property for nearly 2 years. The initial GA Power capacity and transmission study was completed in July 2024, we received the GA Power ESA contract in August 2025, and we selected a community conscious data center development partner who focuses on being great stewardess to the community immediately after that in September 2025. This data center developer requested a smaller load (55 MW vs Amazon's 750-1,000 MW), single building, single story, and closed looped system (nearly 0 gallons of water usage daily vs Amazon's 1mm gallons/daily).

This data center developer is not a hyperscaler. They focus on smaller scale projects (10-60MW) and currently operate facilities in Alpharetta and Norcross (and have never had a compliant from any neighbors). The proposed data center development footprint and building height would be almost identical to our previously submitted warehouse plan, but without any heavy truck traffic/very few autos and a noise level that would be less than half of an industrial distribution center. The taxable value from this project will >10x what our original industrial development would produce without enacting any burden to the local roads, water system, or community and our data center partner will not seek a pilot or abatement program from the City.

Given the moratorium and potential code changes under consideration, we would greatly appreciate the opportunity to meet with you to discuss the project and get your thoughts and guidance.

Please let us know if you have any availability in the next week or two. Thanks in advance for your time and consideration.

Best,
Lance Ravenscraft

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Privileged and Confidential. This communication (together with all attachments) may contain privileged or confidential information and its sender reserves and asserts all rights that may apply to it. If you are not the intended recipient or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate or otherwise use the information. Also, please indicate to the sender that you have received this communication in error and delete the copy you received. If you have not executed an engagement letter with this firm, we do not represent you as your attorney and no duties are intended or created by this communication. Most legal rights have time limits, and this e-mail does not constitute advice on the application of limitation periods unless otherwise so expressly stated. IRS CIRCULAR 230 Disclosure: Under U.S. Treasury regulations, we are required to inform you that any advice contained in this e-mail or any attachment hereto is not intended to be used, and cannot be used, to avoid penalties imposed under the Internal Revenue Code. If you are not the intended recipient and intentionally intercept or forward this message to someone else, you may be subject to criminal and/or civil penalties. See 18 U.S.C. 2511 et seq.

Outlook

Re: Draft Docs - Serverfarm

From Frank Turner <f.turner@stricklandturner.com>
Date Tue 9/9/2025 5:40 PM
To Mike Jewell <MJewell@cityofcovington.org>; Tres Thomas <tthomas@cityofcovington.org>

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Mike,

[redacted]

Frank

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 4, 2025 8:08 AM
To: Frank Turner <f.turner@stricklandturner.com>; Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Draft Docs - Serverfarm

Frank,

[redacted]

Thank you,
Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, September 3, 2025 9:34 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: Draft Docs - Serverfarm

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Hi Mike, Rusty, I've updated the drafts and we can keep editing as we get more info back from the analysis over next couple of days.

Feel free to edit/make suggestions.

Mike, I'll check back in with you tomorrow afternoon. LMK if any issues opening files etc.

Thanks
Will

Will Whittington
serverfarm
1-201-572-3547 (direct)
www.serverfarmllc.com

Outlook

Re: Easement

From Frank Turner <f.turner@stricklandturner.com>
Date Mon 11/3/2025 1:49 PM
To Mike Jewell <MJewell@cityofcovington.org>

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[redacted].

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, November 3, 2025 12:08 PM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: RE: Easement

[redacted]

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Sent: Monday, November 3, 2025 11:06 AM
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Cc: Tres Thomas <tthomas@cityofcovington.org>
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[redacted]

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1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, October 29, 2025 3:08 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: Easement

Frank,

[redacted]

Thanks,
Mike

Mike Jewell
City of Covington | Natural Gas Director
☎678-212-6461 | ✉mjewell@cityofcovington.org

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georgia
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utilities
Local. Affordable. Reliable.
Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎(770) 385 - 2000

Outlook

Re: FW: Easement Doc

From John Payne <jpayne@keckwood.com>
Date Tue 12/23/2025 2:25 PM
To Mike Jewell <MJewell@cityofcovington.org>

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Thanks Mike!

Thanks,

John G. Payne, P.E.
Principal | Vice President
Natural Gas Market Leader

O: 678.417.4006 | C: 706.540.4010
www.keckwood.com

On Fri, Dec 19, 2025 at 8:37 AM Mike Jewell <MJewell@cityofcovington.org> wrote:

> ---
>
> **From:** Chad Cook <CCook@cityofcovington.org>
> **Sent:** Monday, November 10, 2025 8:14 AM
> **To:** Mike Jewell <MJewell@cityofcovington.org>
> **Subject:** Re: Easement Doc
>
> I have attached a blown up version for you
>
> Chad Cook
>
> City of Covington | GAS Project / GIS Coordinator
>
> ☎678-972-5516 | CCook@cityofcovington.org



Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000




From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, November 10, 2025 7:39 AM
To: Chad Cook <CCook@cityofcovington.org>
Subject: FW: Easement Doc

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Friday, November 7, 2025 5:22 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: Re: Easement Doc

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Mike,

[redacted]

Frank

Frank B. Turner, Jr.

STRICKLAND TURNER, LLP

1118 Conyers Street SW

P. O. Box 70
Covington, Georgia 30015-0070

770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Friday, November 7, 2025 2:04 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Easement Doc

Frank,

[redacted]

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Friday, November 7, 2025 2:00 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Easement Doc

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike, Attached is the easement doc that our lawyer helped construct.

Let me know if you have any questions.

Thanks

Will

Will Whittington



1-201-572-3547 (direct)

www.serverfarmllc.com

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Outlook

RE: FW: Load Ramp Revisions

From Frank Turner <f.turner@stricklandturner.com>
Date Wed 9/17/2025 4:19 PM
To Audra Gutierrez <agutierrez@cityofcovington.org>
Cc Mike Jewell <MJewell@cityofcovington.org>

3 attachments (677 KB)

Covington - Cost Reimbursement Agreement FINAL FORM.pdf; Covington - NATURAL GAS FACILITES AGREEMENT_FINAL FORM.pdf; City of Covington Load Letter FINAL FORM.pdf;

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Audra,

[redacted]

Frank

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street SW

P. O. Box 70
Covington, Georgia 30015 0070

770.786.4390

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immediately call the escrow agent or closing attorney to whom you will be sending money to or receiving money from via a wire transfer. Please contact the escrow agent or closing attorney using contact information found from an independent source, such as the sales contract, internet or telephone to verify any wiring/funding instructions received from the escrow agent/closing attorney. I am not responsible for any wires sent by you to an incorrect bank account.

Original message
From: "Audra Gutierrez" [agutierrez@cityofcovington.org]
Sent: Tuesday, Sep 16 2025 9:34 AM
To: f.turner@stricklandturner.com
Cc: MJewell@cityofcovington.org
Subject: FW: Load Ramp Revisions

Frank,

[redacted]

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

PhoneIcon_FBBlue770-385-2010 | EmailIcon_FBBlueagutierrez@cityofcovington.org

Text AI-generated content may be incorrect.

[facebook.com/cityofcovingtonga]FacebookIcon_FBBlue [cityofcovington.org]WebsiteIcon_FBBlue

---

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, September 15, 2025 3:26 PM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: FW: Load Ramp Revisions

From: Mike Jewell
Sent: Thursday, September 11, 2025 1:44 PM

To: Frank Turner <f.turner@stricklandturner.com>
Subject: FW: Load Ramp Revisions

[redacted]

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, September 11, 2025 10:44 AM
To: Mike Jewell <MJewell@cityofcovington.org>; Will Whittington <william.w@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>
Subject: RE: Load Ramp Revisions

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Mike and Will,

The Transportation/Sales agreement is **not ready** to be forwarded for review or presentation to council. The agreement will need to be updated with the gas supply details and pricing was that information is received from the suppliers.

Attached you will find the other agreements with my comments and edits. Quick notes below:

Reimbursement agreement: edited Exhibit B to reflect the load ramp up schedule.

Load Letter:

- deleted section in Pink.
- Removed the word “guarantee” from Firm Supply. Under Force Majeure, the city cannot guarantee any volumes to any customer.
- Added Exhibit A to reflect load ramp up schedule

Facilities agreement: updated Exhibit A to match the language in load letter.

Mike, if Will agrees with my edits, I think you can forward these agreements to legal.

Rusty

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 11, 2025 9:20 AM
To: Will Whittington <william.w@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>
Subject: Load Ramp Revisions

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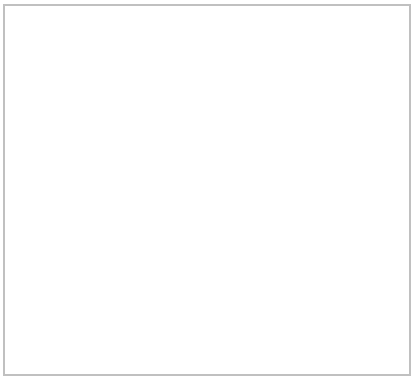
Thanks,

Mike

Mike Jewell

City of Covington | Natural Gas Director

PhoneIcon FBBlue678-212-6461 | EmailIcon FBBluemjewell@cityofcovington.org



Outlook

RE: FW: Load Ramp Revisions

From Frank Turner <f.turner@stricklandturner.com>
Date Wed 9/17/2025 4:19 PM
To Audra Gutierrez <agutierrez@cityofcovington.org>
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Audra,

[redacted]

Frank

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street SW

P. O. Box 70
Covington, Georgia 30015 0070

770.786.4390

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immediately call the escrow agent or closing attorney to whom you will be sending money to or receiving money from via a wire transfer. Please contact the escrow agent or closing attorney using contact information found from an independent source, such as the sales contract, internet or telephone to verify any wiring/funding instructions received from the escrow agent/closing attorney. I am not responsible for any wires sent by you to an incorrect bank account.

Original message
From: "Audra Gutierrez" [agutierrez@cityofcovington.org]
Sent: Tuesday, Sep 16 2025 9:34 AM
To: f.turner@stricklandturner.com
Cc: MJewell@cityofcovington.org
Subject: FW: Load Ramp Revisions

Frank,

[redacted]

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

PhoneIcon_FBBlue770-385-2010 | EmailIcon_FBBlueagutierrez@cityofcovington.org

Text AI-generated content may be incorrect.

[facebook.com/cityofcovingtonga]FacebookIcon_FBBlue [cityofcovington.org]WebsiteIcon_FBBlue

---

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, September 15, 2025 3:26 PM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: FW: Load Ramp Revisions

From: Mike Jewell
Sent: Thursday, September 11, 2025 1:44 PM

To: Frank Turner <f.turner@stricklandturner.com>
Subject: FW: Load Ramp Revisions

See Revisions. Plan to submit the Load Letter first then the revised Facilities Agreement and Cost Reimbursement.

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Mike and Will,

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Attached you will find the other agreements with my comments and edits. Quick notes below:

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Load Letter:

- deleted section in Pink.
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Facilities agreement: updated Exhibit A to match the language in load letter.

Mike, if Will agrees with my edits, I think you can forward these agreements to legal.

Rusty

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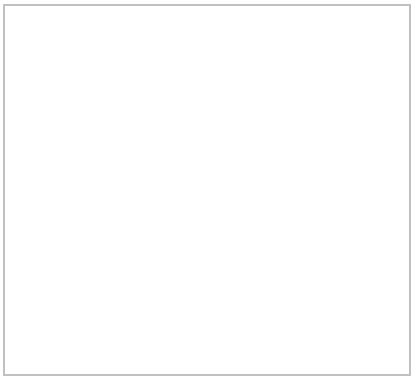
Thanks,

Mike

Mike Jewell

City of Covington | Natural Gas Director

PhoneIcon FBBlue678-212-6461 | EmailIcon FBBluemjewell@cityofcovington.org



Outlook

RE: FW: Load Ramp Revisions

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Audra,

[redacted]

Frank

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street SW

P. O. Box 70
Covington, Georgia 30015 0070

770.786.4390

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Subject: FW: Load Ramp Revisions

Frank,

[redacted]

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

PhoneIcon_FBBlue770-385-2010 | EmailIcon_FBBlueagutierrez@cityofcovington.org

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[facebook.com/cityofcovingtonga]FacebookIcon_FBBlue [cityofcovington.org]WebsiteIcon_FBBlue

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Facilities agreement: updated Exhibit A to match the language in load letter.

Mike, if Will agrees with my edits, I think you can forward these agreements to legal.

Rusty

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 11, 2025 9:20 AM
To: Will Whittington <william.w@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>
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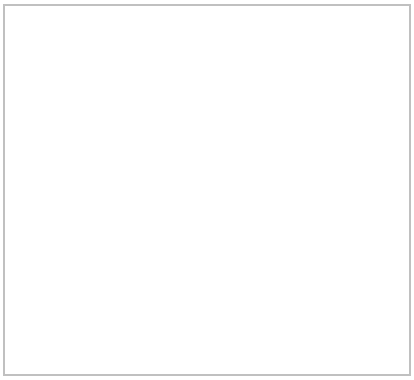
Thanks,

Mike

Mike Jewell

City of Covington | Natural Gas Director

PhoneIcon FBBlue678-212-6461 | EmailIcon FBBluemjewell@cityofcovington.org



Delete Archive Report Move to Reply Reply all Forward Zoom

Re: Hazelbrand Road - Maintenance Bond

FT

Frank Turner<f.turner@stricklandturner.com>

To: Mike Willis

Tue 3/3/2026 4:54 PM

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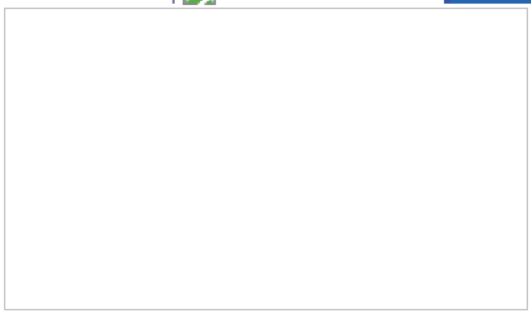
Frank

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, March 3, 2026 10:24 AM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

[redacted]

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon FBBlue678-372-6777 | EmailIcon FBBlue mwillis@cityofcovington.org



From: Frank Turner <f.turner@stricklandturner.com>
Sent: Monday, March 2, 2026 2:53 PM
To: Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Outlook

Re: Hazelbrand Road Maintenance Bond

From Frank Turner <f.turner@stricklandturner.com>
Date Tue 3/3/2026 4:54 PM
To Mike Willis <MWillis@cityofcovington.org>

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[redacted]

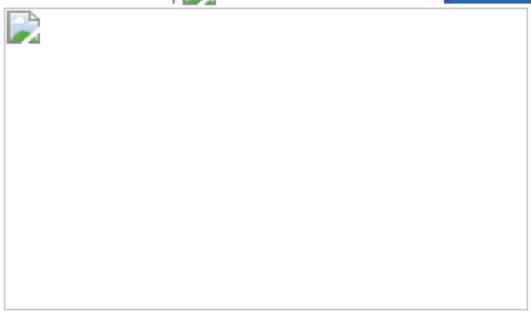
Frank

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Sent: Tuesday, March 3, 2026 10:24 AM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

[redacted]

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon FBBlue678-372-6777 | EmailIcon FBBlue mwillis@cityofcovington.org



From: Frank Turner <f.turner@stricklandturner.com>
Sent: Monday, March 2, 2026 2:53 PM
To: Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

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[redacted]

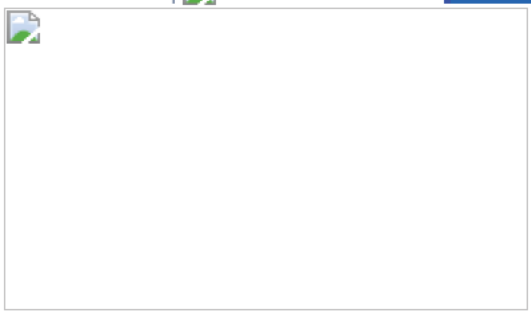
Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Friday, February 27, 2026 1:38 PM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

Hey Frank,

[redacted]

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon FBBlue678-372-6777 | EmailIcon FBBlue mwillis@cityofcovington.org



From: Frank Turner <f.turner@stricklandturner.com>
Sent: Wednesday, February 11, 2026 5:19 PM
To: Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

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[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Monday, February 9, 2026 2:50 PM

To: Frank Turner <f.turner@stricklandturner.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Hey Frank,

[redacted]

Thanks,

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Monday, February 9, 2026 12:57 PM
To: Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike,

[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Friday, February 6, 2026 2:52 PM
To: Frank Turner <f.turner@stricklandturner.com>
Subject: FW: Hazelbrand Road - Maintenance Bond

Hello Frank,

[redacted]

Thanks,
Mike

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, January 29, 2026 1:55 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Apologies for the delay. I'm looping in Kutluhan Erkan, our in-house counsel, who will also be assisting with this request. Please find attached the Maintenance Bond and Performance Covenant for review.

Let me know if you have any questions.

Thank you,

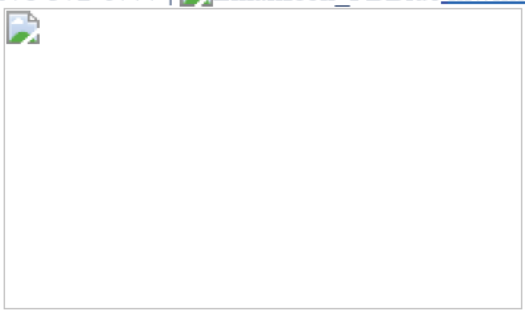


From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, December 18, 2025 at 6:36 AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

See attached, again it may need to be revised just a bit for your use.

Once you have updated the language for both, please send a draft for review

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon_FBBlue678-372-6777 | EmailIcon_FBBlue mwillis@cityofcovington.org



From: Erick Martinez <erick.m@sfrdc.com>
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike, thank you for clarifying. Additionally, could you please forward a **Maintenance Bond** template as well?

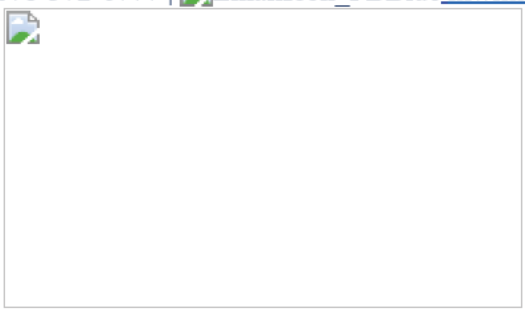


From: Mike Willis <MWillis@cityofcovington.org>
Date: Wednesday, December 17, 2025 at 7:55 AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don't think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon_FBBlue678-372-6777 | EmailIcon_FBBlue mwillis@cityofcovington.org



From: Erick Martinez <erick.m@sfrdc.com>
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an **Exhibit B** stating, *"Completion of final paving in accordance with the approved subdivision plans."* Could you please provide further clarification on this item, or, if available, forward the **approved subdivision plans** being referenced?
Additionally, could you forward the **Maintenance Bond template** as well?
Let me know if you have any questions.
Thank you,

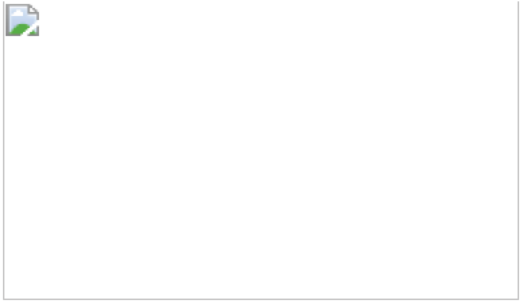


From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, October 23, 2025 at 11:54 AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond
Erick,

Actually, The should be a **maintenance bond** and **performance covenant.** When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon_FBBlue678-372-6777 | EmailIcon_FBBlue mwillis@cityofcovington.org



From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms "**Maintenance Covenant**" and "**Performance Covenant**" being used interchangeably to refer to the template previously shared?

As the new owner, we're being diligent in obtaining a copy, as it's important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

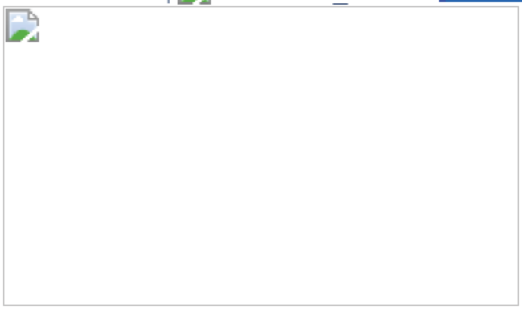


From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, October 23, 2025 at 10:51 AM
To: Jason Volk <jason.v@sfrdc.com>, Erick Martinez <erick.m@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon_FBBlue678-372-6777 | EmailIcon_FBBlue mwillis@cityofcovington.org



From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org>; Erick Martinez <erick.m@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk
VP - Acquisitions & Asset Mgmt.
+1 (213) 737-1903
jason.v@sfrdc.com
www.serverfarmllc.com

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com>; Kevin Casteel <kcasteel@strategicrepartners.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

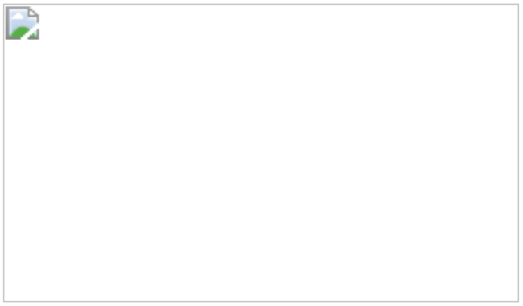
You don't often get email from mwillis@cityofcovington.org. Learn why this is important

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon_FBBlue678-372-6777 | EmailIcon_FBBlue mwillis@cityofcovington.org



From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com>; Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: *"This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"*

Jason Volk
VP - Acquisitions & Asset Mgmt.
+1 (213) 737 1903
jason.v@sfrdc.com
www.serverfarmllc.com

From: Kevin Casteel <kcasteel@strategicrepartners.com>
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org>; Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.
I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

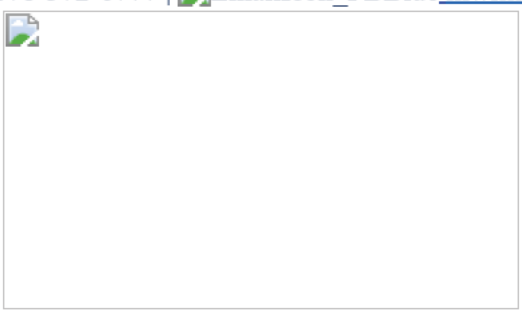
From: Mike Willis <MWillis@cityofcovington.org>
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC
City of Covington | Engineering Manager
PhoneIcon_FBBlue678-372-6777 | EmailIcon_FBBlue mwillis@cityofcovington.org

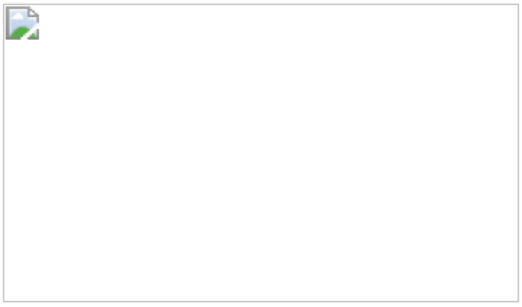


From: Michael Geiger <MGeiger@cityofcovington.org>
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org>
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS
City of Covington – Transportation Technician III.
Transportation Department-Public Works
(470)330-7253 mgeiger@cityofcovington.org



From: Kevin Casteel <kcasteel@strategicrepartners.com>
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Jack Cranford <jcranford@strategicrepartners.com>
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,
I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.
I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.
I will let you guys take it from here but wanted to make the introduction.
Thank you,
Kevin

Kevin Casteel
Co-Founder, Managing Partner
Strategic Real Estate Partners, LLC
3715 Northside Parkway
Building 400, Suite 425
Atlanta, GA 30327
706.573.1549
kcasteel@strategicrepartners.com
https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/



Outlook

Re: Serverfarm

From Frank Turner <f.turner@stricklandturner.com>
Date Fri 9/19/2025 6:52 PM
To Mike Jewell <MJewell@cityofcovington.org>

1 attachment (31 KB)
Covington NATURAL GAS FACILITES AGREEMENT FINAL FORM.docx;

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Mike,

[redacted]

Frank B. Turner, Jr.
Strickland Turner, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015 0070
770.786.4390

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Email hacking and fraud are occurring with greater frequency on real estate transactions. If you are involved in a real estate transaction as a buyer, seller, lender or real estate agent/broker or in any other capacity, you must immediately call the escrow agent or closing attorney to whom you will be sending money to or receiving money from via a wire transfer. Please contact the escrow agent or closing attorney using contact information found from an independent source, such as the sales contract, internet or telephone to verify any wiring/funding instructions received from the escrow agent/closing attorney. I am not responsible for any wires sent by you to an incorrect bank account.

-----Original message-----
From: "Will Whittington" [william.w@sfrdc.com]
Sent: Thursday, Sep 18 2025 4:09 PM

To: MJewell@cityofcovington.org
Subject: Re: Serverfarm

Thanks Mike,

Hi Frank, On the Facilities Agreement, we just need to ensure consistency with the Phases outlined in the Load Letter and align the gas volume reference (XXX MCF) with the 750 MCF stated in the Load Letter.

Feel free to give me a call with any questions.

Thanks,
Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 18, 2025 3:00 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Will Whittington <william.w@sfrdc.com>
Subject: FW: Serverfarm

Frank,

Please see the email below. I am listed as the signer on the Load Letter. If this needs to be, the Mayor, can we change that as well, please?

Thank you,
Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 3:50 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

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Hi Mike, I just reviewed with our attorney.

A couple of quick clarifications on the **Load Letter**:

- **Phase 2 / Payment Terms- Needs Updating based on Transco Analysis not Facilities Agreement Execution**: Initial remittance, not to exceed 50% of the Phase 2 cost (final amount to be determined), shall be due within 60 days of Transco's confirmation of the Phase 2 requirement.
- **Signatures:** Our understanding is that you are the only required signatory. Once that is in place, we will proceed with execution of the Facilities Agreement

Once we receive the signed load letter with above slight modifications, we will execute the Facilities Agreement (With the updated XXXMCF and the Phasing) and CRA.

I know it is late EST, but is there any way we could try to get the load letter today? I think the facilities etc could wait till tomorrow.

Give me a call if you need anything.

Thanks,
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 18, 2025 1:26 PM
To: Will Whittington <william.w@sfrdc.com>
Subject: RE: Serverfarm

Will,

I am running a little behind today due to other obligations. Attached are the agreements, and according to our City Clerk, they can be E-signatures.

Thanks,
Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 1:22 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

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Hi Mike,

Hope you're doing well today. Just wanted to check if you have any update on the ETA for the attorney docs.

Thanks so much,
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, September 17, 2025 7:49 AM
To: Will Whittington <william.w@sfrdc.com>
Subject: RE: Serverfarm

Will,

As soon as I receive the cleaned-up version from the Attorney. Hopefully, today.

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, September 16, 2025 5:06 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

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Hi Mike, When do you expect to send over the documents to execute?

Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, September 16, 2025 5:45 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <brandon.seale@voltagrid.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm

Good Morning,

City Council unanimously voted in favor of the Gas Facilities Agreement, Load Ramp, and Cost Reimbursement Agreement at last night's meeting. I will get a final draft together to submit to both parties.

Mike

Mike Jewell
City of Covington | Natural Gas Director
PhoneIcon FBBlue678-212-6461 | EmailIcon FBBluemjewell@cityofcovington.org

Outlook

Re: Transco Tap Property

From Frank Turner <f.turner@stricklandturner.com>
Date Mon 2/9/2026 3:12 PM
To Tres Thomas <tthomas@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>

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[redacted]

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Tres Thomas <tthomas@cityofcovington.org>
Sent: Monday, February 9, 2026 8:30 AM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Frank Turner <f.turner@stricklandturner.com>
Subject: RE: Transco Tap Property

[redacted]

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, February 9, 2026 8:22 AM
To: Tres Thomas <tthomas@cityofcovington.org>
Cc: Frank Turner <f.turner@stricklandturner.com>
Subject: Transco Tap Property

Good Morning,

Are we going ot pursue the property purchase for the new Transco Tap, or should I ask Serverfarm to get their acquisition team on it? We cannot complete the tap application process without the coordinates (address) of the site. The City will need to own the property and not Serverfarm, so it is going to have to go to the Council for approval either way. This is very time sensitive for the project. I have not had to purchase property for a project before, and I am sure we need a real estate agent or someone to handle property acquisitions. Advice appreciated.

Thanks,
Mike

NATURAL GAS SALES AGREEMENT

This Natural Gas Sales Agreement (this "Agreement") is effective as of the date last signed below by and between SF ATL2, LLC dba SF ATL2 (DE), LLC, (hereinafter referred to as "CUSTOMER"), and the CITY OF COVINGTON, GEORGIA, a municipal corporation of the State of Georgia (hereinafter referred to as "SELLER"):

WITNESSETH:

WHEREAS, the SELLER owns and operates a natural gas distribution system for the purpose of providing firm and interruptible natural gas sales service to requesting customers; and

WHEREAS, the SELLER is a customer of the Williams Transco Natural Gas Company (hereinafter referred to as "Transco"), maintains firm capacity on the pipeline for natural gas system supply and has interruptible natural gas transportation agreements on TRANSCO's natural gas pipeline; and

WHEREAS, the CUSTOMER desires to purchase natural gas from the SELLER on a firm and interruptible basis to serve its facility located at 10835 Hazelbrand Rd, Covington, Georgia as provided for hereunder;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto hereinafter set forth, and other good and valuable consideration, it is agreed by and between the parties hereto as follows:

1. Nature of Service: CUSTOMER may purchase from SELLER firm and interruptible natural gas supplies in quantities up to the contract levels specified in Exhibit "A" of this Agreement. CUSTOMER shall purchase all natural gas requirements from SELLER, except that CUSTOMER may purchase natural gas from a third party if SELLER is not able to provide natural gas per the terms of this Agreement. SELLER provides the service from the TRANSCO delivery location 9002780 into SELLER's distribution system. No gas may be resold or transported to other facilities by CUSTOMER without SELLER'S written permission, which may be withheld in SELLER's sole discretion. A meter of suitable capacity and design to measure the natural gas for this service will be furnished and shall be maintained on CUSTOMER'S premises by SELLER at a suitable location agreed to by the parties, and shall be and remain the property of the SELLER. The CUSTOMER shall provide and maintain suitable spacing and fencing, as agreed by the parties, for the SELLER'S metering and regulating equipment.

2. Term: This Agreement shall commence on April 1, 2026 at 10:00 a.m. ET and shall continue in full force until October 30, 2027, at 9:59 a.m. ET, and shall continue with month to month evergreen term extensions thereafter consistent with the terms of SELLER'S Agreement with TRANSCO Natural Gas Company unless terminated by either party. As the SELLER holds firm contracts to serve CUSTOMER, this Agreement shall continue upon the same term the SELLER has with TRANSCO, unless and until terminated by either party in writing. A copy

of SELLER's agreement with TRANSCO is attached to this Agreement as Exhibit "E." SELLER will provide CUSTOMER with any amendments, updates, or renewals to the TRANSCO agreement, which will automatically form part of Exhibit "E" with no further action required by either party. SELLER may update SELLER will ensure that no terms in its agreement with TRANSCO conflict with the terms of this Agreement and in the event of a conflict, this Agreement will control. Any written non-renewal notice shall be delivered to the non-canceling party no later than 30 days preceding the end of the then-current term of this Agreement and shall be delivered by mail, certified mail or email to the non-canceling party. It is understood and agreed by the parties that the term of this agreement may be extended for more than one year by amendment. Such an amendment may be requested to maintain the same term as the Service Agreement with TRANSCO held by the SELLER.

3. Price: The price of natural gas for firm and interruptible service may vary monthly and shall be calculated according to Exhibit "A" to this Agreement.

4. Daily Volume of Firm Service: Except as set forth in Section 7 and as long as no event of force majeure has occurred and is continuing as described herein, SELLER shall make available to CUSTOMER daily volumes of firm gas up to the level of firm capacity acquired by SELLER in accordance with Exhibit "A" to this Agreement.

5. Notice of Curtailment: The interruptible natural gas service provided for herein (which does not include firm reservation of natural gas service provided in Exhibit "C") shall be subject to limitation by SELLER during periods of peak demand upon four (4) hours' telephone notice by SELLER to CUSTOMER. For the purpose of this Agreement, "peak demand" shall mean all periods in which SELLER reaches its maximum firm contract levels with TRANSCO. Upon the execution of this Agreement, CUSTOMER shall furnish SELLER with a written list containing the names and telephone numbers of persons to be contacted in the event of curtailment or interruption. Said contact list shall become part of this Agreement and shall be attached as Exhibit "B". Such curtailment or interruption may occur at any hour of day or night, and SELLER'S obligation to provide notice hereunder shall be met upon SELLER'S reasonable efforts to contact these named individuals at telephone numbers provided by CUSTOMER. CUSTOMER may revise the names and telephone numbers of persons to be contacted in the event of curtailment from time to time by notice in writing to SELLER.

6. Unauthorized Use of Gas: If, upon four (4) hours' notice of curtailment by SELLER as provided in Section 5 of this Agreement, CUSTOMER fails to comply with such curtailment or limitation in the manner specified by the telephone notice, and, by reason thereof, the SELLER incurs any TRANSCO penalties or higher gas costs, then CUSTOMER shall reimburse SELLER in the amount of such penalties and/or higher gas costs which are attributable to CUSTOMER'S failure to comply with SELLER'S telephone notice to CUSTOMER. CUSTOMER shall reimburse SELLER within fourteen (14) days of CUSTOMER'S receipt of SELLER'S written demand, which demand shall include adequate documentation to support its request for reimbursement of such penalties, for same. CUSTOMER'S reimbursement to SELLER as described herein shall not, under any circumstances, be construed or interpreted to authorize CUSTOMER to fail to comply with SELLER'S then current or any future notice of curtailment or limitation.

7. Billing and Payment: SELLER shall read meter(s) measuring the quantity of gas delivered to CUSTOMER on or about the 1st day of each month and SELLER shall render an invoice for any gas delivered to CUSTOMER during the preceding month as soon as reasonably possible after such reading. Such invoice shall be due and payable not later than the 60th day following the date of SELLER'S invoice to CUSTOMER when sent, by mutually agreed upon means, to the address specified by CUSTOMER. In the event CUSTOMER fails to forward the entire invoice amount (excluding amounts disputed by CUSTOMER) to SELLER when due and the invoice has been timely sent to the address specified by the CUSTOMER, a one-time late penalty of two percent (2%) of the unpaid amount of the invoice will be assessed. If CUSTOMER'S failure to comply with the terms of this Section 7 as herein provided continues for twenty (20) days following the date of SELLER'S written notice of non-compliance to CUSTOMER, SELLER shall have the right to terminate gas deliveries to CUSTOMER upon written notice to CUSTOMER by first class mail and/or certified mail of such termination forty-eight (48) hours prior to such termination. Upon termination of service pursuant to this paragraph, CUSTOMER shall pay SELLER outstanding charges. Termination of service pursuant to this paragraph shall also constitute termination of SELLER'S agreement to provide natural gas service under the terms of this Agreement but shall not relieve CUSTOMER of any obligation to pay or reimburse SELLER for any amounts due and owing under the terms of this Section 7, calculated as provided herein. [insert disputed amounts language and cross reference dispute provision below]

8. Financial Responsibility: The SELLER reserves the right to require that CUSTOMER provide an Adequate Assurance of Performance. "Adequate Assurance of Performance" means a standby letter of credit, in commercially reasonable form acceptable to the SELLER in an amount set forth in Exhibit "D". Agreements of standby letters of credit will be made with an institution acceptable to the SELLER.

   If SELLER has reasonable grounds for insecurity regarding the performance of any obligation under this Contract (whether or not then due) by the CUSTOMEER (including, without limitation, the occurrence of a material change in the creditworthiness of CUSTOMER, if applicable, or the price of Gas or CUSTOMER volumes increase such that SELLER determines that the then current "Adequate Assurance of Performance" is or is expected to be insufficient), SELLER may demand additional Adequate Assurance of Performance. Should Seller require any additional Adequate Assurance of Performance, it will issue a written request to CUSTOMER and give CUSTOMER at least thirty (30) days to comply with the request. Provided, however, that to the extent that during such thirty (30) day period, SELLER reasonable expects any such insecurity regarding the performance of any obligation under this Contract (whether or not then due) by the CUSTOMER (including, without limitation, nonpayment risk exceeding the coverage afforded by the then current Adequate Assurance of Performance), SELLER may curtail service hereunder sufficient to bring such nonpayment risk within such coverage.

9. Btu Adjustment: It is understood that the quantity of gas purchased by the SELLER is adjusted each month to reflect actual Btu content of such gas. All invoices to CUSTOMER for gas delivered shall be measured by meter(s) provided by SELLER. Gas shall be metered by

SELLER to CUSTOMER'S facility located at 10835 Hazelbrand Rd, Covington, Georgia, at a base pressure of 14.73 pounds per square inch absolute, at a temperature base of 60 degrees Fahrenheit and shall be adjusted for actual Btu content. Any such adjustment for actual Btu content pursuant to this Section 8 shall be in the same proportion as the corresponding adjustment made by TRANSCO for such gas transported to SELLER, provided that CUSTOMER shall have the option (at its expense) to install a recording calorimeter and any observed differences in Btu content shall serve as the basis for a request by CUSTOMER for an adjustment to the billing quantity. CUSTOMER shall provide SELLER all reasonable documentation supporting any claimed difference in Btu content. In the event CUSTOMER'S pressure or location requirements change during the term of this Agreement or any extensions thereof, CUSTOMER shall be responsible for any and all reasonable, out-of-pocket costs and expenses, assessed without markup on an open-book basis, associated with adjustments in pressure, facility location, and/or relocation of existing facilities necessary to supply CUSTOMER'S modified requirements.

10. Gas Quality: All physical properties of the gas sold and delivered to CUSTOMER hereunder, including specific gravity, Btu content and physical impurities, shall be within the same limits prescribed by TRANSCO for such gas transported by TRANSCO to SELLER in accordance with TRANSCO's effective tariff.

11. Minimum Delivery Pressure: Delivery pressure into CUSTOMER'S fuel line shall not fall below fifteen (15) pounds per square inch (p.s.i.g.).

12. Force Majeure: Neither party shall be liable to the other for any failure to perform any provision or obligation of this Agreement (except CUSTOMER'S obligation to pay for natural gas dispatched and delivered plus any late charges for nonpayment calculated in accordance with Section 7 hereof) to the extent such failure is caused by or results directly or indirectly from any act of God; fires, floods, storms or other natural disasters; war, acts of terrorism; accidents; breakage or accident to machinery or lines of pipe, freezing or rupture of lines of pipe not due to the negligence of SELLER or any third party or to any failure to maintain, inspect, or timely repair such machinery or lines of pipe; the refusal or inability of any transporter to accept gas for delivery or failure of any transporter to deliver gas; the loss or failure of SELLER'S gas supply due to a Force Majeure event. This provision only applies to the extent the Force Majeure event is or any similar cause or emergency beyond the control of the party failing to perform.

13. Responsibility and Liability: SELLER and CUSTOMER do respectively assume full responsibility and liability for the maintenance and operation of the facilities operated by each, and each shall indemnify to extent allowed by law and save harmless the other from all liability and expense (including reasonable attorney's fees) on account of any and all damages arising from third-party claims or actions, including injury to and death of persons, arising directly or indirectly from any act or omission by the indemnifying party hereunder in connection with the installation, presence, maintenance and operation of facilities operated by the indemnifying party. It is agreed that neither party hereto shall be liable to the other for damage to the equipment, apparatus, appliances or property of any kind, caused by defects in or failure of the machinery, apparatus, or appliances. SELLER shall have no obligation for

the distribution or control, or care, or protection, or proper utilization of the gas beyond the meter set which establishes the point of its delivery of gas to CUSTOMER. CUSTOMER shall have no obligation for the distribution or control, or care, or protection, or proper utilization of the gas prior to its delivery to the meter set which establishes the delivery point of gas to CUSTOMER. SELLER shall not be liable for damages or injuries to persons or property resulting in any manner directly or indirectly from the receiving, use or application by CUSTOMER of such natural gas unless such damages or injuries are caused solely out of the gross negligence or willful misconduct of the SELLER or SELLER'S agents, employees, or contractors. CUSTOMER shall not be liable for damages or injuries to persons or property resulting in any manner directly or indirectly from the receiving, provision, use or application by SELLER of such natural gas unless such damages or injuries are caused solely out of the gross negligence or willful misconduct of the CUSTOMER or CUSTOMER'S agents, employees, or contractors.

14. Negotiation of Disputes: The parties shall attempt in good faith to resolve all claims, disputes and controversies of any nature, arising out of or relating to this Agreement or the relationship of the parties (collectively "Dispute") promptly by negotiation between executives with authority to settle the Dispute. Either party may give the other party written notice ("Initial Notice") of any Dispute not resolved in the normal course of business for resolution under this paragraph. The Initial Notice shall include a statement of that party's position and the names and titles of the executive and any other people who will represent that party's position. Within fifteen (15) days of the delivery date of the Initial Notice, the receiving party will respond with its own position statement and the names and titles of the executive and any other people who will represent that party's position. Within twenty-five (25) days of the delivery date of the Initial Notice, the parties will meet at a mutually acceptable time and place, and thereafter as often as reasonably deemed necessary to resolve the Dispute. Each party will honor the other party's reasonable requests for information during such negotiations.

15. Mediation of Disputes: If a Dispute has not been resolved by negotiation as described above within 45 (forty-five) days of the delivery date of the Initial Notice, or if the parties' executives failed to meet within 25 (twenty-five) days of such delivery date, the parties agree that prior to attempting to resolve the Dispute by arbitration or litigation, they shall attempt to settle the Dispute by mediation in Augusta, Georgia under the then current Center for Public Resource's ("CPR") Model Mediation Procedures for Business Disputes. Within ten (10) days of a party's written notice of its desire to mediate to the other party, the parties will appoint a mutually acceptable mediator from the CPR Panels of Distinguished Neutrals. All applicable statutes of limitation and defenses based upon the passage of time will be tolled for the duration of any Dispute resolution under this Section. All negotiations and mediations shall be considered confidential and shall be treated as compromise and settlement negotiations for purposes of applicable rules of evidence. The parties shall continue to perform under this Agreement pending the final resolution of any Dispute, except as set forth in Section 7.

16. Governing of Law: This Agreement shall be governed by and interpreted in accordance with the domestic laws of the State of Georgia without giving effect to any choice or conflict of

law provision or rule (whether of the State of Georgia or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Georgia.

17. Amendments and Waivers: No amendment of any provision of this Agreement shall be valid unless the same shall be in writing and signed by SELLER and CUSTOMER. No waiver by any Party of any default, misrepresentation, or breach of covenant hereunder, whether intentional or not, shall be deemed to extend to any prior or subsequent default, misrepresentation, or breach of covenant hereunder or affect in any way any rights arising by virtue of any prior or subsequent such occurrence.

18. Notices: Any notice or communication required or permitted to be given pursuant to this Agreement shall be confirmed in writing (with exception of a curtailment notice pursuant to Section 5 of this Agreement) and shall be deemed properly given when emailed, hand delivered, sent by overnight mail service, or mailed from within the United States by certified mail, return receipt requested, postage paid to the following addresses:

If to SELLER:
City of Covington
Attention: Director, Gas Department
2194 Emory Street
Covington, GA 30014
TL: (000) 000-0000
E-mail: m.jewell@cityofcovington.org

If to CUSTOMER:
c/o Serverfarm, LLC
INSERT ADDRESS
Attn: CEO
Email: Notices@sfrdc.com

With copy to:
SF ATL2, LLC dba SF ATL2 (DE), LLC
General Operations Manager
10835 Hazelbrand Road
Covington, GA 30014
E-mail: _____
TL: (816) 456-1599

19. Severability: Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction. The parties will replace the invalid or unenforceable provision with a new provision that most closely reflects the parties' original intent with respect to the invalid or unenforceable provision.

20. Time of Essence: Without expanding either party's termination rights under this Agreement,

each party agrees that time is of the essence with respect to its obligations under this Agreement and each and all of its provisions.

21. Entire Agreement: This Agreement (including attached Exhibit "A") constitutes the entire agreement between the parties and supersedes and cancels any prior negotiations, arrangements, offers, agreements or understandings, written or oral, to the extent they relate in any way to the subject matter hereof.

22. Prior Contracts and Claims: This Agreement cancels and supersedes all prior contracts and claims between SELLER and CUSTOMER, except for volumes delivered but not yet billed under any previous agreement.

23. Binding Effect: This Agreement shall be binding upon the parties hereto and their successors and assigns.

24. Incorporation of Exhibits: Each Exhibit attached hereto constitute part of this Agreement.

25. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

26. Construction: The introduction and recitals are a material part of this Agreement.

27. Anticipated Load Projections: SELLER requests that CUSTOMER provide a Month-Ahead load forecast by day for both firm and interruptible load at least six (6) business days prior to the start of each calendar month (Timely Month-Ahead Load Forecast). In addition, CUSTOMER will provide notice not later than 8:00 a.m. ET day ahead of any significant variations from the Timely Month-Ahead Load Forecast. If load changes occur after the Timely Day-Ahead Load Forecast CUSTOMER is requested to notify SELLER as soon as practical. Failure to provide SELLER with Timely Day-Ahead Forecasts with load variations could result in pipeline imbalance penalties that are subject to being passed through the Customer.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed in their respective names and on their behalves by their proper officers or officials thereunto duly authorized as of the day and year written below.

Signed and Sealed this _____ day of _____, 2025.

ATTEST:	CITY COVINGTON, GEORGIA (SELLER)
By: _____	By: _____
As its: _____	As its: Mayor

[CITY SEAL]

ATTEST:

SF ATL2, LLC dba SF ATL2 (DE), LLC
(CUSTOMER)

By: _____

By: _____

As its: _____

As its: _____

[CORPORATE SEAL]

NATURAL GAS SALES AGREEMENT
BETWEEN SF ATL2, LLC dba SF ATL2 (DE), LLC (CUSTOMER)
AND THE CITY OF COVINGTON, GEORGIA (SELLER)

EXHIBIT "A"

I. **Firm Contract Quantity:** Firm Base Load quantities of gas will be delivered based on the Customer's average daily quantities as requested by Customer. SELLER will make commercially reasonable efforts to supply such requested Firm Base Load quantities, including entering into firm wholesale contract obligations necessary to supply such requested Firm Base Load quantities ("Contract Obligations"). **Customer will have a right to review the Contract Obligations before entered into by SELLER.** Daily quantities of Firm Base Load quantities will be deemed as first gas through the meter and will be scheduled based on Exhibit "C". Volumes above the Firm Base Load quantities per day will be considered interruptible volumes and are subject to curtailment.

Special Provision: During peak, operational flow order days, CUSTOMER will limit its daily gas takes from the SELLER to those hourly volumes as shown in Exhibit "C". Any volumes requested above those volumes shown in Exhibit "C" will be considered interruptible volumes and subject to availability.

II. **Interruptible Contract Quantity:** The SELLER will provide Interruptible Natural gas Service for all timely nominated and confirmed quantities of up to 9,600 MMBtu per day in excess of the Firm Base Load Quantity stated in section I, subject to confirmation on the availability and the curtailment provisions contracted in the Natural Gas Sales Agreement.

III. **Monthly Charges for Firm Contract Quantity:** The sales price of gas shall be comprised of the following components for all firm and interruptible gas and Exhibit "B" shows the sample rate:

A. **Firm Contract Quantity Commodity Price:** For firm base load quantities, the rate is defined as NYMEX LD delivered to the City Gate of SELLER, plus any Contract Obligations entered into on behalf of CUSTOMER and not covered by such rate.

B. **Interruptible Commodity Price:** For interruptible quantities, the rate is defined as the daily market price of natural gas based on timely notices. Customer may request to purchase Interruptible Quantities in advance of the month, daily with timely notice, and daily without timely notice. Timely notice is 8:00 a.m. ET five business days prior to the start of the month, 8:00 ET on business day ahead of gas flow and ratable volumes over weekend/holidays, or not less than two hours prior to ID2 pipeline nomination deadline.

C. **Pipeline Fuel Cost:** The rate for fuel retention shall reflect the effective cost of TRANSCO's percentage of fuel retained as allowed for in their tariff.

D. **Pipeline Transportation Charge:** The rate of TRANSCO's firm transportation reservation fee applicable to the firm quantities per day, and the applicable commodity transportation charges, plus all applicable surcharges on the actual volumes delivered, as identified in TRANSCO's tariff. Total firm monthly volumes shall be determined as those firm contract quantities times the number of days in the month; the balance of usage shall be considered "interruptible" volumes. For all "interruptible" volumes purchased by the CUSTOMER from the SELLER, a transportation rate equal to TRANSCO's FERC approved interruptible transportation rate per MMBtu will apply to quantities.

Special Provision: In the event TRANSCO substantially changes its tariff, SELLER

reserves the right to alter the pricing structure contained herein; it is the SELLER'S intent to flow through charges as incurred, and the CUSTOMER'S intent to pay such charges.

E. **Agent and Supplier Fee:** Fees include those charges associated with the delivery of natural gas supplies to the SELLER charged by its supply agent or other suppliers outside of the Delivered Supply Contract Commodity Price adder.

F. **Distribution Fee:** The distribution fee shall be calculated monthly on the load of the CUSTOMER'S facilities located on SELLER'S natural gas system, and shall be:

For all volumes @ $0.20/MMBtu

G. **Taxes:** All applicable taxes shall be added as a separate line item(s) on all invoices to customer.

NATURAL GAS SALES AGREEMENT
BETWEEN SF ATL2, LLC dba SF ATL2 (DE), LLC (CUSTOMER)
AND THE CITY OF COVINGTON, GEORGIA (SELLER)
GAS SAMPLE GAS RATE
CITY OF COVINGTON, GEORGIA

TO: *Covington*	***FROM:***

City of Covington

LARGE COMMERCIAL FIRM GAS SERVICE

- PRIVILEGED & CONFIDENTIAL -

Sample Rate - Example Only

Monthly Natural Gas Service

CONVERSION FACTOR: **1.0363**

	$/MMBtu	$/Mcf
RATE COMPONENTS		
Applies to Firm Base Load Quantities		
Demand Charges (Supplier Adder)	$1.2750	$1.3213
NYMEX LD (Commodity Costs are a pass through and reset every month)	$3.5000	$3.6271
Supplier/Agent Charges	$0.0680	$0.0705
Pipeline Fuel Retention	$0.0311	$0.0322
Firm Transportation	$0.0500	$0.0518
Delivered Cost to City Gate (Firm Base)	$4.9241	$5.1028
(IF AVAILABLE) Applies to Interruptible Quantites		
WACOG of Daily Market Price	$3.5000	$3.6271
Supplier/Agent Charges	$0.0930	$0.0964
Pipeline Fuel Retention	$0.0311	$0.0322
Interruptible Transportation	$0.4616	$0.4784
Delivered Cost to City Gate	$4.0857	$4.2340
City Ditstribution Charge / MMBtu (All volumes)	$0.2000	$0.2073

Exhibit "C"

NATURAL GAS SALES AGREEMENT
BETWEEN SF ATL2, LLC dba SF ATL2 (DE), LLC (CUSTOMER)
AND THE CITY OF COVINGTON, GEORGIA (SELLER)

	Firm Reservation			Forecast MCF	
Month/Year	DC Capacity Full MCF / Daily	Hourly		Hourly	Daily
26-Jan					
26-Feb					
26-Mar					
Apr-26	504	21		21	504
May-26	1,200	50		50	1,200
Jun-26	1,200	50		50	1,200
Jul-26	2,400	100		100	2,400
Aug-26	5,400	200		150	3,600
Sep-26	5,400	250		185	4,440
Oct-26	7,200	350		200	4,800
Nov-26	10,800	400		250	6,000
Dec-26	10,800	400		275	6,600
Jan-27	14,400	480		325	7,800
Feb-27	14,400	520		350	8,400
Mar-27	16,200	700		400	9,600
Apr-27	18,000	750		500	12,000
May-27	18,000	750		568	13,632
Jun-27	18,000	750		625	15,000
Jul-27	18,000	750		739	17,736
Aug-27	10,800	450		309	7,416
Sep-27	7,200	300		300	7,200
Oct-27	3,600	150		150	3,600

Exhibit “D”

NATURAL GAS SALES AGREEMENT
BETWEEN SERVERFARM (CUSTOMER)
AND THE CITY OF COVINGTON, GEORGIA (SELLER)

Letter of Credit for Term of Contract

Letter of Credit requirements as noted in Section 8:

A letter of Credit in the Amount of [$5,000,000.00] is required for the term of this agreement.

The Letter of Credit will be for the term of this contract, April 1, 2026 to October 31, 2027, and will be required at the time of the execution of the Sales Agreement.

Exhibit “D”

COPY OR ABSTRACT OF APPLICABLE TRANSCO AGREEMENT
BETWEEN SELLER AND TRANSCO

See attached.

PREPARED FOR:

CITY OF COVINGTON

PREPARED BY:

Kimley»Horn

Expect More. Experience Better.



#2025-15 RFQ

STATEMENT OF QUALIFICATIONS (SOQ) FOR ANNUAL CONSULTING SERVICES

CATEGORY B - SITE PLAN REVIEW SERVICES (ON-GOING SERVICES)

Confidential information on page 33



AUGUST 5, 2025

LETTER OF INTEREST

AUGUST 5, 2025

KIMLEY-HORN
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009
770 619 4280

Scott Cromer
City of Covington Purchasing Department
2194 Emory Street
Covington, GA 30014

RE: *Request for Qualifications for Annual Consulting Services | Category B—Site Plan Review Services (On-going Services)*

Dear Mr. Jewell and Members of the Selection Committee:

The City of Covington (City) is seeking the partnership of a firm that has the availability, expertise, and resources to serve as a reliable on-call consultant. As new projects emerge, the City needs the confidence that comes from partnering with a full-service engineering consulting firm with ample experience in the area, technical expertise in the full breadth of natural gas services, and the resources of a large firm that is wholly dedicated to providing excellent client service. That firm is Kimley-Horn.

EXPERTISE IN ALL THINGS NATURAL GAS: We have a dedicated nationwide team of natural gas specialists with decades of experience in programmatic work for municipalities and natural gas providers throughout the country. Our natural gas engineering professionals have easy access to in-house specialists in traffic management, environmental services, and permitting, which will allow us to identify potential schedule and cost efficiencies for you whenever possible. We will leverage this expertise to consistently exceed your expectations.

STRONG LOCAL RELATIONSHIPS: At Kimley-Horn, we take pride in our long-standing relationships with the Georgia Department of Transportation (GDOT), local municipalities, and permitting agencies around Covington. Our team's deep understanding of the regional regulatory landscape helps ensure seamless navigation through the permitting process, fostering efficient project approvals. This collaboration not only streamlines complex procedures but also reflects our commitment to exceptional client service and community partnership.

RESOURCES OF A LARGE, CLIENT-CENTRIC FIRM: Thanks to our experience serving clients through on-call projects, we understand how critical it is to provide the right staff and resources at the right time for any situation that may arise—sometimes at a moment's notice. With more than 450 staff in our five offices throughout Georgia, we are well-positioned to serve you whenever project needs arise. Additionally, because Kimley-Horn is a client focused firm that functions as one profit center, the City will have the resources of every member of our 8,900-person firm nationwide. When unique situations arise, we will get you the right people and tools you need to accomplish your goals.

Thank you for your consideration of our qualifications. We are committed to serving the City on this on-call contract and look forward to working with you to support your commitment to providing high-quality natural gas services to your customers. If you have any questions or need additional information, please do not hesitate to contact me at the information below. ***Kimley-Horn acknowledges that no formal addenda were issued, but our questions were answered via email by Mike Jewell on July 15, 2025.***

Sincerely,

Kimley-Horn and Associates, Inc.



ZACHARY DUFOUR, PE, CPESC
Vice President | Authorized Representative
404 567 5295
zachary.dufour@kimley-horn.com



JENNY JONES, PE
Program Manager and Lead Engineer | Primary Contact
770 545 6108
jenny.jones@kimley-horn.com

TEAM AND QUALIFICATIONS

FIRM QUALIFICATIONS

Founded in 1967 in Raleigh, NC, Kimley-Horn has grown to one of the premiere full-service engineering and planning consulting firms in the nation. Our permanent staff includes more than 8,900 professional, technical, and support staff in more than 145 offices across the US, including more than 450 employees among our four Atlanta-area offices. In addition to engineering services for natural gas systems, Kimley-Horn's range of disciplines includes, site development, planning, transportation, traffic, roadway, landscape architecture, structures, water/wastewater, environmental, and aviation.

KIMLEY-HORN OFFICE LOCATIONS



Kimley-Horn Office

Kimley-Horn Natural Gas Experience

Kimley-Horn has been committed to serving the natural gas industry **for over a decade, and this team has 71 years of combined experience serving on 750+ natural gas projects** and assisting clients nationwide in maintaining access to both new and existing critical infrastructure. Our team's proactive approach, flexibility, and innovative design enable our clients to meet critical deadlines and address both short- and long-term planning needs. Kimley-Horn's skilled professionals successfully have expanded utility service to previously unserved areas, extended the life of existing infrastructure through rehabilitation and/or repair, designed new facilities, and replaced aging infrastructure. Our natural gas expertise is supplemented by our in-house land development, traffic, and permitting capabilities to provide a one-stop shop for natural gas projects.

In addition, we have the outstanding in-house resources and technical expertise to provide virtually all required services. An employee-owned corporation, Kimley-Horn prides itself on a proven history of successful client service over the last 56 years. We have provided engineering and planning services to municipalities and agencies across the country and are currently serving numerous cities and counties throughout Georgia and the Southeast. A few of our staff members are former municipal engineers and planners who have a unique perspective on the common challenges facing growing municipalities and utility authorities.

NATURAL GAS CAPABILITIES

Our natural gas expertise is supplemented by our in-house land development, traffic, and permitting capabilities to provide a one-stop shop for natural gas projects.

- Pipeline Design (Transmission and Distribution)
- Routing Studies and Assessments
- Metering and Regulating (M&R) Station Design
- Station Maintenance and Upgrades
- Trenchless Technology
- Grant Writing
- Utility Conflict Resolution
- Main Replacement and Upgrades
- Project Management
- Base Mapping and GIS Services
- Permitting Services
- Pig Receiving/ Launching Station Design
- Electrical/ SCADA Design
- DOT Coordination
- Site Development
- Pipeline Integrity Design
- Environmental
- Structure and Foundation Design

HIGHLY EXPERIENCED, KNOWLEDGEABLE TEAM

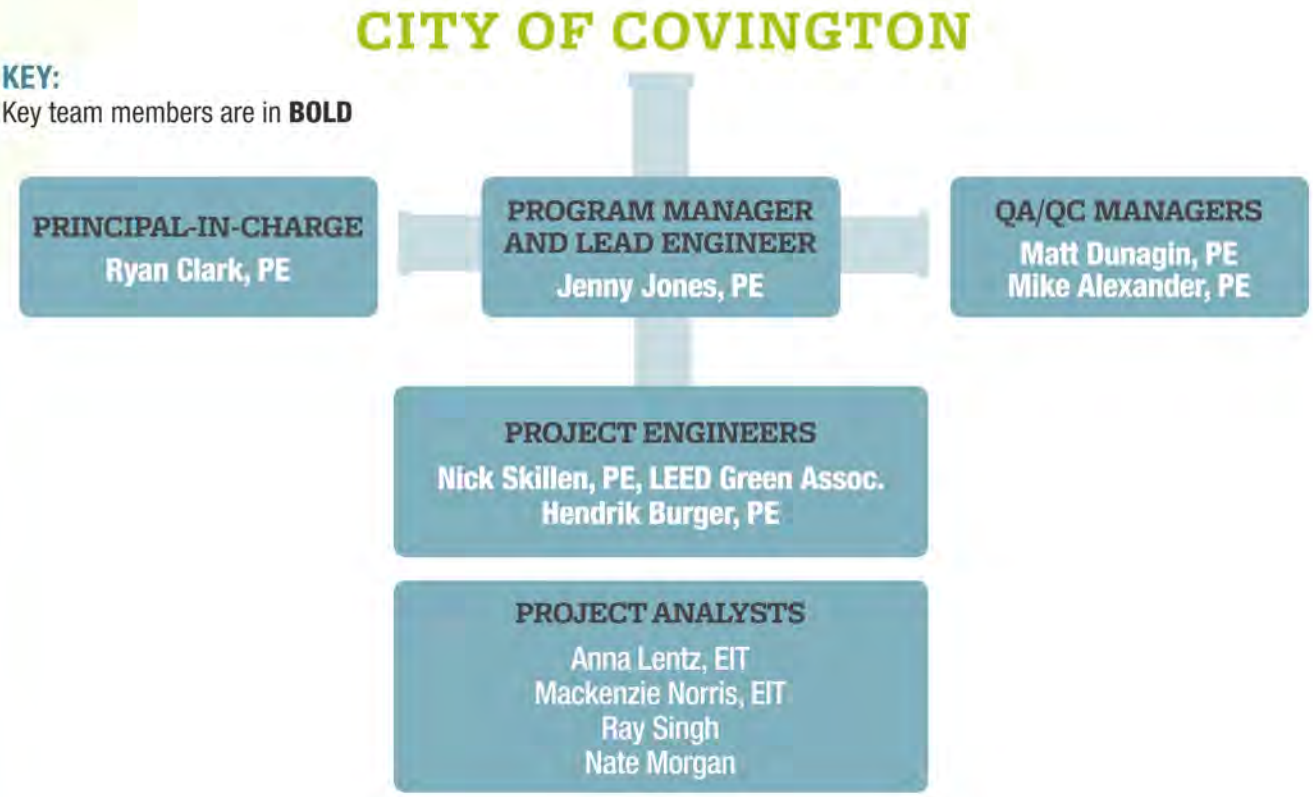
Our team's combined municipal experience in design, planning, administration, and construction phase services has given us a comprehensive understanding of how to work with cities, counties, state DOTs, and other regulatory agencies, elected officials, various stakeholders, and the local community to negotiate support and buy-in to achieve project objectives.

Kimley-Horn has carefully assembled a multidisciplinary team with the skills and experience needed to meet the required services under this contract. Under the leadership of **Jenny Jones, PE,** Program Manager, our team will work to function as an extension of your staff through frequent communication, strong performance and management, and a constant focus on the schedule and budget for this contract. Additionally, our key team members will be supported by engineering production staff who also have been instrumental in the delivery of numerous high-profile natural gas projects around the country.

Kimley-Horn has a proven track record of delivering well-considered routing and construction designs that effectively minimize impacts and mitigate risks to project schedules, budgets, and long-term operations. For projects of significant length and complexity, which involve operational, construction, and environmental constraints, it is crucial to have a team that is adept at managing the diverse challenges that may arise. Our team is capable of quickly pivoting to implement alternate plans, ensuring efficiency and project continuity.

With extensive experience working alongside municipalities, we possess an in-depth understanding of the requirements and processes necessary to design and permit large-scale projects while staying within budget. We have assembled a highly qualified, locally knowledgeable team, ready to leverage their expertise to ensure the successful execution of your project.

An organizational chart that identifies the project manager and key team members is included below. Resumes can be found in the Appendix, starting on page 21.



EXPERIENCE

EXPERIENCE WITH NATURAL GAS PROJECTS

We have **more than a decade** of experience of successfully delivering on **750+ natural gas infrastructure projects**, fostering lasting partnerships with local utility companies and municipal gas agencies to bring comprehensive natural gas solutions. In Georgia, we have **completed more than 75 similar projects directly and indirectly for municipal gas agencies in the last five years**, including distribution and transmission pipelines, stations, and master plans. **Our 10 relevant project sheets and key team member resumes highlighting relevant project experience can be found in the Appendix, starting on page 21.**

EXPERIENCE WITH ON-CALL CONTRACTS

Kimley-Horn has extensive experience working on and completing similar contracts for government entities. Our team's success is due to our ability to quickly mobilize and commit necessary resources to deliver contracts and task orders. We realize there are specific needs with standby services and on-call contracts, and **we have successfully completed nearly 6,000 projects for municipal clients throughout the Southeast in the past 10 years with 380 being in Georgia.**

One feature that separates Kimley-Horn from other firms is our ability to provide integrated services for any project. Kimley-Horn has outstanding in-house resources and technical expertise to provide virtually all required services. One of the benefits Kimley-Horn offers is our diversified resources and the ability to draw upon our experienced team and partnerships at any time. **Jenny Jones, PE,** will call upon any resources you may need, and can assure you that, if required, additional technical expertise is only a phone call away. We are pleased to offer the City a consulting firm that is local, provides a wealth of experience in natural gas projects, has complementary engineering discipline in-house capabilities, and has an experienced, professional team that has served Georgia clients **for over 50 years on more than 8,800 successful projects.**

Our Georgia municipal clients include the following.

- Athens-Clarke County
- Bulloch County
- Chatham County
- Chatham County-Savannah MPC
- Cherokee County
- Cherokee County School District
- City of Albany
- City of Alpharetta
- City of Atlanta
- City of Augusta
- City of Avondale Estates
- City of Bloomingdale
- City of Brookhaven
- City of Buford
- City of Cairo
- City of Carrollton
- City of Chamblee
- City of College Park
- **City of Covington**
- City of Dalton
- City of Dawsonville
- City of Decatur
- City of Doraville
- City of Duluth
- City of Dunwoody
- City of East Point
- City of Fayetteville
- City of Flowery Branch
- City of Forest Park
- City of Gainesville
- City of Garden City
- City of Grovetown
- City of Jasper
- City of Jesup
- City of Johns Creek
- City of Kennesaw
- City of Lawrenceville
- City of Lilburn
- City of Locust Grove
- City of Mcdonough
- City of Milton
- City of Norcross
- City of Palmetto
- City of Peachtree City
- City of Peachtree Corners
- City of Perry
- City of Pooler
- City of Port Wentworth
- City of Richmond Hill
- City of Rincon
- City of Roswell
- City of Sandy Springs
- City of Savannah
- City of Smyrna
- City of Social Circle
- City of Thomasville
- City of Tucker
- City of Valdosta
- City of Warner Robins
- City of Winder
- Clay County
- Clayton County
- Cobb County
- Cobb County School District
- Columbia County
- Columbus Consolidated Government
- Cumming-Forsyth County Chamber of Commerce
- Dawson County Purchasing Department
- Dekalb County
- Douglas County
- Effingham County
- Fayette County Development Authority
- Forsyth County
- Fulton County
- Glynn County
- Gwinnett County
- Habersham County
- Hall County

- Henry County SPLOST Management
- Macon-Bibb County
- Murray County
- Oconee County
- Paulding County DOT
- Perry-Houston County Airport Authority
- Putnam County Charter School System
- Troup County
- Whitfield County

EXPERIENCE WITH THE CITY OF COVINGTON

Kimley-Horn has succesfully delivered two projects for the City in the last 10 years–a culvert replacement and a downtown parking study.

EXPERIENCE LOCATED IN THE CITY OF COVINGTON

Kimley-Horn is familiar with the City and the area surrounding it, as demonstrated in our project experience below.

- Piedmont Healthcare, Airspace Analysis and Helistop Siting
- Serverfarm, Site Development
- Falconwood Farms Traffic Industrial Development
- SK Microworks America
- United Rentals Covington Site Improvements
- Highway 212 and 20 Mixed-Use Development
- EZ Car Wash–Covington
- Confidential EV Client Site Design for EV Chargers
- SR 142 at Hartland Drive GDOT ICE Traffic Analysis
- Project Hazelbrand–Traffic Impact Study
- Lochridge Boulevard Environmental Site Assessment
- Covington Multifamily Site Civil Engineering
- Dorchester Place Due Diligence
- DaVita Dialysis Site Design and Permitting
- 3110 Highway 278 Site Planning
- City of Covington Culvert Replacement
- Covington Downtown Parking Study
- Peoples Self Storage
- Crown Castle Atlantic Herron Project
- Crown Castle Atlantic Holmes Project
- Mount Pleasant Traffic Analysis
- Covington Comprehensive Transportation Plan
- Covington Hydro Study

MUNICIPAL ORGANIZATIONS WHERE NATURAL GAS SERVICES WERE PROVIDED

Kimley-Horn has completed similar services for the following municipalities.

- Augusta Utilities
- City of Adairsville, GA
- City of Augusta, GA
- City of Buford, GA
- City of Charlottesville, VA
- City of Ellensburg, WA
- City of Live Oak, FL
- City of Tomball, TX
- Colorado Springs Utilities
- Knoxville Utilities Board (KUB)
- Roanoke Gas Company
- Various municipalities through the AGL DOT program

RESUMES

Resumes for our key team members are included in the Appendix, starting on page 21.

RELEVANT PROJECT EXPERIENCE

1. ATLANTA GAS LIGHT (AGL) DOT AND CITY OF SANDY SPRINGS, PEACHTREE DUNWOODY AT LAKE HEARN DRIVE

SANDY SPRINGS, GA

OWNER: AGL

OWNER CONTACT INFORMATION:
Chris Brittian, EIT
770 570 8292
wcbritti@southernco.com

Viraj Patel, EIT
404 558 1267
virpatel@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $21,257

YEAR COMPLETED: 2025



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved full-depth roadway widening, installation of new sidewalk, proposed drainage and grading, and gas system improvements for approximately 0.25 miles. Existing utilities included a 4" PLS and a 12" STL gas main. Kimley-Horn was responsible for the first submission, which included mapping the existing gas lines and providing a utility conflict matrix identifying all conflicts between existing gas infrastructure and proposed improvements. For the second submission, Kimley-Horn was tasked with showing any necessary relocations based on those conflicts. To support this effort, Kimley-Horn coordinated with a surveyor to obtain SUE Level A test holes on the 12" STL gas main. The findings confirmed that no gas main relocations were required for this project.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

2. AGL DOT AND CITY OF ROSWELL, RIVERSIDE ROAD IMPROVEMENTS–RIVIERA ROAD TO OLD ALABAMA ROAD

ROSWELL, GA

OWNER: AGL

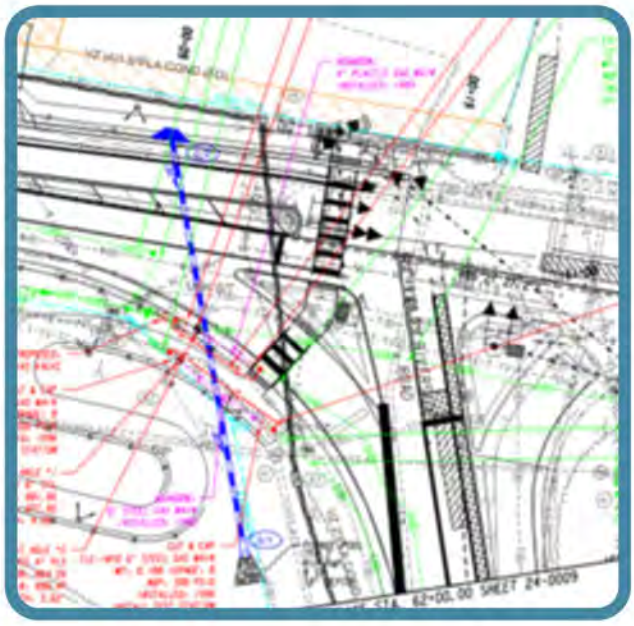
OWNER CONTACT INFORMATION:
Chris Brittian, EIT
770 570 8292
wcbritti@southernco.com

Viraj Patel, EIT
404 558 1267
virpatel@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $29,050

YEAR COMPLETED: 2025



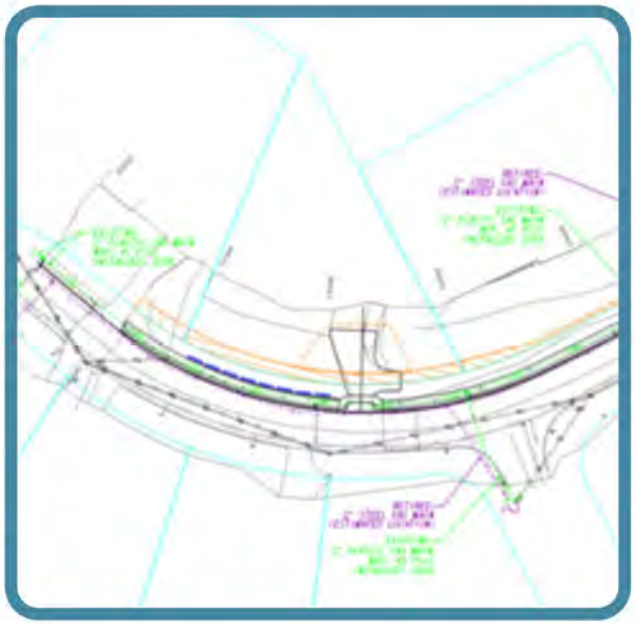
DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved installing new drainage systems, road improvements, signal improvements, grade cuts, and gas system improvements for approximately 0.85 miles. Kimley-Horn was responsible for the first submission, which included mapping and labeling the existing 4" PLS, 4" STL, 6" STL, and 12" STL gas lines, as well as the regulator station. For the second submission, Kimley-Horn provided a utility conflict matrix to identify conflicts between the existing gas infrastructure and proposed improvements, and showed necessary relocations based on these conflicts. To support this effort, Kimley-Horn coordinated with a surveyor to obtain SUE Level A test holes on the 6" STL and 12" STL gas mains. The SUE data indicated no relocation was needed for the 12" STL gas main, thus preventing the relocation of the regulator station.

KEY TEAM MEMBERS INVOLVED:
Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

3. AGL DOT AND DEKALB COUNTY, SPRING CREEK SIDEWALK

DEKALB COUNTY, GA



OWNER: AGL

OWNER CONTACT INFORMATION:
Chris Brittian
770 570 8292
wcbritti@southernco.com

Trevar Gallandt
470 259 9565
tgalland@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $9,960

YEAR COMPLETED: 2025

DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved installation of new driveways, sidewalk, and gas system improvements for approximately 0.1 miles. Kimley-Horn was responsible for the first submission, which included mapping and labeling the existing 2" PLS gas lines. For the second submission, Kimley-Horn provided a utility conflict matrix to identify conflicts between the existing gas infrastructure and proposed improvements, and showed necessary relocations based on these conflicts. To support this effort, Kimley-Horn coordinated with a surveyor to obtain SUE Level B on the 2" PLS gas main. The SUE data indicated no relocation was needed.

KEY TEAM MEMBERS INVOLVED:
Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

4. AGL DOT AND CITY OF ATLANTA, SOUTH DOWNTOWN GARNETT AND BROAD STREET STREETSCAPE

ATLANTA, GA

OWNER: AGL

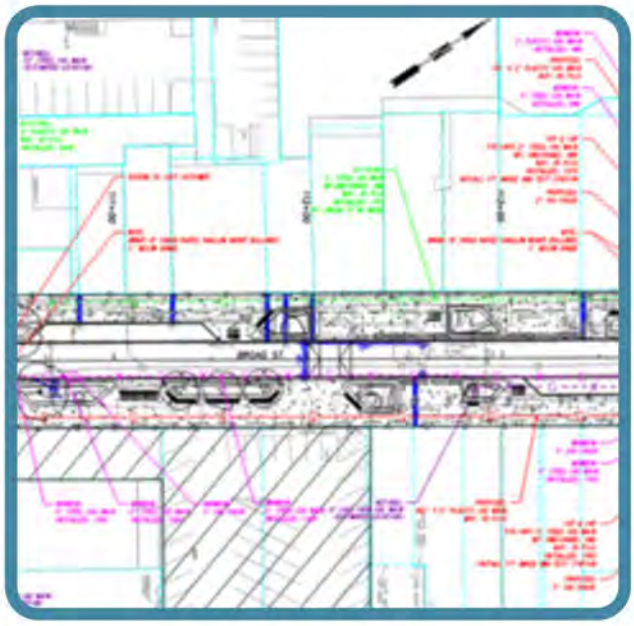
OWNER CONTACT INFORMATION:
Chris Brittian
770 570 8292
wcbritti@southernco.com

Trevar Gallandt
470 259 9565
tgalland@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $14,289

YEAR COMPLETED: 2025



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved installation of updated drainage systems, sidewalk bollards, deep foundations, and gas system improvements for approximately 0.3 miles. Kimley-Horn was responsible for the first submission, which included mapping and labeling the existing 2" PLS, 2" STL, 4" PLS, 4" STL, and 6" STL gas lines. For the second submission, Kimley-Horn provided a utility conflict matrix to identify conflicts between the existing gas infrastructure and proposed improvements, and showed necessary relocations based on these conflicts. To support this effort, Kimley-Horn coordinated with a surveyor to obtain SUE Level B on the 2" STL and 8" STL gas mains. The SUE data indicated that portions of the 2" STL were shallow. Although both lines were relocated, it provided better insight to the client regarding the depth and location.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

5. AGL DOT AND CITY OF KINGLAND, BOONE STREET TAP

KINGLAND, GA

OWNER: AGL

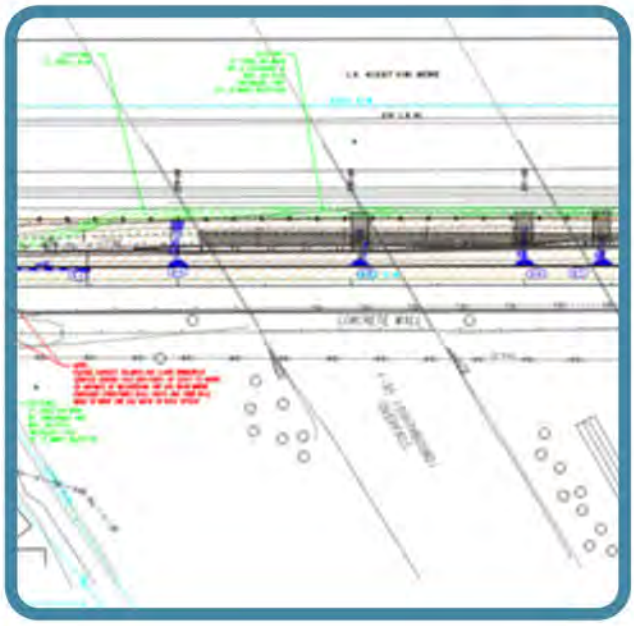
OWNER CONTACT INFORMATION:
Chris Brittian
770 570 8292
wcbritti@southernco.com

Joseph White, PE, LEED AP
404 858 2275
josewhit@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $17,464

YEAR COMPLETED: 2025



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved installation of new drainage systems, grade cuts, and gas system improvements for approximately 2.2 miles. Kimley-Horn was responsible for the first submission, which included mapping and labeling the existing 2" PLS, 2" STL, and 8" STL gas lines, as well as the regulator station. For the second submission, Kimley-Horn provided a utility conflict matrix to identify conflicts between the existing gas infrastructure and proposed improvements, and showed necessary relocations based on these conflicts. To support this effort, Kimley-Horn coordinated with a surveyor to obtain SUE Level B 8" STL gas main. The SUE data resolved some conflicts and gave us the confidence to meet with the DOT regarding the remaining conflicts. Through this collaboration with the DOT, a portion of the relocation was resolved and avoiding relocation in an environmental area within a railroad right-of-way.

KEY TEAM MEMBERS INVOLVED:
Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

6. AGL DOT AND CLAYTON COUNTY, ARROWHEAD BOULEVARD IMPROVEMENTS

CLAYTON COUNTY, GA

OWNER: AGL

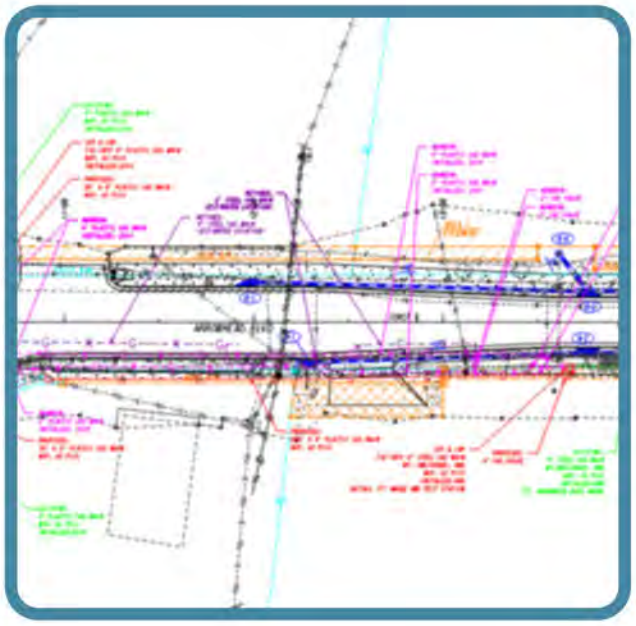
OWNER CONTACT INFORMATION:
Chris Brittian
770 570 8292
wcbritti@southernco.com

Trevar Gallandt
470 259 9565
tgalland@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $17,185

YEAR COMPLETED: 2025



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved installation of new drainage systems, lighting, and gas system improvements for approximately 0.8 miles. Kimley-Horn was responsible for the first submission, which included mapping and labeling the existing 2" PLS, 2" STL, 4" PLS and 4" STL gas lines. For the second submission, Kimley-Horn provided a utility conflict matrix to identify conflicts between the existing gas infrastructure and proposed improvements, and showed necessary relocations based on these conflicts. To support this effort, Kimley-Horn coordinated with a surveyor to obtain SUE Level B on the 4" PLS and 4" STL gas mains. The SUE data resolved some conflicts and proved that we would need to relocate in some areas.

KEY TEAM MEMBERS INVOLVED:
Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

7. AGL DOT AND MONROE COUNTY, I-75 COMMERCIAL VEHICLES LANES DESIGN-BUILD

LOWNDES COUNTY, GA

OWNER: AGL

OWNER CONTACT INFORMATION:
Andrew Rambin
470 547 0690
abrambin@southernco.com

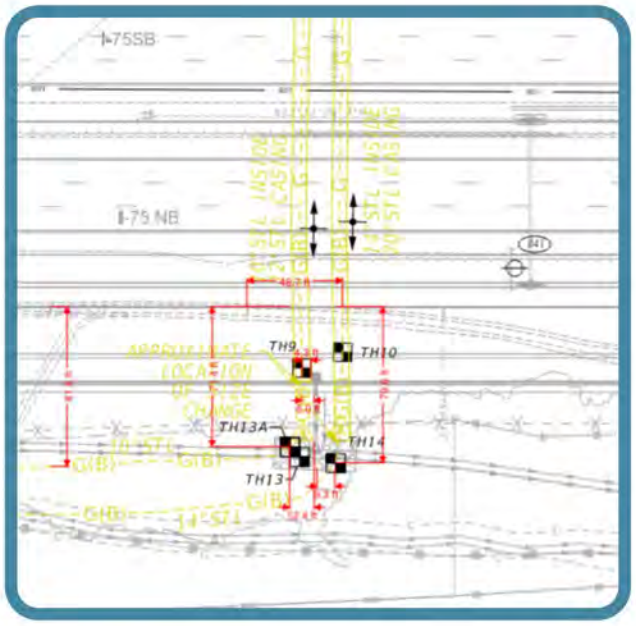
Chris Brittian
770 570 8292
wcbritti@southernco.com

Trevar Gallandt
470 259 9565
tgalland@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $6,736

YEAR COMPLETED: 2025



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved a large highway project. Kimley-Horn was tasked with providing a cost estimate for the facilities within the scope. Additionally, Kimley-Horn reviewed the test hole data provided to determine if the 10" STL, 14" STL, and 16" STL gas mains would be impacted. Kimley-Horn coordinated with GDOT and the design firm to present the findings and provide a solution that would be beneficial for both parties.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

8. AGL DOT AND GDOT, JERRY JONES DRIVE

MONROE COUNTY, GA



OWNER: AGL

OWNER CONTACT INFORMATION:
Chris Brittian
770 570 8292
wcbritti@southernco.com

Joseph White, PE, LEED AP
404 858 2275
josewhit@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $17,418

YEAR COMPLETED: 2024

DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved installation of new drainage systems, electric poles, roadway improvements, and gas system improvements for approximately 2.5 miles. Kimley-Horn was responsible for the final plan review, which consisted of analyzing the changes made from the second submission to the final plans. Once the conflicts were identified, we altered the design and added any additional items, such as a new rectifier system.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

9. AGL DOT AND CITY OF ATLANTA, CYCLE ATLANTA QUICK IMPLEMENTATION

FULTON COUNTY, GA

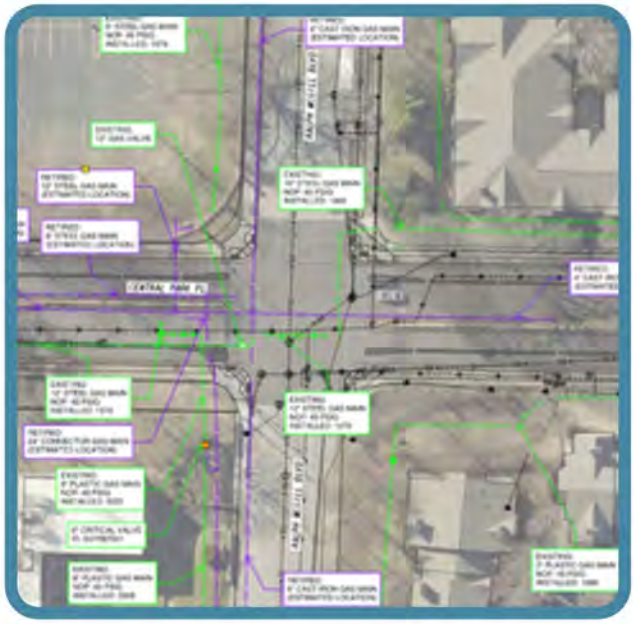
OWNER: AGL

OWNER CONTACT INFORMATION:
Chris Brittian
770 570 8292
wcbritti@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $19,886

YEAR COMPLETED: 2024



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: Kimley-Horn completed markups to the preliminary plans, providing an estimated location of the client's facilities, which helped the city with the design of their improvements.

KEY TEAM MEMBERS INVOLVED:
Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

10. AGL DOT AND CITY OF ATLANTA, EUCLID AVENUE MOBILITY IMPROVEMENTS

DEKALB COUNTY, GA

OWNER: AGL

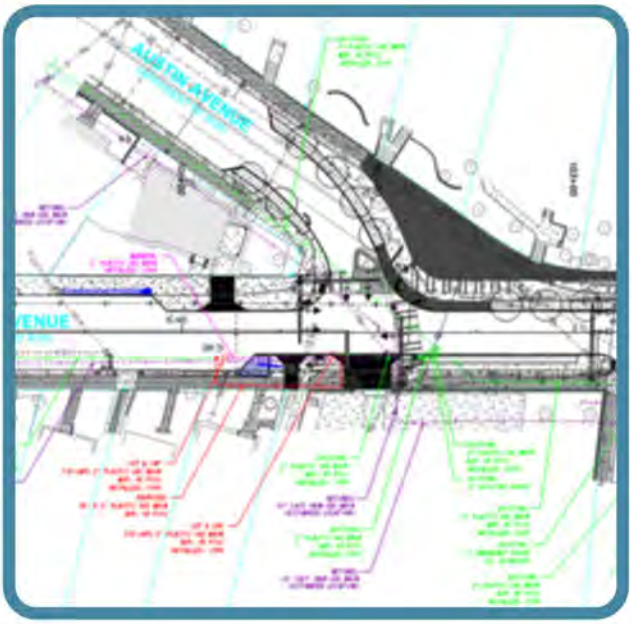
OWNER CONTACT INFORMATION:
Chris Brittian
770 570 8292
wcbritti@southernco.com

Trevar Gallandt
470 259 9565
tgalland@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $8,063

YEAR COMPLETED: Ongoing



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project involved installation of new drainage systems and traffic improvements for approximately 0.29 miles. Kimley-Horn was responsible for the first submission, which included mapping and labeling the existing 2" PLS, 4" PLS, 6" PLS, and 8" PLS gas lines. For the second submission, Kimley-Horn provided a utility conflict matrix to identify conflicts between the existing gas infrastructure and proposed improvements, and showed necessary relocations based on these conflicts. To support this effort, Kimley-Horn coordinated with a surveyor to obtain SUE Level B on the 2" PLS and 8" PLS gas mains. The SUE data resolved some conflicts and allowed us to find a resolution between the client and the design firm.

KEY TEAM MEMBERS INVOLVED:
Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nate Morgan | Project Analyst | Nate assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

PROJECT MANAGEMENT APPROACH

COMMITTED PROJECT LEADERSHIP

Effective overall management is essential to delivering successful projects completed on schedule and within budget. The approach to any project begins with an effective and experienced project manager who understands the program requirements and is committed to developing a team that provides the right staff for a project and maximizes the expertise and experience of each individual. Kimley-Horn has carefully selected a team of expert engineering and construction professionals with a wealth of experience and a thorough understanding of how local governmental and municipalities operate. We do not utilize pure managers who have not experienced all facets of a project. Each of our project managers also serve as project engineers and are heavily involved in each task to ensure a quality product.

TEAM SELECTION

Kimley-Horn recognizes that each assignment under a general professional engineering services contract is unique. Therefore, each assignment will be managed as an independent project. For assignments under this as-needed engineering services contract, Kimley-Horn proposes to follow a general process as outlined below. Selecting the right team after communicating a need for professional services, Jenny Jones, PE, Program Manager, and appropriate supporting professionals will meet with the City to review the assignment, scope of services, and alignment of service expectation. We will discuss the City's definition of project success and essential factors. After the initial meeting, we will provide a draft scope of services, staffing plan, and fee budget for review by the City. We will assign the appropriate task leaders depending on project needs. Key team members will be involved on every assignment to ensure communications, continuity, and delivery of exceptional service. As noted, Kimley-Horn is unique in that we are one profit center allowing us to pull the available and qualified resources from our bench to correctly staff a project.

SCOPE AND FEE PREPARATION

A detailed project work plan will be developed for each assignment. This will be provided in the form of a formal and detailed scope of services with a description of tasks, assigned staff, deliverables, schedule milestones, internal quality reviews, client meetings, presentations, external client reviews, and deliverables. This will be coordinated with and accompanied by a task and staff-based level of effort (by hours) fee estimate and task plan. The work plan will be reviewed with the City to assure complete understanding of the services, budget, schedule, and deliverables prior to Notice to Proceed (NTP).

NOTICE TO PROCEED

Kimley-Horn will hit the ground running once the desired services of a task are requested and communicated effectively. Only upon receiving executed authorization and a Notice to Proceed, we will schedule a formal project kick-off meeting with Jenny Jones and the team. At the kick-off, we will revisit project success factors previously defined during our initial assignment review meeting. Kimley-Horn will schedule and conduct regular project status and review meetings with the City to evaluate progress and to adjust services as needed. Our preference is for face-to-face meetings as a cooperative forum for candid discussion and resolution of unforeseen occurrences or design challenges; however, we also have tools for efficient virtual meetings. Regular meetings allow project participants to be fully informed, resolve issues, and review intermediate deliverables. For all associated meetings, we will prepare meeting summaries, including a listing of decisions made and action items to ensure that we have fully communicated. If on review of the meeting summary it is discovered that decisions were not fully communicated, we will issue a revised summary noting updates. This documentation allows our clients to record decisions that had been made early in the project or perhaps by previous staff members. Our document reminders help the project team avoid delays and stay on track. We will provide a monthly project status report with monthly invoices.

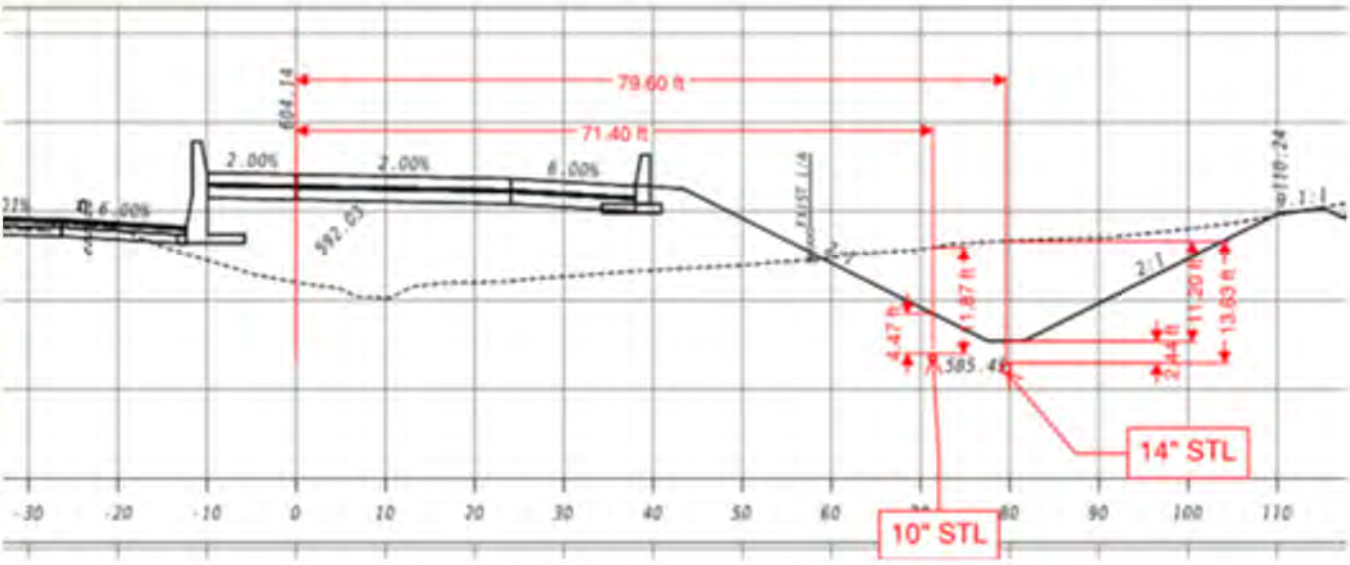
COMMUNICATION

Regular meetings are important but are not our only means of communication. We will tailor our communication style to meet the preferences and schedule of the City staff. We regularly track lists of outstanding items for each project and use the list to remind each responsible party of their task and deadlines.

Kimley-Horn has implemented state-of-the-art systems for online and virtual meetings where we can provide presentations, documents for review, real-time mark-ups, and virtual face-to-face communication.

PROJECT SUCCESS EXAMPLE

AGL DOT, I-75 Commercial Vehicles Lanes Design-Build, Monroe County, GA: Kimley-Horn was contracted by AGL to develop a cost estimate for the facilities located within the limits of the I-75 improvement project. As part of this effort, Kimley-Horn also reviewed the provided test hole data to assess potential impacts to the existing 10", 14", and 16" STL high-pressure gas mains. These mains are critical gas lines, and any required relocation would have resulted in significant construction costs, permitting challenges, and service disruptions. After conducting a detailed conflict analysis, Kimley-Horn facilitated coordination between AGL, GDOT, and the roadway design consultant to present the findings and explore feasible design alternatives. This early and proactive collaboration was instrumental in finding practical solutions that minimized impacts to existing utilities. By working closely with the roadway design team, Kimley-Horn was able to recommend specific adjustments to proposed storm drainage layouts and roadway grading that would maintain required clearances and avoid conflicts with the gas mains. This strategic coordination effort ultimately allowed AGL to leave its facilities in place, saving substantial time and money by eliminating the need for gas main relocations. The teamwork between all parties not only protected vital infrastructure but also streamlined the project schedule and reduced construction risks. This effort highlights the value of early utility coordination in complex infrastructure projects.



BILLING RATES

Kimley-Horn will work under various compensation methods. For well-defined scopes, we typically will propose a lump-sum fee contract with a detailed hourly estimate by task for the clients review and concurrence. Those scope list all assumptions and clarifications. Lump-sum tasks may align with the clients goal of maintaining a firm budget for the project. Alternatively, where a project scope is indeterminate such as on-going or as-needed services, we will typically work under a time and materials contract with a not to exceed amount that may be adjusted or reduced as the project requirements dictate. Our current hourly labor rate schedule is below.

Classification	Rate	Personnel
Analyst I	$130-$160	Mackenzie Norris Nate Morgan Accountant
Analyst II	$170-$200	Anna Lentz Ray Singh
Professional	$200-$230	Nick Skillen Hendrik Burger
Senior Professional I	$255-$325	Jenny Jones Ryan Clark Matt Dunagin Mike Alexander
Senior Professional II	$350-$410	Senior Engineers
Senior Technical Support	$120-$300	CADD Tech
Technical Support	$100-$175	Summer Intern
Support Staff	$85-$145	Office Administrator

- Effective through June 30, 2026
- Subject to adjustment thereafter
- Internal reimbursable expenses will be charged at 5% of labor billings
- External reimbursable expenses will be charged at 15% mark-up, or per the contract
- Subconsultants will be billed per the contract

OPEN RECORDS

Kimley-Horn understands that all materials included in this submittal are the property of the City, and they will make every effort to protect the confidential elements listed on page 33.

Kimley»Horn

Kimley-Horn and Associates, Inc.

Hourly Labor Rate Schedule | Category B

Classification	Rate	Personnel
Analyst I	$130 - $160	Mackenzie Norris Nate Morgan Accountant
Analyst II	$170 - $200	Anna Lentz Ray Singh
Professional	$200 - $230	Nick Skillen Hendrik Burger
Senior Professional I	$255 - $325	Jenny Jones Ryan Clark Matt Dunagin Mike Alexander
Senior Professional II	$350- $410	Senior Engineers
Senior Technical Support	$120 - $300	CADD Tech
Technical Support	$100 - $175	Summer Intern
Support Staff	$85 - $145	Office Administrator

Effective through June 30, 2026

Subject to annual adjustment thereafter

Internal Reimbursable Expenses will be charged at 5% of Labor Billings

External Reimbursable Expenses will be charged at 15% mark-up, or per the Contract

Sub-Consultants will be billed per the Contract

kimley-horn.com | 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009 | 770 619 4280

APPENDIX

RESUMES

YEARS OF EXPERIENCE 13

ALPHARETTA, GA



JENNY JONES, PE

PROGRAM MANAGER AND LEAD ENGINEER

Jenny brings 13 years of diverse project experience, with expertise in natural gas pipeline design and utility coordination, project management, and permitting. Her technical background includes the design of horizontal jack and bores and HDDs beneath major roadways, railroads, and water bodies, as well as utility conflict analysis. She has been instrumental in conducting numerous route studies and analyses for AGL projects and has successfully led projects from conception through construction, effectively navigating complex challenges throughout the process. Additionally, Jenny has strong capabilities in civil site design, jurisdictional permitting, and National Pollutant Discharge Elimination System (NPDES) permitting. She is proficient in AutoCAD Civil 3D, BoreAid, Pipeline Toolbox, and ArcGIS Pro. Jenny brings proven leadership and hands-on experience to the Kimley-Horn team. ***Benefit to the City: Jenny has extensive experience in natural gas projects and collaboration with various Georgia municipalities, GDOT, and gas agencies. Her expertise will bring improved energy efficiency and cost savings.***

PROFESSIONAL CREDENTIALS

Bachelor of Science, Environmental Engineering, Mercer University

Professional Engineer in GA, AL, TN, and WA

PROJECT EXPERIENCE

- AGL, Peachtree to Piedmont Pressure Improvements (PRIM) Project, Atlanta, GA
- AGL, DOT Projects, Multiple Locations, GA
- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Banks County Pipeline and Station Design, Banks County, GA
- AGL, 16-inch Gas Main Relocation - Georgia Ports Authority (GPA) Ocean Terminal, Savannah, GA
- AGL, Cumming Fire Valves, Cumming, GA
- AGL, Project Forage, Valdosta, GA
- AGL, Rome High Pressure Distribution Routing Study, Floyd County, GA
- AGL, Talbotton Tap Station, Talbotton, GA
- AGL, Brunswick Tidewaters Industrial Park Pipeline and Regulator Station, McIntosh County, GA
- AGL, 250 Logistics Parkway HDD, Jackson, GA
- AGL, SR 85 at Whitewater Creek, Fayette County, GA
- AGL, Lowndes County Econ-1 Gas Main Extension, Valdosta, GA
- AGL, SR 135 Bridge Replacement and Pipeline, Hazelhurst, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, Valentine Industrial HDD, Jefferson, GA
- AGL, Bald Ridge Marina Road at GA 400 Main Replacement, Cumming, GA
- AGL, Toto Creek HDD, Dawsonville, GA
- City of Ellensburg, System Loop and Service Line, Ellensburg, WA
- City of Adairsville, GA 140 HDD Design Project, Adairsville, GA
- City of Adairsville, Joe Frank Harris Parkway HDD Design Project, Adairsville, GA
- City of Adairsville, SR 3/Old Highway 41 Gas Extension and HDD Project, Adairsville, GA

YEARS OF EXPERIENCE
15

VIRGINIA BEACH, VA

RYAN CLARK, PE

PRINCIPAL-IN-CHARGE



PROFESSIONAL CREDENTIALS

Bachelor of Science, Civil Engineering, Virginia Polytechnic Institute and State University

Professional Engineer in GA, DE, ID, NC, NY, OH, PA, VA, WI, and WV

Ryan has earned a reputation for strong performance through his leadership of complex natural gas projects. During the past 15 years, he has successfully delivered projects routed within congested urban locations, situated within transmission easements, requiring permitting from multiple municipalities and agencies, and/or requiring delivery on aggressive schedules. He also is skilled in station design, including the design of launchers and receivers to support pigging operations. Ryan has valuable experience with permitting and design in roadway ROW. He also is highly skilled in jack and bore and HDD design and operations. Ryan has designed hundreds of successfully completed drills ranging up to 4,400 feet. He excels at leading cross-functional teams to deliver projects on time and within budget and will work closely with his carefully selected team members to bring best practices to you on this important project. ***Benefit to the City: Ryan Clark has led hundreds of natural gas projects for clients across the nation. He has deep knowledge of natural gas industry codes and standards ensuring efficiecy and compliance with the highest safety and regulatory requirements.***

PROJECT EXPERIENCE

- AGL, Gilmer County Pipeline Expansion Project, Gilmer County, GA
- AGL, Glennville Project Engineering and Land Surveying, Appling and Tattnall Counties, GA
- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Mars Hill Tap Station, Cobb County, GA
- AGL, Central Region - Jackson Station to McDonough, Valdosta, GA
- Florida City Gas (FCG), Pioneer to South Bay Pipeline Retrofits and ILI Engineering, Palm Beach, FL
- Peninsula Pipeline Company (PPC), Callahan Pipeline Expansion Project, Callahan, FL
- AGL, Peachtree to Piedmont PRIM Project, Atlanta, GA
- AGL, Multiple Department of Transportation (DOT) Projects, Gas Main Infrastructure Analysis, Multiple Locations, GA
- AGL, Banks County Pipeline and Station Design, Banks County, GA
- AGL, 16-inch Gas Main Relocation - Georgia Ports Authority (GPA) Ocean Terminal, Savannah, GA
- AGL, Cumming Fire Valves, Cumming, GA
- AGL, Project Forage, Valdosta, GA
- AGL, Rome High Pressure Distribution Routing Study, Floyd County, GA
- AGL, Lucas Road to Rome #4 Tap Station Line Hydrotest, Cartersville, GA
- AGL, Talbotton Tap Station, Talbotton, GA
- AGL, Brunswick to Tidewaters Industrial Park Pipeline and Regulator Station, McIntosh County, GA
- AGL, 250 Logistics Parkway HDD, Jackson, GA
- AGL, SR 85 at Whitewater Creek, Fayette County, GA
- AGL, Athens Fire Valves, Clarke County, GA
- AGL, Lowndes County Econ-1 Gas Main Extension, Valdosta, GA
- AGL, SR 135 Bridge Replacement and Pipeline, Hazelhurst, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, Riverdale 4 Pipeline, Riverdale, GA
- AGL, City Gate #1 Tap Station, Savannah, GA

YEARS OF EXPERIENCE
17

PEACHTREE CORNERS, GA

MATT DUNAGIN, PE

QA/QC MANAGER



Matt is an established and trusted consultant who brings 17 years of diverse municipal experience to the Kimley-Horn team-ranging from infrastructure design, utility relocation, and rehabilitation to civil site development and transportation-related projects. His experience includes design, drafting, specification preparation, public bidding, construction management, and inspection for various aspects of natural gas systems, water and wastewater systems, and transportation and pedestrian facilities. Matt's project experience has encompassed natural gas distribution mains, potable water distribution systems, sanitary sewer collection systems and pump stations, sanitary sewer rehabilitation, stormwater collection systems, comprehensive land development, hydraulic studies, and federal/state/local permitting. ***BENEFIT TO THE CITY: Matt is experienced with and understands the unique demands managing on-call services, having provided these services for the Cities of Adairsville, Chamblee, Cumming, Jasper, and Buford.***

PROFESSIONAL CREDENTIALS

Bachelor of Science, Civil Engineering, Clemson University

Professional Engineer in GA and SC

PROJECT EXPERIENCE

- Chatham County, L. Scott Stell Park Utility Design, Savannah, GA
- City of Buford, Rowen High Pressure Natural Gas Main Relocation, Buford, GA
- City of Chamblee, Broad Street Utility Relocation, Chamblee, GA
- Chattanooga Gas Company (CGC), Chattanooga Fire Valves 2021, Chattanooga, TN
- City of Ellensburg, System Loop and New Service, Ellensburg, WA
- City of Buford, On-Call Natural Gas Layouts and Reporting, Buford, GA
- City of Chamblee, Rail Trail Segment Nos. 1, 5, 6, and Pierce Drive, Owner's Representative, Chamblee, GA
- City of Buford, Southside Water Pollution Control Plant Tertiary Filter Replacement, Buford, GA
- City of Adairsville, American Rescue Plan Act (ARPA) Sewer Improvements, Adairsville, GA
- City of Gainesville, SR 60 at Chattahoochee River Utility Relocation Project, Gainesville, GA
- City of Atlanta, RM Clayton Water Reclamation Center (WRC) General Services, Atlanta, GA
- City of Chamblee, Arrow Creek Streambank, Chamblee, GA
- City of Chamblee, 2022 Local Maintenance and Improvement Grant (LMIG) Paving Project, Chamblee, GA
- City of Chamblee, Village Park Turf Fields, Chamblee, GA
- City of Buford, Shadburn Ferry Road Storm Drainage Improvements, Buford, GA
- Oconee County, Hydraulic Sewer Model Development, Oconee County, GA
- City of Buford, Thunder Road Drainage Improvements, Buford, GA
- City of Jasper, Water Plant Rehabilitation Phase 2, Jasper, GA
- City of Buford, 2024 LMIG Paving Project, Buford, GA
- City of Buford, New Bethany Road Sewer Main Extension, Buford, GA
- City of Jasper, Lead Service Line Inventory and Compliance, Jasper, GA
- City of Chamblee, SR 141 at Parsons Drive/Peachtree

YEARS OF EXPERIENCE 19

NASHVILLE, TN

MIKE ALEXANDER, PE

QA/QC MANAGER



PROFESSIONAL CREDENTIALS

Bachelor of Science, Mechanical Engineering, Georgia Institute of Technology

Professional Engineer in GA, AL, FL, TN, TX, and UT

Mike has 19 years of experience leading complex natural gas projects, including a decade of engineering and management experience with one of the largest natural gas utilities in the country. He specializes in design for transmission and distribution systems, and his expertise encompasses all aspects of engineering, construction, and operations, including natural gas pipeline design, metering, and regulating stations, renewable natural gas upgrading and injection, hydrogen blending, pipeline replacement programs, routing analysis, and horizontal directional drill (HDD). Mike also brings valuable experience in integrity management projects, regulatory affairs, and compliance, as well as pipeline program execution and management. Mike has successfully completed projects in states nationwide, many of which had aggressive timelines and complex permitting requirements. ***BENEFIT TO THE CITY: Mike has extensive experience in natural gas systems and has prior experience with a major gas utility provider that gives him valuable insight into the construction and operation side, increasing value to our clients.***

PROJECT EXPERIENCE

- AGL, Central Region - Jackson Station to McDonough, Valdosta, GA
- AGL, Dalton Interconnects, Bartow and Murray Counties, GA
- AGL, Calhoun 2 Tap Station, Calhoun, GA
- AGL, Clifton Springs Station, DeKalb County, GA
- AGL, I-16 Macon Relocation Project, Macon, GA
- AGL Browns Bridge Tap Station, Cumming, GA
- AGL, Glennville Project Engineering and Land Surveying, Appling and Tattnall Counties, GA
- AGL, Camp Creek Pipeline, Fulton County, GA
- AGL, Mars Hill Tap Station, Cobb County, GA
- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Gilmer County Pipeline Expansion Project, Gilmer County, GA
- AGL, Sewell Road Heater, Atlanta, GA
- AGL, Wayne County Tap Station, Wayne County, GA
- AGL, Riverdale 4 Pipeline, Riverdale, GA
- AGL, Athens Fire Valves, Clarke County, GA
- Florida Public Utilities (FPU), Nassau County Pipeline, Nassau County, FL
- City of Tomball, South Cherry Street Steel Main Replacement Design, Tomball, TX
- Dominion Energy Utah (DEUT), Eureka Feeder HDD, Eureka, UT
- FCG, NW Hialeah Expansion, Medley, FL
- FCG, Pioneer to South Bay Pipeline Retrofits and In-Line Inspection (ILI) Engineering, Palm Beach and Hendry Counties, FL
- FCG, Miller Gate Station Renewal, Olympia Heights, FL
- FCG, SE Hialeah Gate Station Renewal, Miami, FL
- FCG, NW Hialeah Meter Retrofit, West Palm Beach, FL
- FPU, Northlake Boulevard, West Palm Beach, FL
- PPC, Callahan Pipeline Expansion Project, Callahan, FL

YEARS OF EXPERIENCE
5

ALPHARETTA, GA

NICK SKILLEN, PE, LEED GREEN ASSOC.

PROJECT ENGINEER



PROFESSIONAL CREDENTIALS

Bachelor of Science, Civil Engineering, University of Georgia

Professional Engineer in GA, FL, and TN

LEED Green Associate

Nick has a wide range of natural gas project experience to bring to the table. He has worked on distribution projects, transmission projects, station M&R projects, and more. He is skilled in M&R station design both with mechanical, site civil, and electrical design for regulator, over pressure protection, odorization, and metering projects. He has performed various trenchless HDDs and J&Bs and has performed difficult linear pipeline utility conflict design on distribution systems. For transmission projects, he has completed the design for hydrotesting, pipeline replacement, pipeline integrity analysis, and more. He is proficient in record drawing design for various linear and station natural gas projects and enjoys seeing various projects be successfully designed and built from start to finish. He regularly uses software, including Microsoft Project, AutoCAD Civil3D, ArcGIS Pro, Excel, and others often needed on these types of natural gas projects. ***BENEFIT TO THE CITY: Nick has extensive experience providing design for a variety of natural gas projects in the Southeast.***

PROJECT EXPERIENCE

- AGL, Peachtree to Piedmont PRIM Project, Atlanta, GA
- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Project Forage, Valdosta, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, Savannah City Gate #1 Tap Station, Savannah, GA
- AGL, Lucas Road to Rome #4 Tap Station Line Hydrotest, Cartersville, GA
- AGL, Hampton to Thomaston Line Pipe Replacement and Hydrotest, Milner, GA
- AGL, Cumming Fire Valves, Cumming, GA
- AGL, Riverdale 4 Pipeline, Riverdale, GA
- AGL, Banks County Pipeline and Station Design, Banks County, GA
- KUB, Natural Gas System Monitor and Control Study, Knoxville, TN
- CGC, 2021 Fire Valves, Chattanooga, TN
- AGL, Sewell Road to Johnson Header Remote Controlled Valves (RCVs), Atlanta, GA
- AGL, Talbotton Tap Station, Talbotton, GA
- AGL, Athens Fire Valves, Clarke County, GA
- AGL, Griffin Spalding County Airport Relocation, 16-inch Fincherville Lateral, Griffin, GA
- AGL, East Athens Regulator Station Renewal, Athens, GA
- AGL, Griffin Sub-Meter Station, Griffin, GA
- AGL, Old Holton Road City Gate 1 and 2 Station Renewal, Macon, GA
- KUB, Cherokee Trail Regulator Station Natural Gas Heater, Knoxville, TN
- AGL, Clifton Springs Station, DeKalb County, GA
- Nicor Gas, Dubuque Phase VI Pipeline Replacement, Freeport, IL
- Kinder Morgan, Synthetic Natural Gas (SNG) to Tennessee Gas Pipeline (TGP) Toca Meter Station, St. Bernard Parish, LA
- AGL, I-20 at SR 138/SR 20 Review of Existing Gas Main, Multiple Locations, GA
- City of Ellensburg, System Loop and New Service, Ellensburg, WA

YEARS OF EXPERIENCE
5

HARRISBURG, PA

HENDRIK BURGER, PE

PROJECT ENGINEER



Hendrik is a skilled design engineer with five years of experience in the natural gas and propane industry, specializing in station design, distribution systems, and pipeline commissioning. Hendrik has led projects from conception to construction, navigating complex regulations and technical challenges. His expertise spans metering and regulating stations, pipeline replacement programs, and industrial applications, including propane bulk plants, ovens, and analog control systems. ***Benefit to the City: With a background in both field and project engineering, Hendrik bridges the gap between design and execution, ensuring practical, efficient, and regulatory-compliant solutions.***

PROFESSIONAL CREDENTIALS

Bachelor of Science, Mechanical Engineering, Temple University

Professional Engineer in GA, OH, and PA

PROJECT EXPERIENCE

- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Riverdale FEED Study Design, Riverdale, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- TC Energy, River Road Pipeline, Marietta, PA
- Nisource, Inc., Columbia Gas of Pennsylvania, Vineyard, York County, PA*
- Nisource, Inc., Columbia Gas of Pennsylvania, I-95 Crossing, State College, PA*
- Nisource, Inc., Columbia Gas of Pennsylvania, Center Hall POD Rebuild, State College, PA*
- Nisource, Inc., Columbia Gas of Virginia, Norfolk Odorizer, Norfolk, VA*
- Nisource, Inc., Columbia Gas of Pennsylvania, Main Replacement, Redlion, PA*
- Nisource, Inc., Columbia Gas of Pennsylvania, Hanover Foods, Hanover, PA*
- Confidential Client, Confidential Project, Confidential Location, PA*
- Confidential Client, Project Hairspray, Appomattox, VA
- Confidential Client, Data Center Project, Falls Township, PA
- Rose Bowl Operating Company, Plumbing Infrastructure, Pasadena, CA
- CRCP, 1301 Main Street, Royersford, PA

*Completed prior to joining Kimley-Horn

FIRM'S COMMENTS ON THE PROPOSED AGREEMENT

Kimley-Horn has reviewed and accepts the contents of the proposed agreement language set forth that will be incorporated as the successful contractor's contract.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Edgewood Partners Insurance Agency
3780 Mansell Rd. Suite 370
Alpharetta GA 30022

CONTACT NAME: Jerry Noyola
PHONE (A/C, No, Ext): 7702207699 **FAX (A/C, No):**
E-MAIL ADDRESS: greylingcerts@greyling.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : National Union Fire Ins Co of Pittsburg	19445
INSURER B : Allied World Assurance Co (U.S.) Inc.	19489
INSURER C : New Hampshire Insurance Company	23841
INSURER D : Lloyd's of London	85202
INSURER E :	
INSURER F :	

INSURED KIMLASS
Kimley-Horn and Associates, Inc.
421 Fayetteville Street, Suite 600
Raleigh, NC 27601

COVERAGES **CERTIFICATE NUMBER:** 370182796 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GL5268169	4/1/2025	4/1/2026	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X Contractual Liab						MED EXP (Any one person)	$ 25,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY	$ 2,000,000
	POLICY X PRO-JECT X LOC						GENERAL AGGREGATE	$ 4,000,000
	OTHER:						PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
A A	AUTOMOBILE LIABILITY X ANY AUTO			CA4489663 CA2970071	4/1/2025 4/1/2025	4/1/2026 4/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			03127930	4/1/2025	4/1/2026	EACH OCCURRENCE	$ 5,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 10,000							$
C C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC067961230 WC013711885	4/1/2025 4/1/2025	4/1/2026 4/1/2026	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 2,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	$ 2,000,000
D	Professional Liability			B0146LDUSA2504949	4/1/2025	4/1/2026	Per Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Coverage

CERTIFICATE HOLDER

Sample Certificate

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Gregg Bradford

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CONSULTANT'S AFFIDAVIT OF EMPLOYMENT ELIGIBILITY

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of **City of Covington** has registered with, is authorized to use and uses the Federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, the undersigned Contractor will continue to use the Federal work authorization program throughout the contract period.

The undersigned further agrees that, should it employ or contract with any Subcontractor(s) in connection with the physical performance of services pursuant to this contract with the **City of Covington.** Contractor will secure from such Subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **City of Covington** at the time the Subcontractor(s) is retained to perform such service. Contractor hereby attests that its Federal work authorization user identification number and date of authorization are as follows:

2023677

E-Verify Company ID Number

11/17/2022

Date of Authorization

Kimley-Horn and Associates, Inc.

Name of Contractor

Request for Qualifications for Annual Consulting Services | #2025-15 RFQ

Name of Project

I (We) hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on the 16th day of July , 2025 in Alpharetta, GA
(City), (State).

Signature of Authorized Officer or Agent

Zachary Dufour, PE, CPESC | Vice President

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 16th DAY OF July, 2025

Kelsey E Evans

Notary Public

My Commission Expires: July 05, 2026



SAVE AFFIDAVIT

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit under oath, as an applicant for a public benefit, as referenced in O.C.G.A. §50-36-1, administered by the Georgia Department of Community Affairs, the undersigned applicant verifies one of the following with respect to my ability to enter into a contract with the City of Covington:

1) ✓ I am a United States citizen.

OR

2) _____ I am a legal permanent resident of the United States.

OR

3) _____ I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act and lawfully present in the United States with an alien number issued by the Department of Homeland Security or other federal immigration agency. My alien number issued by the Department of Homeland Security or other federal immigration agency is:

_____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. §50-36-1(f)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

driver's license

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed this the 16th day of July, 2025 in Alpharetta, GA (City), _____ (State).

_____

*Signature of Applicant

Zachary Dufour, PE, CPESC

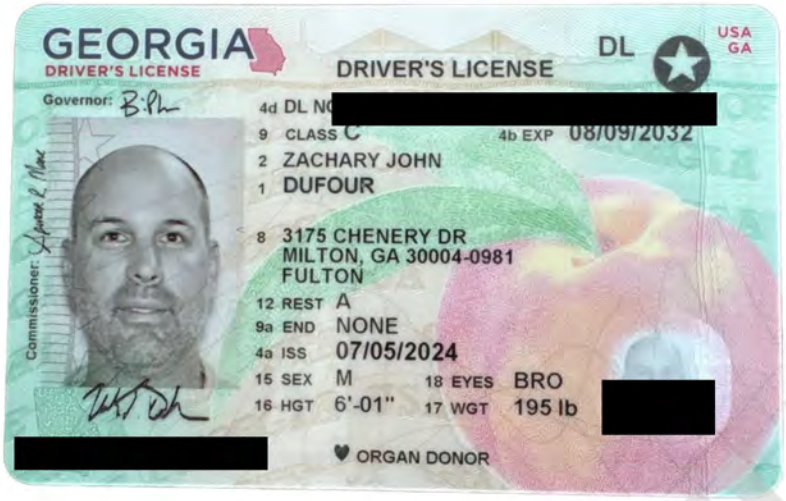
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 16th DAY OF July, 2025

NOTARY PUBLIC

My Commission Expires: JULY 05, 2026





CONFIDENTIAL

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Kimley-Horn and Associates, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **5**

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

421 Fayetteville Street, Suite 600

6 City, state, and ZIP code

Raleigh, NC 27601

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

5	6	–	0	8	8	5	6	1	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Tammy Fox **Date** March 1, 2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Kimley»Horn

Expect More. Experience Better.

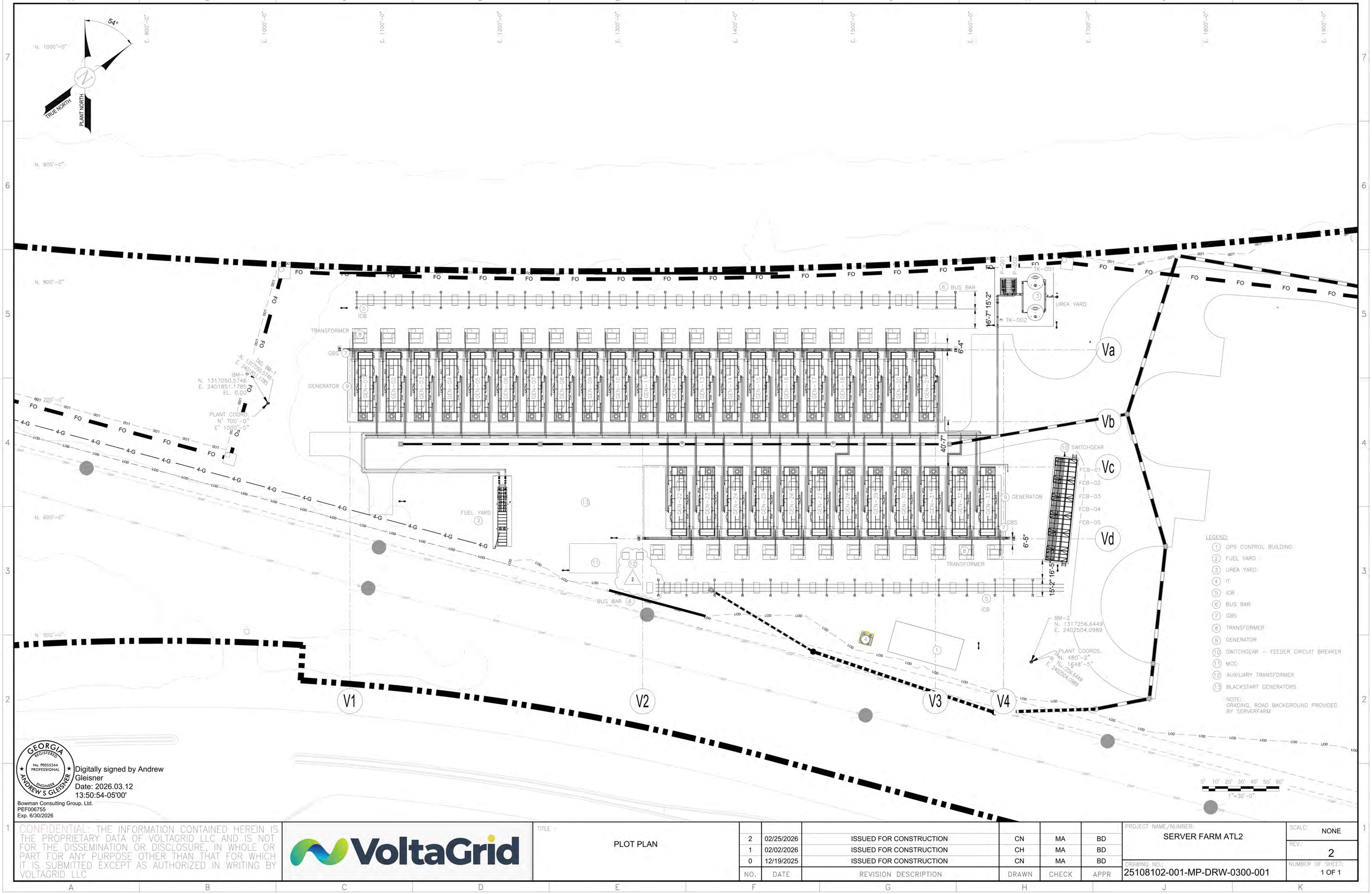


JENNY JONES, PE

PROGRAM MANAGER AND LEAD ENGINEER

770 545 6108

jenny.jones@kimley-horn.com



GEORGIA REGISTERED No. PE055344 PROFESSIONAL ENGINEER ANDREW S GLEISNER

Digitally signed by Andrew Gleisner
Date: 2026.03.12 13:50:54-05'00'

Bowman Consulting Group, Ltd.
PEF006755
Exp. 6/30/2026

CONFIDENTIAL: THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY DATA OF VOLTAGRID LLC AND IS NOT FOR THE DISSEMINATION OR DISCLOSURE, IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUBMITTED EXCEPT AS AUTHORIZED IN WRITING BY VOLTAGRID LLC

VoltaGrid

TITLE :

PLOT PLAN

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
2	02/25/2026	ISSUED FOR CONSTRUCTION	CN	MA	BD
1	02/02/2026	ISSUED FOR CONSTRUCTION	CH	MA	BD
0	12/19/2025	ISSUED FOR CONSTRUCTION	CN	MA	BD

PROJECT NAME/NUMBER:
SERVER FARM ATL2

DRAWING NO.:
25108102-001-MP-DRW-0300-001

SCALE: NONE

REV.: 2

NUMBER OF SHEET: 1 OF 1

City of Covington

BUILDING PERMIT APPLICATION

Date Received: _____

Received By: _____

Permit No.: _____

Invoice No.: _____

PLEASE COMPLETE THE FOLLOWING:

Commercial plan review fee: $250.00 Residential plan review fee: $75.00

Incomplete applications will be denied and returned to the applicant.

I. PROJECT INFORMATION:

Project Address: 10835 Hazelbrand Road NE, Covington, GA 30014

Parcel ID: 0080-083 Parcel Size (Acres): 3.5 Zoning District: M-2

Project Name: Server Farm ATL2

Description of Project: Containerized Natural Gas Reciprocating Generators

Permit Type: ☐ Residential ☐ Commercial ☒ Industrial ☐ Other

Project Type: ☒ New Construction ☐ Interior Build/Remodel ☐ Exterior Remodel ☐ Basement Finish

☐ In Ground Pool ☐ Shell Only ☐ Other _____

New Construction:
# of bedrooms: _____ # of full baths _____ # of half baths _____ detached __ attached _ garage

Project Cost/Valuation (excluding land cost): $50,000,000

Total Square Footage: 152,500

Intended Use of Structure(s): ☐ Single Family House ☐ Multifamily House ☐ Apartment

☐ Retail ☐ Restaurant ☐ Professional ☐ Other _____

Building Height: _____ Number of Levels: _____

Will a temporary power pole be needed? ☐ yes ☐ no Fire Sprinkler System Provided? ☐ yes ☐ no

Is the property located within a historic district? ☐ yes ☒ no
If yes, applicant must also submit proof of a Certificate of Appropriateness.

II. APPLICANT INFORMATION:

Name: Jenny Twentyman

Address: 10800 Telge Road, Houston Texas 77095

Phone: 346-820-4846 Email: Jenny.twentyman@voltagrid.com

Applicant is: ☐ Property Owner ☐ General Contractor ☐ Business Owner/Tenant

☐ Architect/Engineer ☒ Other Project Manager, VoltaGrid

III. REQUIREMENTS:

☒ 1 full set of stamped building plans on 24" x 36" paper (including site layout plan, Tree Preservation Plan, backflow protection device and grease trap – if applicable)

☒ 2 separate sets of electrical plans (non-residential) ☒ 1 separate set of gas plans (non-residential)

☒ 1 set of digital plans in pdf format ☐ Plan review fee

☒ Signed affidavit ☒ Copy of state license ☒ Copy of business license ☒ Copy of driver's license

☒ Signed subcontractor affidavit for each subcontractor

☐ If structure is to be placed on a septic system, please provide proper documentation from the Newton County Health Department.

☐ If your home is in Covington's Historic Districts, you will need to complete a Certificate of Appropriateness **prior** to the completion of this application.

IV. CONSTRUCTION TYPE- IBC 503

☐ Type I (**Fire Resistive**) concrete and steel structure (including roof)

☐ Type II (**Non-Combustible**) steel or concrete walls – similar to Type I but roof material is combustible

☐ Type III (**Ordinary – Brick and Joist Structure**) masonry bearing walls with floors, structural framework and roof made of wood or other combustible material

☐ Type IV (**Heavy Timber**) masonry wall similar to Type II but interior consist of heavy timber

☐ Type V (**Wood Frame**) interior and exterior walls are wood framed

Exterior Building Material: ☐ Brick ☐ Stone ☐ Stucco/EIFS ☐ Other _____

Roofing Material: ☐ Metal ☐ Asphalt ☐ Other _____

V. CONTRACTOR INFORMATION:

Contractor Business Name: Applied Construction Solutions

Address: P.O. Box 340 Bridgeport, WV 26330

Qualifying Agent Name: Frank Annese

State License Number: GCCO009875 Expiration Date: 06/30/2028

License Type: ☒ General Contractor ☐ General Contractor-limited tier ☐ Residential Basic ☐ Residential/Light Commercial

Address: 5338 Shinnston Pike Meadowbrook, WV 26404

Phone: 304-423-8760 Email: Fannese@acs8760.com

Primary Contact for Project: Cody Palmer Phone: 351-234-8141

VI. GEORGIA LICENSED SUBCONTRACTOR INFORMATION:

Electrical Contractor

Business Name: United Electrical Services LLC Contact Name: Joesph Pratt

Address: PO Box 847 Jane Lew WV 26376

Qualifying Agent Name: Joesph Pratt

State Card number: EN219095 Expiration Date: 6/30/2026

Phone: 304-884-8142 Email: vicki@uesiwv.com

Plumbing Contractor

Business Name: Emcon Service, Inc. Contact Name: Allen Wilkins

Address: 250 Parkade Ct., Peachtree City, GA 30269

Qualifying Agent Name: Allen Wilkins

State Card number: MP208834 Expiration Date: 11/30/2028

Phone: 678-898-0397 Email: Allenwilkins@emconservices.com

Mechanical Contractor

Business Name: Emcon Service, Inc. Contact Name: Allen Wilkins

Address: 250 Parkade Ct., Peachtree City, GA 30269

Qualifying Agent Name: Allen Wilkins

State Card number: CN209299 Expiration Date: 11/30/2027

Phone: 678-898-0397 Email: Allenwilkins@emconservices.com

Low Voltage Contractor

Business Name: United Electrical Services LLC Contact Name: Joesph Pratt

Address: PO Box 847 Jane Lew WV 26376

Qualifying Agent Name: Joseph E Pratt

State Card number: EN219095 Expiration Date: 6/30/2026

Phone: 304-884-8142 Email: vicki@uesiwv.com

City of Covington

BUILDING PERMIT APPLICATION

I do hereby certify that I am responsible for each required licensed subcontractor to hold a current Georgia subcontractor license and local business license where the business is located from. It is my sole responsibility to notify the City of Covington Planning and Zoning Department in writing of any change in the status of myself as the contractor or any subcontractor performing work listed on this page. Any false information or representation will be prosecuted under all applicable laws and ordinances.

General Contractor: _____ Date: 4-3-26

Sworn to and subscribed before me on this 3 day of April, 2026

Notary: Tammy Davis Keough

Notary Seal

OFFICIAL SEAL
STATE OF WEST VIRGINIA
NOTARY PUBLIC
Tammy Davis Keough
59 Gladstone Drive, Clarksburg WV 26301
My Commission Expires February 21, 2027

VII. PROPERTY OWNER AFFIDAVIT: SF ATL 2, LLC

I, Ander Papouchado on behalf of, the owner of the subject property identified in this application, do hereby authorize VoltaGrid and Emcon Services to act on my behalf in all matters pertaining to the processing and approval of this application, including modifying the project accordingly to the terms and conditions set forth by the City of Covington. I agree to be bound by all representatives and agreements made by my designated representative. If this relationship changes at any time prior to the completion of this project, it is my sole responsibility to notify the City of Covington Planning and Development Department of said change in writing.

Name of Property Owner(s): SF ATL 2, LLC

Mailing Address: PO Box 2156, El Segundo, CA 90245

Phone: 972.259.7100 Email: brent.v@sfrdc.com

Signature of Owner: _____ Date: March 26, 2026

Sworn to and subscribed before me on this 26 day of MARCH, 2026

Notary: Susan Schwartz

SUSAN SCHWARTZ, NOTARY PUBLIC

Notary Seal

SUSAN SCHWARTZ
Notary Public - California
Los Angeles County
Commission # 2495257
My Comm. Expires Aug 18, 2028

NO PERMIT WILL BE SUBMITTED FOR REVIEW UNTIL THE PLAN REVIEW IS PAID.

NO PERMIT WILL BE ISSUED UNTIL THE PROPERTY OWNER AFFADAVIT IS SIGNED.

NO INSPECTION WILL BE PERFORMED UNTIL THE SUBCONTRACTOR AFFIDAVIT IS COMPLETED AND ON FILE.

PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR NON-RESIDENTIAL CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE FIRE MARSHAL AND BUILDING INSPECTOR A COPY OF THE FINAL APPROVED PLANS IN .PDF FORMAT. THESE FILES MAY BE DIRECTLY EMAILED TO THE RECIPIENTS.

**** FOR OFFICIAL USE ONLY ****

PLANNING & DEVELOPMENT	**File #**		**Fee Received:** ☐	
☐ **Approved** ☐ **Approved with remarks** _____ ☐ **Denied** _____		Is this property located within Covington's Historic District? ☐ Yes, ☐ No		

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Licensing Board for Residential and Commercial General Contractors
Commercial General Contractor Company
LICENSE NO. GCCO009875
Applied Construction Solutions, Inc.
5338 Shinnston Pike
Meadowbrook, WV 26404
Qualifying Agent: Frank Annese
Qualifying Agent License No: GCQA009828
Expiry Date - 06/30/2028
Status - Active

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the GOALS Portal https://goals.sos.ga.gov/.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia Professional Licensing Boards Division
3920 Arkwright Rd, Suite 195
Macon, GA 31210
Phone: (404) 424-9966
https://goals.sos.ga.gov/.

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Licensing Board for Residential and Commercial General Contractors
Commercial General Contractor Company
LICENSE NO. GCCO009875
Applied Construction Solutions, Inc.
5338 Shinnston Pike
Meadowbrook, WV 26404
Qualifying Agent: Frank Annese
Qualifying Agent License No: GCQA009828
Expiry Date - 06/30/2028
Status - Active

Control Number : 25205595

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF AUTHORITY

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Applied Construction Solutions, Inc. of WV
a **Foreign Profit Corporation**

has been duly formed under the laws of **West Virginia** and has filed an application meeting the requirements of Georgia law to transact business as a **Foreign Profit Corporation** in this state.

WHEREFORE, by the authority vested in me as Secretary of State, the above **Foreign Profit Corporation** is hereby granted, on **10/17/2025**, a certificate of authority to transact business in the State of Georgia as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said application.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **10/23/2025**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

APPLICATION FOR CERTIFICATE OF AUTHORITY

Electronically Filed
Secretary of State
Filing Date: 10/17/2025 10:55:19 AM

BUSINESS INFORMATION

CONTROL NUMBER	25205595
BUSINESS NAME	Applied Construction Solutions, Inc. of WV
BUSINESS TYPE	Foreign Profit Corporation
EFFECTIVE DATE	10/17/2025
HOME JURISDICTION	West Virginia
NAME IN HOME JURISDICTION	Applied Construction Solutions, Inc.
DATE OF FORMATION IN HOME JURISDICTION	03/11/1981
COMMENCEMENT DATE IN GEORGIA	10/17/2025

PRINCIPAL OFFICE ADDRESS

ADDRESS	5338 Shinnston Pike, Meadowbrook, WV, 26404, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Cogency Global Inc.	900 Old Roswell Lakes Parkway, Suite 310, Roswell, GA, 30076, USA	Fulton

OFFICER(S)

NAME	TITLE	ADDRESS
David B. Alvarez	CEO	5338 Shinnston Pike, Meadowbrook, WV, 26404, USA
Manuel Alvarez, III	SECRETARY	5338 Shinnston Pike, Meadowbrook, WV, 26404, USA
Manuel Alvarez, III	CFO	5338 Shinnston Pike, Meadowbrook, WV, 26404, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	David B. Alvarez
AUTHORIZER TITLE	Officer

State of West Virginia

Certificate

I, Kris Warner, Secretary of State of the State of West Virginia, hereby certify that

APPLIED CONSTRUCTION SOLUTIONS, INC.

was incorporated under the laws of West Virginia and a Certificate of Incorporation was issued by the West Virginia Secretary of State's Office on March 11, 1981.

I further certify that the corporation has not been revoked or administratively dissolved by the State of West Virginia nor has the West Virginia Secretary of State issued a Certificate of Dissolution to the corporation.

Accordingly, I hereby issue this Certificate of Existence

CERTIFICATE OF EXISTENCE

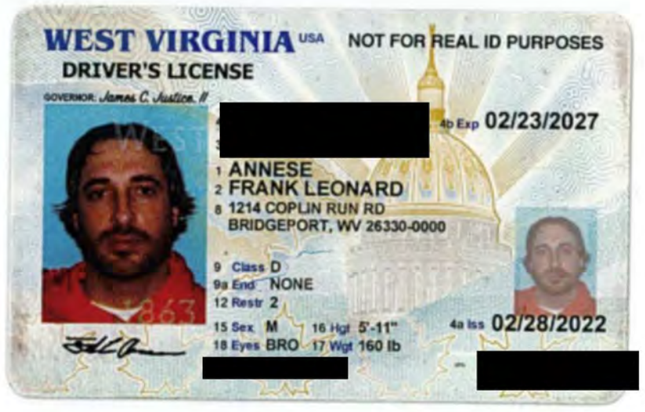
Validation ID:3WV6T_4N3TP

Given under my hand and the Great Seal of the State of West Virginia on this day of

October 16, 2025

Secretary of State

Notice: A certificate issued electronically from the West Virginia Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Validation Page of the Secretary of State's Web site, https://apps.wv.gov/sos/businessentitysearch/validate.aspx entering the validation ID displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate.


WEST VIRGINIA USA
NOT FOR REAL ID PURPOSES
DRIVER'S LICENSE
GOVERNOR: James C. Justice II
[redacted]
4b Exp 02/23/2027
1 ANNESE
2 FRANK LEONARD
8 1214 COPLIN RUN RD
BRIDGEPORT, WV 26330-0000
9 Class D
9a End NONE
12 Restr 2
15 Sex M
16 Hgt 5'-11"
18 Eyes BRO
17 Wgt 160 lb
4a Iss 02/28/2022
[redacted]
[redacted]

CALLED MEETING
6 PM

To enter into Executive Session to discuss land and potential litigation.

CITY OF COVINGTON
COUNCIL MEETING AGENDA
JANUARY 20, 2026
6:30 PM

Expected Attendants - Mayor Fleeta Baggett, Mayor Pro-tem Jared Rutberg, Council members Anthony Henderson, Charika Davis, Travis Moore, Kimberly Johnson, and Dwayne Turner, City Manager Tres Thomas, Deputy City Manager John King, City Clerk Audra M. Gutierrez, and City Attorney Frank Turner, Jr.

1. Call to order, invocation, and Pledge of Allegiance to the Flag of the United States of America.

   -Mayor Baggett to administer the Oath of Office to new Covington Police Officer Seth McCart.

UNFINISHED BUSINESS

2. Discussion of the minutes from the Regular Council Meeting held on January 5, 2026.

3. Discussion of ratification to enact limited moratorium for data center development applications.

NEW BUSINESS

4. Discussion of changes to the agenda.

5. **Consent Agenda**

5a. Approval of applications for **on-premises consumption, off-premises consumption, and Taphouse** only for:

Headbangers Taphouse	5125 Hwy 278, NW

5b. Approval of Newton County Minister's Alliance as sole source to partner with the City to provide annual Thanksgiving Meal Giveaway for 2026-2030.

5c. Approval of Newton County Historical Committee on Black Heritage Preservation as sole source to partner with the City for various African American Heritage community events for 2026-2029.

6. Discussion of Public Hearing regarding a SUP request, PSU25-0011, to allow a private Christian school within an existing Place of Worship at 13230 Lochridge Blvd, tax map parcel number C081 027A, by Dovestone Church.

7. Discussion of resolution to request additional grant monies through the 2026 TIP Solicitation for the Hwy 278 CID.

8. Discussion of change orders for the Utilities Complex.

9. Discussion of Gas Main Agreement to serve natural gas to Ashton Estates.

10. Discussion of Serverfarm Sales Agreement to cover rates and supply.

11. Discussion of Reimbursement Agreement for a new tap from Transco Pipeline.

12. Discussion of Reimbursement Agreement for an engineering study to be completed for the Southern Company at their request.

13. Discussion of waiving the competitive bid requirements and accept the Year 1 Program Management Services proposal for the One Water Reuse System from GWES, to be evaluated and approved on an annual basis.

14. Discussion of current ordinance for on street parking.

15. Discussion of resolution to request that the Georgia General Assembly approve a Homestead Exemption from Ad Valorem Taxes levied by The City of Covington.

16. Acknowledge receipt of Mayor's appointment to the Covington Housing Authority Board.

17. Acknowledge receipt of Mayor's appointment to the Library Board.

18. Public Comments.

19. Comments from the City Manager.

20. Comments from the Mayor and Council.

21. Adjourn.

ADA Compliance: Individuals with disabilities that need certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities may contact the City Clerk at 770-385-2010 promptly to allow the City to make reasonable accommodations for those persons.

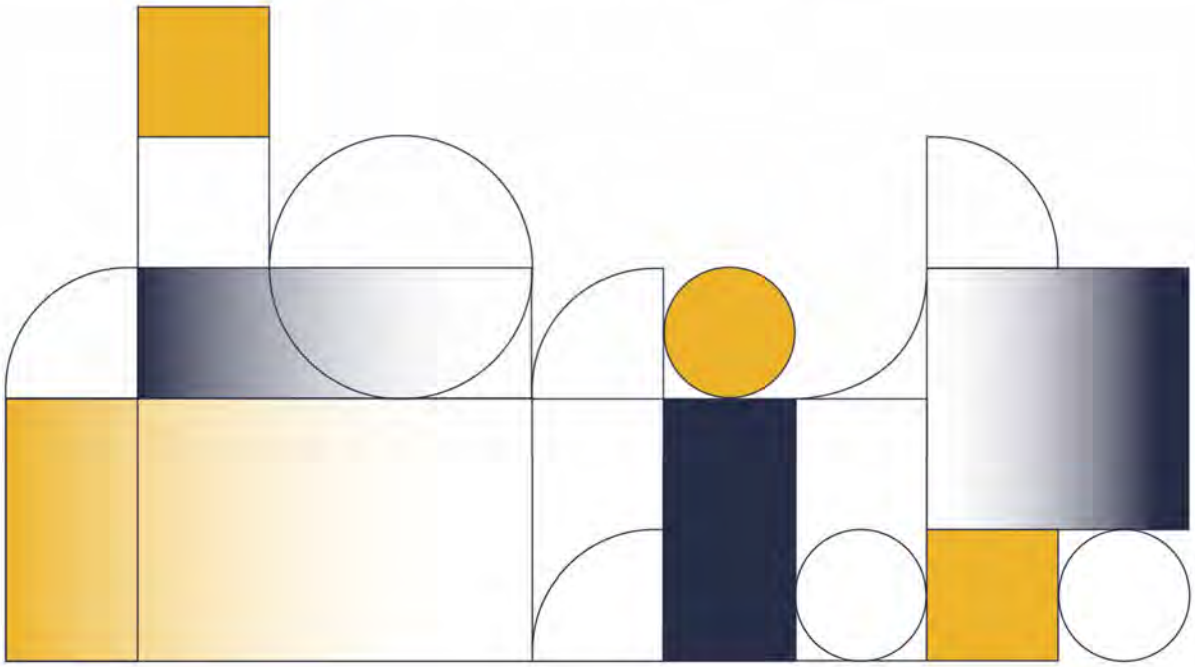
CAMPOS EPC

REQUEST FOR QUALIFICATIONS ANNUAL CONSULTING SERVICES

#2025-15 RFQ

8/5/2025

COVINGTON georgia



A MEMBER OF **THE CAMPOS FAMILY**

August 5th, 2025
Mike Jewell
Gas Director
City of Covington
Subject: Statement of Qualifications – Annual Consulting Services RFQ #2025-15

Dear Mr. Jewell,

Campos EPC, LLC (CEPC) is pleased to submit our Statement of Qualifications in response to the City of Covington's Request for Qualifications (RFQ #2025-15) for Category A – On-Call Consulting Services. We appreciate the opportunity to support the City's Natural Gas Department and are confident that our team's experience, technical capabilities, and commitment to client alignment make us an ideal partner.

Since our founding, CEPC has grown from a small engineering company to a multi-disciplinary professional consulting firm—successfully expanding engineering and design services across the country, supporting clients and communities by extending the life of existing infrastructure, enabling system expansion, assisting in regulatory compliance, and replacing aging assets. As the organization grows, we consistently invest in operations that are local to the markets we serve, allowing for close collaboration and a staff that specializes in the needs, standards, and processes of our clients. We have performed work similar to what is requested in this RFQ for many natural gas and electric utility operators across the U.S., including Dominion Energy, NiSource (Columbia Gas of Virginia & Maryland), Duke Energy/Piedmont Natural Gas, Eversource, PG&E, and Xcel Energy.

Our goal is to always align with our clients by providing local support whenever possible, ensuring a readily available presence, convenient access to CEPC leadership, and a strategic project execution and response plan. We envision leading the City of Covington efforts from our local office in Atlanta. Additionally, CEPC will leverage our East Region offices (Boston, Charlotte, Philadelphia, Amherst, and Tampa) as well as our corporate office in Denver and numerous other national locations as needed. This ensures a scalable and responsive team for Covington's project needs.

The CEPC team includes Professional Engineers (PEs) registered in nearly every U.S. state, who are actively involved in all projects—from mentoring teams to reviewing designs, calculations, and equipment selection. We also are proud to partner with Suburban Consulting Engineers, Inc. (SCE) as a key subcontractor. SCE is a full-service, multi-disciplined engineering and geospatial consulting firm with a strong presence in Georgia and a proven track record supporting municipal utilities.

We acknowledge receipt of the RFQ and any subsequent addenda. Please do not hesitate to contact us with any questions or requests for additional information. We look forward to the opportunity to serve the City of Covington.

Sincerely,
Justin Kuster, P.E. (GA PE 047081)
Area Manager - Campos EPC
Cell: (412) 979-6434 | Email: justin.kuster@camposepc.com

Cc: Chris Barros, Vice President – Campos EPC, LLC - East Region
Kevin Campbell, Principal / Client Development Manager – Suburban Consulting Engineers, Inc.

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Table of Contents

1. Team & Qualifications 3

2. Project Experience 4

Category A – On-Call Consulting Services 4

3. Project Approach / Execution Plan 6

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1. Team & Qualifications

Campos EPC & SCE are proud to present a highly qualified and experienced team of professionals with deep expertise in natural gas infrastructure, engineering design, permitting, construction support, and regulatory compliance. Our team is structured to provide responsive, high-quality service across both ***Category A – On-Call Consulting Services*** as outlined in the City of Covington's RFQ.

Our professionals bring decades of combined experience supporting municipal utilities, public agencies, and private operators across the Southeast and nationally. Each team member has been carefully selected for their technical expertise, leadership, and proven ability to deliver results in complex utility environments.

- **Chris Barros, P.E., – Regional Vice President - East** - Brings 30 years of energy industry experience, including leadership roles at ODIN EPC and Veolia North America. He has a strong background in engineering, project management, and large-scale feasibility, design, and construction projects, with prior experience at Eversource.
- **Justin Kuster, P.E., – Senior Engineer / Project Manager** - Over a decade of experience in utility pipeline engineering, specializing in distribution and transmission. Led over 100 miles of pipeline projects and previously supported Atlanta Gas Light with DOT-related relocations.
- **Joe Craycraft, P.E. – Director of Integrity Services** - Expert in asset lifecycle management for high-pressure pipelines. Leads MAOP reconfirmation, risk analysis, and integrity assessments, with strong experience in GIS and document systems.
- **Rusty Adler – Director of Engineering, Station** - Specializes in station and pipeline design, pressure analysis, and valve automation. Has worked on diverse projects for major utilities including PG&E and Xcel Energy.
- **Ryan Wamble, P.E. PMP – Director of Engineering, Pipeline** – Extensive field and design experience in pipeline replacements and hydrostatic testing. Skilled in trenchless installation and environmental permitting, managing large-scale programs.
- **Romeo Shiplee, P.E. – Director of Geotechnical Engineering** - 17 years of geotechnical and construction observation experience. Expert in trenchless methods, feasibility studies, and geotechnical support for complex infrastructure projects.
- **Tyler Weiers, P.E., CP 4 – Manager, Corrosion Control** - Licensed in 30 states and certified in cathodic protection. Provides corrosion mitigation, electrical grounding, and power system design for gas utilities nationwide.
- **Matthew J. Beksel, PE – Senior Associate / Gas Utility Department Manager** - 17 years of experience in civil and utility engineering. Oversees engineering and inspection teams, manages gas transmission projects, and brings strategic insight and technical leadership to complex infrastructure initiatives.
- **Gregory V. Nicosia, PE – Project Engineer** - licensed Professional Engineer with a background in chemical engineering and an MBA. Excels in managing complex gas utility projects, training new designers, and producing detailed technical deliverables

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- **Matthew J. Pskowski – Senior Project Coordinator** - Mechanical engineer with over 13 years of experience in gas utility project coordination. Specializes in managing large-scale utility construction projects, corrosion control, and regulatory compliance.
- **Kevin P. Campbell – Principal / Client Development Manager** – Over 15 years of experience in utility infrastructure and client relationship management. Has led strategic planning and coordination for over 3,500 miles of pipeline projects.

Additionally, our sub-consultant, SCE, provides full-service solutions on all aspects of natural gas-related projects including feasibility studies and route planning, surveying, preliminary and final design, construction and environmental permitting, traffic control plans, related regulatory coordination, applications and approvals, construction cost estimates, and bid phase services. We understand the criticality during construction on natural gas utility projects, and our professionals are well trained and experienced in providing project management, material tracking and traceability, construction stake-out, construction inspection, Enhanced GIS Data Collection, and as-built survey and plan generation. SCE's GIS department provides additional support to our Gas Utility Department with developing and implementing custom GIS systems specific to Client needs. Our successful project history, local knowledge, and well-established relationships with governmental agencies, supports SCE's position as a leader in the gas utility industry throughout the State of Georgia region.

2. Project Experience

Category A – On-Call Consulting Services

Pipeline HDD inspection

Owner: Private Utility Client
Contact Info: Private
Role of Firm: CEPC provided coating conductance testing on HDD.
Contract Value: $50k
Year Completed: 2025
Description: Coating conductance testing for pipelines installed via Horizontal Directional Drilling (HDD) ensures protective coatings can endure mechanical stresses and prevent corrosion. This quality assurance process includes lab and field tests, along with post-installation in-situ evaluations like visual inspections, holiday detection, and electrical conductance testing.

Enhanced GIS, As-built preparation, and Construction Support

Owner: Private Utility Client
Contact Info: Private
Role of Firm: increase the Client's pipeline capacity into Northwest Metro Atlanta and alleviate low pressure situations experienced during cold weather periods in these areas.
Contract Value: $175k
Year Completed: 2025
Description: Construction support for pipeline projects includes technical documentation such as Post Construction Redlines, HDD Daily Field Reports, and Data Reviews to ensure quality and compliance. Final integrity checks like Metallurgical Reviews, Pressure Test validation, and FIP/HAZOPS completion help confirm operational readiness and mitigate risks before commissioning.

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Route 46 Reinforcement Project

Owner: New Jersey Natural Gas
Contact Info: James Perry & Dylan Rodgers, (973) 586-4691
Role of Firm: SCE provided engineering, surveying, environmental, and permitting services for pipeline design and permit submission.
Contract Value: Not disclosed
Year Completed: 2024
Description: The project included 2.3 miles of 12" steel trunk gas main and 1 mile of 6" steel replaced with 8" plastic distribution main. SCE designed trenchless crossings, coordinated with agencies, and obtained necessary approvals.

Replacement of District Regulator Station #02-C

Owner: Private Utility Client
Contact Info: Private
Role of Firm: SCE performed survey, easement coordination, and permitting for regulator station relocation.
Contract Value: Not disclosed
Year Completed: 2023
Description: The aging regulator station was relocated 500 feet for improved access. SCE designed the new station, coordinated easement acquisition, and prepared traffic control plans.

System Reinforcement Regulator Station

Owner: Private Utility
Contact Info: Private
Role of Firm: SCE provided full design services including civil, mechanical, and electrical engineering, as well as permitting support.
Contract Value: $14 million
Year Completed: 2022
Description: This project involved the design and construction of a regulator station to reduce high-pressure gas to distribution pressure. SCE provided complete design and permitting services.

M&R Station Integrity Improvements

Owner: Private Utility
Contact Info: Private
Role of Firm: SCE provided design, procurement support, and inspection services.
Contract Value: Not disclosed
Year Completed: 2021
Description: The project included piping downgrade and replacement to improve station integrity. SCE supported design and construction phases.

Gas System Modernization Program (GSMP)

Owner: Private Gas Utility
Contact Info: Private
Role of Firm: SCE supported the full project lifecycle from design to as-built documentation.
Contract Value: Not disclosed
Year Completed: Ongoing
Description: SCE supports the replacement of 50 miles/year of cast iron and vintage steel mains across New Jersey. Services include design, permitting, construction support, and record drawing preparation.

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10 PSIG System Upgrade (Phase II)

Owner: Private Utility
Contact Info: Private
Role of Firm: SCE provided design, permitting, and bid document preparation.
Contract Value: Not disclosed
Year Completed: 2020
Description: This project upgraded a low-pressure system to 60 PSIG in Washington, NJ. SCE prepared design drawings, obtained permits, and supported bidding.

Century Road Bridge Rehabilitation

Owner: Private Utility
Contact Info: Private
Role of Firm: SCE provided structural design and permitting services.
Contract Value: Not disclosed
Year Completed: 2019
Description: The project involved relocation of a 24" gas main via free span across a bridge in Paramus, NJ. SCE designed the support system and secured necessary permits.

Infrastructure Investment Program (IIP)

Owner: Private Gas Utility
Contact Info: Private
Role of Firm: SCE provided full design packages, Maximo work orders, and record updates.
Contract Value: Not disclosed
Year Completed: Ongoing
Description: The program includes replacement of 150 miles of LP main and upgrades for 20,000 customers across New Jersey. SCE supports design, documentation, and GIS integration.

3. Project Approach / Execution Plan

The management of services and open lines of communication between Campos EPC/SCE and City of Covington leadership is a vital condition to a successful partnership. For this reason, the team organization is structured in a manner to allow for **regionally focused operational leadership.**

Split into regional areas and further into regional districts, our local operation will be led by **Area Manager, Justin Kuster** to provide direct and immediate access to City of Covington counterparts and project partners and will be responsible for the day-to-day operations, project/program management, proposal development, and overall client management. Our experience has shown that establishing a regional

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operation center increases our leadership's ability to develop an in-depth and specialized **understanding of City of Covington's goals, objectives, processes, and standards**.

At Campos EPC, one of our core values is **Client Alignment**. We operate in service of our clients with a mission to help them reach their goals and objectives. We use our collective knowledge and experience to work together to anticipate issues or pitfalls that may impact our success rate.



2.1 Management of a Work Order (Hub & Spoke Service Delivery Model)

Campos EPC & SCE will manage an engineering project Work Order via a 'Hub and Spoke Service Delivery Model' which will effectively engage Project Management, Project Controls and more significant the necessary technical subject matter experts (SMEs) . Upon award of a Work Order, Campos EPC executive leadership will assign a dedicated project team to ensure optimal Project Management and Controls with emphasis on assigning technical discipline SMEs. The assigned Project Manager will fully own the responsibility to deliver the project safely, on schedule, under budget, and; supported by our Quality Assurance/Quality Control (QA/QC) department, of high quality. The Project Manager will be the dedicated project leader ("HUB"). Assigned SME's ("Spokes") will have well defined scope of work expectations, delivery milestones and clear QA/QC expectations.

The Project's Hub and Spoke delivery team will socialize weekly as an internal project team via working meetings to prepare in advance for City of Covington's project status meetings. Campos EPC's Area Manager – Justin Kuster has extensive experience working within Pipeline Project Management Departments and will leverage this experience to ensure Projects seamlessly aligns with City of Covington's Delivery model. This will include alignment with City of Covington's Asset Management, Engineering, Project Management and Controls, Gas Operations, Instrumentation and Controls and Construction Operations. Delivery expectations will be met across these departments via robust project 'Hub" meetings at City of Covington's offices. Potential risks-to-project will be used to extrapolate the overall projects forecasted spend. Month-over-month the Project Manager supported by a dedicated biller will upload and process timely high-quality invoices for City of Covington's review and approval. Potential risk(s) to the project's performance will be communicated to City of Covington's leadership monthly or sooner, if appropriate. Reporting will consist of dashboards expressing the project's safety, scope, schedule, budget status, management of change with emphasis on impacts to the overall projects forecasted spend.

Campos' SME resources include the most highly experienced subject matter experts in Gas Engineering, Electrical Engineering, EPC, Project/Program Management and Project Controls who, as part of our Process Department, provide the quality management, technical oversight and training, process documentation, and KPI/Benchmarking data that ensure our services meet client expectations on quality, clearly communicate project performance, and reflect exceptional technical competency.

Every project begins with a fatal flaw analysis to understand any challenges that could impact the design, scope, and schedule of its execution. Our analysis involves, as applicable, permitting, environmental, geotechnical, land, roadways, and other external factors that can have a significant project impact(s) if

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not factored in at the onset. Permitting and environmental involves the conditions in the field, the regulations governing activities, and the engagement of all stakeholders, such as Public Agencies, public works, public interest groups, local cities, etc. Our approach integrates all these stakeholders and any environmental (including high consequence areas) as part of the project feasibility to identify, plan for, and resolve potential flaws before they impact design, schedule, and cost.

2.2 Project Management

Kick Off Meeting

After notice-to-proceed, Suburban Consulting Servies will schedule a Kick-Off Meeting with our selected Team to review the work scope, responsibilities, and schedule. Key members of the overall Project Team will participate in the project Kick-Off Meeting to collect pertinent project, site-specific data, and design criteria.

The Agenda for the Kick-Off Meeting will typically address the following topics:

- Confirm the project's objectives
- Establish lines of communication between project responsible persons and other third parties as applicable
- Establish/confirm co-ordination roles with third parties
- Outline the QA/QC Processes required for all deliverables
- Outline Covington's review and approval requirements
- Outline path forward for the standards, specifications to be used

Project Execution / Coordination Procedure

Concurrent with the Kick-Off activities, CEPC will prepare a Project Execution Plan (PEP) to meet the needs of this project and City of Covington's specific requirements. The Execution Plan will be prepared under direct guidance from CEPC's Project Manager and Lead Engineer as well as a joint effort by all departments / discipline leads on the Project Team to define and communicate the specific direction by which the project is to be executed in accordance with the Contract and within the budget and schedule duration. The Execution Plan will be used to inform project personnel of their functions, interfaces, scope of work and individual/collective activities required in achieving mutual goals and the specific strategies.

The Project Execution Plan will be finalized and issued for City of Covington's review and approval during the first two weeks after receipt of Notice to Proceed. Once approved and issued, the PEP will be kept current throughout the project.

The Project Execution Plan will address the following items:

- Document Management
- Schedule
- Cost Budget
- Recovery Plan

Status Review Meetings - The following will be used to determine the project status:

- Safety Statistics
- Schedule Status

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- Deliverable Status
- Needs List (Action) items
- Procurement Progress
- Construction Activities Progress
- Cost Reports
- Third Party Inspection of procurement/fabrication progress reports

Any deviations from the plan will require a mutually agreeable corrective action which will be monitored closely to ensure that the overall goals of the project are not jeopardized.

Change Management Procedure – Campos EPC & SCE will use the Change Order process maintained by City of Covington to raise early warnings and communicate potential change orders to City of Covington to ensure that no work is commenced on variations or deviations to scope without prior approval by City of Covington. The change control system is intended to be forward looking, acting as a tool for control and ensuring early notification and consideration of the implications of any proposed changes, their effect to the Contract Price and scheduled completion dates.

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City of Covington

BUILDING PERMIT APPLICATION

Date Received: _____

Received By: _____

Permit No.: _____

Invoice No.: _____

PLEASE COMPLETE THE FOLLOWING:

Commercial plan review fee: $250.00 Residential plan review fee: $75.00

Incomplete applications will be denied and returned to the applicant.

I. PROJECT INFORMATION:

Project Address: 10835 Hazelbrand Road NE, Covington, GA 30014

Parcel ID: 0080-083 Parcel Size (Acres): 3.5 Zoning District: M-2

Project Name: VoltaGrid Server Farm

Description of Project: Containerized Natural Gas Reciprocating Generators

Permit Type: ☐ Residential ☐ Commercial ☑ Industrial ☐ Other

Project Type: ☐ New Construction ☐ Interior Build/Remodel ☐ Exterior Remodel ☐ Basement Finish

☐ In Ground Pool ☐ Shell Only ☐ Other _____

New Construction:
# of bedrooms: _____ # of full baths _____ # of half baths _____ detached ☐ attached ☐ garage

Project Cost/Valuation (excluding land cost): _____

Total Square Footage: _____

Intended Use of Structure(s): ☐ Single Family House ☐ Multifamily House ☐ Apartment

☐ Retail ☐ Restaurant ☐ Professional ☐ Other _____

Building Height: _____ Number of Levels: _____

Will a temporary power pole be needed? ☐ yes ☐ no Fire Sprinkler System Provided? ☐ yes ☐ no

Is the property located within a historic district? ☐ yes ☐ no
If yes, applicant must also submit proof of a Certificate of Appropriateness.

II. APPLICANT INFORMATION:

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant is: ☐ Property Owner ☐ General Contractor ☐ Business Owner/Tenant

☐ Architect/Engineer ☐ Other _____

III. REQUIREMENTS:

☐ 1 full set of stamped building plans on 24" x 36" paper (including site layout plan, Tree Preservation Plan, backflow protection device and grease trap – if applicable)

☐ 2 separate sets of electrical plans (non-residential) ☐ 1 separate set of gas plans (non-residential)

☐ 1 set of digital plans in pdf format ☐ Plan review fee

☐ Signed affidavit ☐ Copy of state license ☐ Copy of business license ☐ Copy of driver's license

☐ Signed subcontractor affidavit for each subcontractor

☐ If structure is to be placed on a septic system, please provide proper documentation from the Newton County Health Department.

☐ If your home is in Covington's Historic Districts, you will need to complete a Certificate of Appropriateness **prior** to the completion of this application.

IV. CONSTRUCTION TYPE- IBC 503

☐ Type I (**Fire Resistive**) concrete and steel structure (including roof)

☐ Type II (**Non-Combustible**) steel or concrete walls – similar to Type I but roof material is combustible

☐ Type III (**Ordinary – Brick and Joist Structure**) masonry bearing walls with floors, structural framework and roof made of wood or other combustible material

☐ Type IV (**Heavy Timber**) masonry wall similar to Type II but interior consist of heavy timber

☐ Type V (**Wood Frame**) interior and exterior walls are wood framed

Exterior Building Material: ☐ Brick ☐ Stone ☐ Stucco/EIFS ☐ Other _____

Roofing Material: ☐ Metal ☐ Asphalt ☐ Other _____

V. CONTRACTOR INFORMATION:

Contractor Business Name: Emcon Services, Inc.

Address: 250 Parkade Ct., Peachtree City, GA 30269

Qualifying Agent Name: W. Allen Wilkins, Jr. / Emcon Services, Inc.

State License Number: GCQA001140 / GCCO0000424 Expiration Date: 06/30/2026

License Type: ☑ General Contractor ☐ General Contractor-limited tier ☐ Residential Basic ☐ Residential/Light Commercial

Address: 250 Parkade Ct., Peachtree City, GA 30269

Phone: 770-632-7388 Email: allenwilkins@emconservices.com

Primary Contact for Project: Allen Wilkins Phone: 678-898-0397

VI. GEORGIA LICENSED SUBCONTRACTOR INFORMATION:

Electrical Contractor

Business Name: United Electrical Services LLC Contact Name: Joesph Pratt

Address: PO Box 847 Jane Lew WV 26378

Qualifying Agent Name: Joseph E. Pratt

State Card number: EN219095 Expiration Date: 6/30/2026

Phone: 304-884-8142 Email: vicki@uesiwv.com

Plumbing Contractor

Business Name: Emcon Services, Inc. Contact Name: Allen Wilkins

Address: 250 Parkade Ct., Peachtree City, GA 30269

Qualifying Agent Name: W. Allen Wilkins, Jr.

State Card number: MP 208834 Expiration Date: 11/30/2028

Phone: 678-898-0397 Email: allenwilkins@emconservices.com

Mechanical Contractor

Business Name: Emcon Services, Inc. Contact Name: Allen Wilkins

Address: 250 Parkade Ct., Peachtree City, GA 30269

Qualifying Agent Name: W. Allen Wilkins, Jr.

State Card number: CN 209299 Expiration Date: 11/30/2027

Phone: 678-898-0397 Email: allenwilkins@emconservices.com

Low Voltage Contractor

Business Name: United Electrical Services LLC Contact Name: Joesph Pratt

Address: PO Box 847 Jane Lew WV 26378

Qualifying Agent Name: Joseph E Pratt

State Card number: EN219095 Expiration Date: 6/30/2026

Phone: 304-884-8142 Email: Vicki@uesiwv.com

I do hereby certify that I am responsible for each required licensed subcontractor to hold a current Georgia subcontractor license and local business license where the business is located from. It is my sole responsibility to notify the City of Covington Planning and Zoning Department in writing of any change in the status of myself as the contractor or any subcontractor performing work listed on this page. Any false information or representation will be prosecuted under all applicable laws and ordinances.

General Contractor: _____ Date: 03/13/2026

Sworn to and subscribed before me on this 13th day of March, 2026.

Notary: _____

TAMMERA G WALLACE NOTARY PUBLIC COWETA COUNTY, GEORGIA Notary Seal

VII. PROPERTY OWNER AFFIDAVIT:

I, _____, the owner of the subject property identified in this

application, do hereby authorize _____ to act on my behalf in all matters pertaining to the processing and approval of this application, including modifying the project accordingly to the terms and conditions set forth by the City of Covington. I agree to be bound by all representatives and agreements made by my designated representative. If this relationship changes at any time prior to the completion of this project, it is my sole responsibility to notify the City of Covington Planning and Development Department of said change in writing.

Name of Property Owner(s): _____

Mailing Address: _____

Phone: _____ Email: _____

Signature of Owner: _____ Date: _____

Sworn to and subscribed before me on this _____ day of _____, 20☐

Notary: _____ Notary Seal

City of Covington

BUILDING PERMIT APPLICATION

NO PERMIT WILL BE SUBMITTED FOR REVIEW UNTIL THE PLAN REVIEW IS PAID.

NO PERMIT WILL BE ISSUED UNTIL THE PROPERTY OWNER AFFADAVIT IS SIGNED.

NO INSPECTION WILL BE PERFORMED UNTIL THE SUBCONTRACTOR AFFIDAVIT IS COMPLETED AND ON FILE.

PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR NON-RESIDENTIAL CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE FIRE MARSHAL AND BUILDING INSPECTOR A COPY OF THE FINAL APPROVED PLANS IN .PDF FORMAT. THESE FILES MAY BE DIRECTLY EMAILED TO THE RECIPIENTS.

**** FOR OFFICIAL USE ONLY ****

PLANNING & DEVELOPMENT	File #		Fee Received: ☐	
☐ Approved ☐ Approved with remarks ☐ Denied		Is this property located within Covington's Historic District? ☐ Yes, ☐ No		

A6-c

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
LICENSE NO. GCCO000424
Emcon Services Inc
250 Parkade Ct
Peachtree City GA 30269

Qualifying Agent: W Allen Wilkins, Jr
Qualifying Agent License NO: GCQA001140
Commercial General Contractor Company

EXP DATE - 06/30/2026 Status: Active
Issue Date: 04/25/2008

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.ga.gov/plb.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (404) 424-9966
www.sos.ga.gov/plb

Emcon Services Inc
250 Parkade Ct
Peachtree City GA 30269

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
License No. GCCO000424
Emcon Services Inc
250 Parkade Ct
Peachtree City GA 30269
Qualifying Agent: W Allen Wilkins, Jr
Qualifying Agent License NO: GCQA001140
Commercial General Contractor Company
EXP DATE - 06/30/2026 Status: Active
Issue Date: 04/25/2008

A6-c

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
LICENSE NO. GCQA001140
W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

Company Name: Emcon Services Inc
Company License NO: GCCO000424
Commercial General Contractor QA

EXP DATE - 06/30/2026 Status: Active
Issue Date: 04/25/2008

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

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237 Coliseum Drive
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W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
License No. GCQA001140
W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

Company Name: Emcon Services Inc
Company License NO: GCCO000424
Commercial General Contractor QA

EXP DATE - 06/30/2026 Status: Active
Issue Date: 04/25/2008

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
LICENSE NO: MP208834
W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

Master Plumber - Non-Restricted

EXP DATE - 11/30/2026 Status: Active
Issue Date: 08/23/2000

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.ga.gov/plb.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (404) 424-9966
www.sos.ga.gov/plb

W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
License No: MP208834
W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

Master Plumber - Non-Restricted

EXP DATE - 11/30/2026 Status: Active
Issue Date: 08/23/2000

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Construction Industry Licensing Board
Conditioned Air Non-Restricted
LICENSE NO. CN209299
W Allen Wilkins Jr
Peachtree City, GA 30269
Expiry Date - 11/30/2027
Status - Active
Issue Date - 10/21/1999

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the GOALS Portal https://goals.sos.ga.gov/.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia Professional Licensing Boards Division
3920 Arkwright Rd, Suite 195
Macon, GA 31210
Phone: (404) 424-9966
https://goals.sos.ga.gov/.

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Construction Industry Licensing Board
Conditioned Air Non-Restricted
LICENSE NO. CN209299
W Allen Wilkins Jr
Peachtree City, GA 30269
Expiry Date - 11/30/2027
Status - Active
Issue Date - 10/21/1999

City of Covington

OCCUPATIONAL TAX APPLICATION

Date Received: _____

Received By: _____

NAICS: _____

Bus. No.: _____

PLEASE COMPLETE THE BELOW INFORMATION. INCOMPLETE APPLICATIONS WILL BE RETURNED.

Note: Must attach legal documentation for items marked with an asterisk (*). If your profession requires state licensing, you must provide a copy with this application.

* Jennifer Hise jhise@cityofcovington.org.

I. BUSINESS INFORMATION:

Type of Business: ☐ Retail ☑ Service (salon, trade, etc.) ☐ Professional Office ☐ Manufacturing ☐ 1099 EE

☐ Other _____

Description of Business: General Contracting

Full Business Name: Emcon Services, Inc.

Doing Business As (If Applicable): _____

Business Address: 250 Parkside Ct., Peachtree City, GA 30269

Business Phone: 770-632-7388 Email Address: tammy.wallace@emconservices.com

Name of Applicant: Tammy Wallace Relation to Business: Accounting Manager

*Name of Owner(s) (if different than applicant; must attach a list of all owners): W. Allen Wilkins, Jr.

Owners phone number and email: 678-898-0397 allen.wilkins@emconservices.com

Home Mailing Address of Business Owner or Corporate Agent: _____

Corporate Mailing Address: P.O. Box 2566 Peachtree City GA 30269 Phone: 770-632-7388

Accountants Payable or License Contact: Tammy Wallace Phone: 770-632-7388

Email Address: accountspayable@emconservices.com

What specific products or services will be offered, manufactured or produced by this business:
Containerized Natural Gas Reciprocating Generators

Restaurants, Body Artists, Microblading, Hotels/Motels shall obtain required permits from the Newton County Environmental Health office prior to opening for business. Please call 770-784-2121 to begin that permit process.

Will hazardous materials be manufactured, stored or handled at this location? ☐ yes ☒ no

If yes, please describe: _____

Is this a Home Occupation? ☒ no ☐ yes If you lease your property, you must submit a signed authorization form.

Are there any additional structures/storage buildings that will be used by the business? ☑ yes ☐ no
If yes, please describe: All materials will be stored in conex units

City of Covington

OCCUPATIONAL TAX APPLICATION

* Georgia Sales and Use Tax Number (retail business only): 214-795310
Georgia Department of Revenue – 1-877-423-6711 or https://dor.georgia.gov/taxes/sales-use-tax

* Federal Taxpayer Identification Number or Social Security Number: 58-2570148

II. LOCATION INFORMATION:

Property Owner: Serverfarm LLC

Property Owner Mailing Address: 10835 Hazelbrand Road NE, Covington, GA 30014

Property Owner Phone: 972-259-7100 Email: brent.v@sfrdc.com

Parcel ID #: 0080-083 Parcel Size (Acres): 3.5 Zoning District: M-2

Does the tenant have authorization to sublease? ☒ yes ☐ no

III. APPLICANT'S CERTIFICATION:

I hereby certify that the information contained herein, including attachments and all other supporting information is completed and true, to the best of my knowledge and belief. I am at least 18 years of age and am a United States citizen or legal permanent resident OR an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act, lawfully present in the U.S.

Signature: Tammy Wallace

Print: Tammy Wallace Date: 3/13/2026

IV. PROPERTY OWNER'S CERTIFICATION:

Property owner's signature is required ***only if*** the signed lease agreement does not accompany this application.

* Lease agreement is attached ☐ yes ☒ no 1099 employee ☐

I hereby certify that I am the legal owner or representative of the owner for all structures located at the address shown below and authorize the applicant to operate their business from this location:

Property Address: 10835 Hazelbrand Road NE, Covington, GA 30014

Property Owner's Signature: _____

Print: _____ Date: _____

Sworn to and subscribed before me this ____ day of _____, 20__

Notary: _____ Notary Seal:

City of Covington

OCCUPATIONAL TAX APPLICATION

V. WORKSHEET:

Total number of full-time equivalent employees (receives a W-2/owners): 40 1099 employee(s) _____

Occupational Tax Fee Calculations: **Required Administration fee $25 Administration fee (late renewal $50)**

Number of Employees:	Fee Calculation:
0 - 1	$75.00
2 - 4	$120.00
5 – 20	$120.00 plus $25.00 for each employee in excess of 4
21 to 75	$520.00 plus $20.00 for each employee in excess of 20
76 to 175	$1,620.00 plus $18.00 for each employee in excess of 75
176 +	$3,420 plus $14.00 for each employee in excess of 175

PLEASE NOTE, A FIRE CERTIFICATE OF OCCUPANCY OF $100.00 IS CHARGED FOR ALL NEW BUSINESSES, EXCEPT HOME OCCUPATIONS. ADMIN FEES WILL APPLY TO ALL BUSINESS LICENSE TYPES.

Tax Amount Due: $920.00 + Fire certificate of occupancy: $100 Total due: $1,020.00
After July 1st, tax amount is pro-rated by 50%.

Practitioners of professions as described in O.C.G.A Section 48-13-9(c) (1)-(20) shall elect as their entire occupation tax one of the following:

☑ The occupation tax is based on the number of employees, including owners.

☐ A tax of $100.00 per practitioner who is licensed as such by the state of Georgia. The tax under this option shall apply to each practitioner maintaining an office or location in the city.

Is this business a non-profit 501(C) (3)? ☐ yes ◉ no
If yes, please include letter of certification. Exempt status to include disable Veterans (sole propriety) legally blind owned businesses, state, and local authorities.

Please check one of the following business types for this business:

* ☑ Corporation ☐ LLC ☐ Sole Proprietorship ☐ Partnership (attach required documentation)

Please note: Occupational tax expires on December 31st of each calendar year. You must renew your tax on an annual basis prior to January 31st of the following year. If it is not paid penalty fees will be applied per O.C.G.A 48-2-40. Failure to comply shall result in a citation to Municipal Court which shall require court fees in addition to paying the occupational tax. Administration Fee on late renewals are $50 plus the occupational tax fee.

If this business is no longer in operation, please notify our office in writing, so that we can close your account.

I have read and understand that it shall be my responsibility to renew this occupational tax on an annual basis and agree to pay all penalties incurred.

Tammy Wallace **Signature / Date** 3/13/2026

City of Covington

OCCUPATIONAL TAX APPLICATION

Verification Status for Public Benefits & Private Employer Affidavit (E-Verify)

SECTION 1 – Please Check One

As required by the State of Georgia through OCGA 50-36-1(e), the City of Covington must verify your eligibility for Georgia Public Benefits through the Systematic Alien Verification of Entitlement (SAVE) Program operated by the United States Department of Homeland Security before a license is issued.

By executing this affidavit under oath, as an applicant for a public benefit referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my City of Covington, Georgia, application for: Occupational Tax

☑ I am a United States Citizen

☐ I am a legal permanent resident 18 years of age or older or I am otherwise a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *If selecting this box **must include documents** to verify immigration status with application.

SECTION 2 – Please Check One

☐ 10 OR LESS EMPLOYEES

By Executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs ten (10) or less Employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90.

☑ MORE THAN 10 EMPLOYEES (Please visit https://www.uscis.gov or call 1-888-464-4218)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten (10) Employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

160357 — Federal Work Authorization User Identification Number/E-Verify

05/30/2012 — Authorization

Date: 3/13/2026

Authorization Number is ONLY required if business employees more than 10 Employees.

City of Covington

OCCUPATIONAL TAX APPLICATION

BUSINESS NAME: Emcon Services, Inc.

I hereby declare under penalty of perjury that all the foregoing is true and correct.

Signature of Authorized Business Owner, Officer, or Authorized Agent:

Signature

Print Name: W. Allen Wilkins, Jr Date: 03/13/2026

NOTARY STAMP BELOW:

TAMELA G WALLACE
NOTARY PUBLIC
COWETA COUNTY, GEORGIA

SUBSCRIBED AND SWORN BEFORE ME:

W. Allen Wilkins, Jr.

ON THIS THE 13th DAY OF March, 2026

You may get additional information on both the Save Program and E-Verify at https://www.uscis.gov Information is on the right side of homepage (located under *Verification*). If you are not already enrolled in E-Verify, you may do so through this portal. You may also contact U.S. Citizenship & Immigration Services at 1-888-464-4218.

Note: must attach legal documentation to items marked with an asterisk (*)

Useful sites:

- **Georgia Dept of Revenue: 877-423-6711 or https://dor.georgia.gov/how-register-sales-and-use-tax-account-instructional-guide**
- **To register a trade name or DBA: Newton County Clerk of Superior Court – www.alcovycircuit.com 770-784-2060 or visit 1132 Usher Street, Room 338 Covington, GA 30014. Fees may apply.**

- **GA Secretary of State Professional Licensing – www.sos.state.ga.us or 844-753-7825**
- **GNR Environmental Health 770-784-2121 or visit 1113 Usher Street Covington, GA 30014**

City of Covington

TRADE PERMIT

PLEASE COMPLETE THE BELOW INFORMATION. INCOMPLETE APPLICATIONS WILL BE RETURNED.

Date Received: _____

Received By: _____

Process No.: _____

ALL STATE LICENSED SUBCONTRACTORS MUST SUBMIT THIS AFFIDAVIT.

I. REQUIREMENTS:

☑ Copy of state license ☑ Copy of driver's license ☑ Copy of business license

II. PROJECT NAME:
VoltaGrid Server Farm

Is this project related to other permitted projects? N/A

Description of work to be completed: Containerized Natural Gas Reciprocating Generators

III. PROJECT LOCATION:

Address: 10835 Hazelbrand Road NE, Covington, GA 30014 Zoning District: M-2

Parcel ID: 0080 083 Parcel Size (Acres): 3.5

IV. PROPERTY OWNER:

Name: Server Farm LLC

Address: 444 N. Nash Street EL Segundo, CA 90245

Phone: 972-259-7100 Email Address: brent.v@sfrdc.com

V. TRADE:

☐ **ELECTRICAL** ☐ **HVAC** ☑ **PLUMBING** ☐ **LOW VOLTAGE** ☐ **SPRINKLER** ☐ **ALARM**

VI. CONTRACTOR INFORMATION:

Business Name: Emcon Services, Inc. Phone: 770-632-7388

Business Address: 250 Parkade Ct. City: Peachtree City State: GA Zip: 30269

License Holder: W. Allen Wilkins, Jr. Email: allenwilkins@emconservices.com

State License Number: MP208834 Expiration Date: 11/30/2026

VII. SIGNATURE:

By signing below, I agree that I am the licensed contractor listed on this affidavit and responsible for my trade at this project location.

Signature: _____ Date: 03/13/2026

Print: Allen Wilkins

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
LICENSE NO. MP208834
W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

Master Plumber - Non-Restricted

EXP DATE - 11/30/2026 Status: Active
Issue Date: 08/23/2000

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.ga.gov/plb.

Please refer to Board Rules for any continuing education requirements your profession may require.

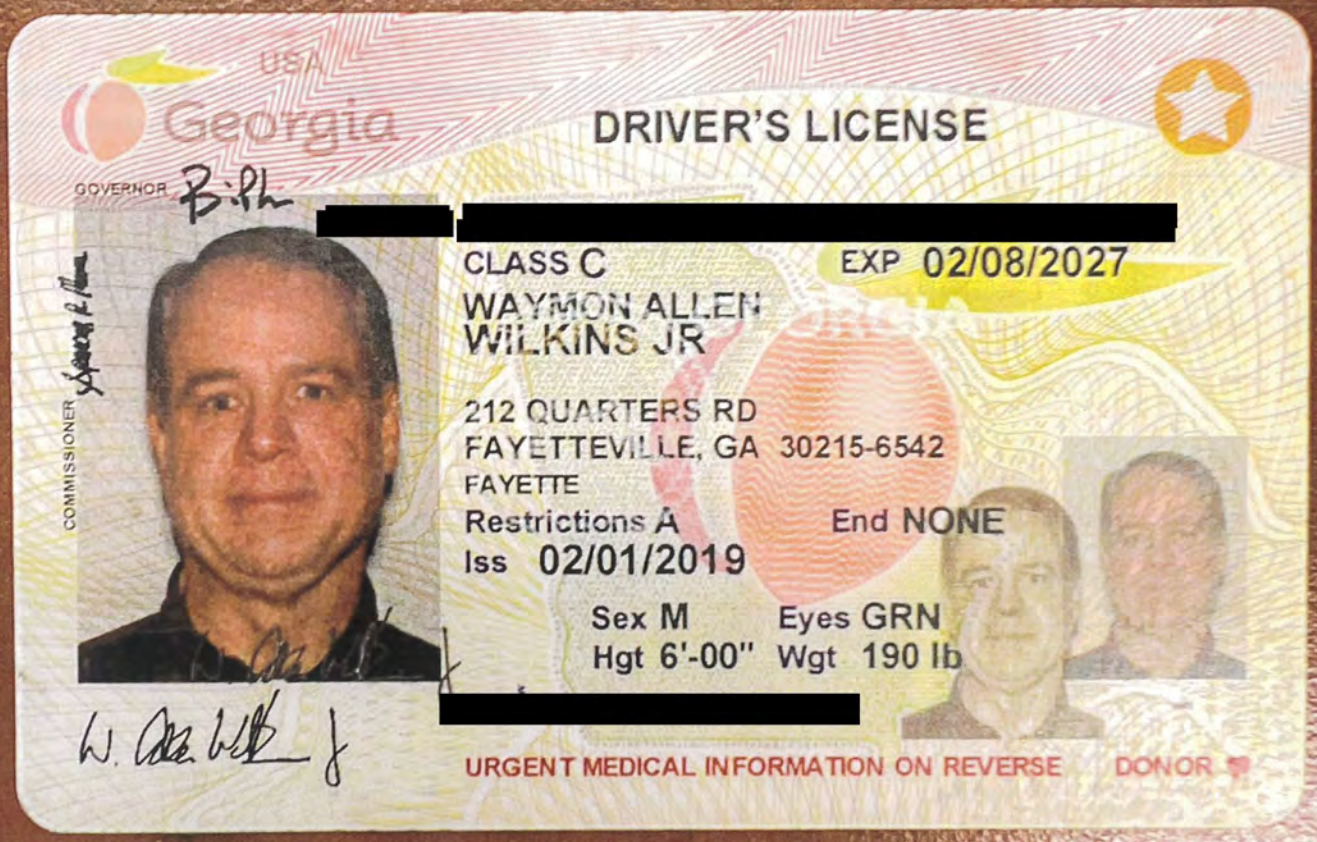
Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (404) 424-9966
www.sos.ga.gov/plb

W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
License No. MP208834
W Allen Wilkins, Jr
250 Parkade Court
Peachtree City GA 30269

Master Plumber - Non-Restricted

EXP DATE - 11/30/2026 Status: Active
Issue Date: 08/23/2000


USA
Georgia
DRIVER'S LICENSE
GOVERNOR
COMMISSIONER
[redacted]
CLASS C
EXP 02/08/2027
WAYMON ALLEN
WILKINS JR
212 QUARTERS RD
FAYETTEVILLE, GA 30215-6542
FAYETTE
Restrictions A
End NONE
Iss 02/01/2019
Sex M
Eyes GRN
Hgt 6'-00"
Wgt 190 lb
[redacted]
URGENT MEDICAL INFORMATION ON REVERSE
DONOR

2026 OCCUPATIONAL TAX CERTIFICATE

License # OT26-021453 valid through 12/31/2026

EMCON SERVICES, INC.
EMCON SERVICES, INC.
PO BOX 2566
PEACHTREE CITY, GA 30269

EMCON SERVICES, INC.
ALLEN WILKINS

Located at: **250 PARKADE CT**
Peachtree City, GA 30269-0000

Type of Business: **MECHANICAL CONTRACTING**

Number of Employees: **40**

This certificate shall be used in lieu of a business license for proof of business operation in Peachtree City. Peachtree City does not authorize, license, or regulate businesses through Occupational Taxes. It is the responsiblity of the business owner to obtain all necessary health and construction permits, to comply with zoning, ordinances and laws of the city, and to report any changes in business status or business information.

This certificate must be posted in a conspicuous place and serves as proof of payments of Occupational Taxes due in 2026.

Issued 12/15/25 by:

Kelly Bush
Financial & Administrative Services Director
City of Peachtree City, Georgia
151 Willowbend Road
Peachtree City, GA 30269

INVOICE

City Of Covington
2194 Emory St. NW
Covington, GA 30014
770-385-2018
fcamp@cityofcovington.org

Customer #:	[redacted]
Invoice Number:	0000007999
Service Date:	04/03/2026
Invoice Date:	04/03/2026
Terms:	DUE UPON RECEIPT
PO #:	
Due Date:	04/03/2026
Balance Due:	**$104.40**

BRASFIELD & GORRIE
2999 CIRCLE 75 PKWY SE
ATLANTA, GA 30339

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2.000	WTR-MTL/EQUIP SALES	45.00	$90.00
2.400	WTR-MTL/EQUIP SALES	6.00	$14.40

[redacted]

ADJUSTMENT NOTES:

Total Invoice:	$104.40
Credits Applied:	$0.00
Payments Applied:	$0.00
Invoice Balance:	**$104.40**

PLEASE MAKE CHECKS PAYABLE TO: CITY OF COVINGTON

Please keep top portion for your records

Please detach bottom portion and return with payment

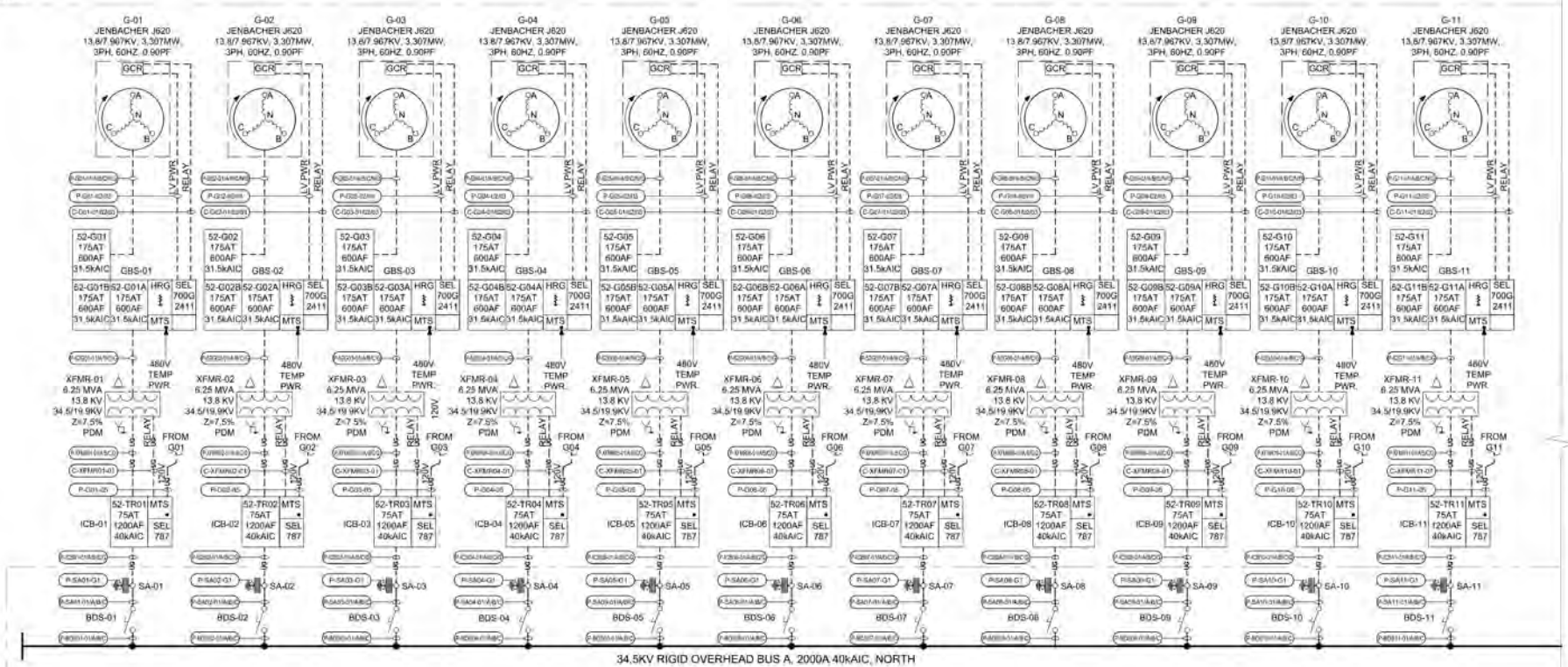
REMIT PAYMENT TO:
CITY OF COVINGTON
2194 EMORY ST. NW
PO BOX 1527
COVINGTON, GA 30015-1527

CUSTOMER:
BRASFIELD & GORRIE
INVOICE DESCRIPTION:
WTR-MTL/EQUIP SALES

Customer ID:	[redacted]
Invoice Number:	0000007999
Service Date:	04/03/2026
Invoice Date:	04/03/2026
Terms:	DUE UPON RECEIPT
Due Date:	04/03/2026
Balance Due:	**$104.40**

[redacted] $ _____
AMOUNT PAID

NODE 1



NOTES:
1. FOR CABLE REFERENCE INFORMATION, SEE DWG. 25108102-001-EL-DRW-0070-001

LEGEND:
- X-XXXX — CABLE TAG
- WIRING BY VENDOR
- FIELD WIRING
- UG — UG — UNDERGROUND WIRING
- FIELD WIRING/CLIENT

CONFIDENTIAL: THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY DATA OF VOLTAGRID, LLC AND IS NOT FOR THE DISSEMINATION OR DISCLOSURE, IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUBMITTED EXCEPT AS AUTHORIZED IN WRITING BY VOLTAGRID, LLC

VoltaGrid

TITLE: SINGLE LINE DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	JG	DT	BD

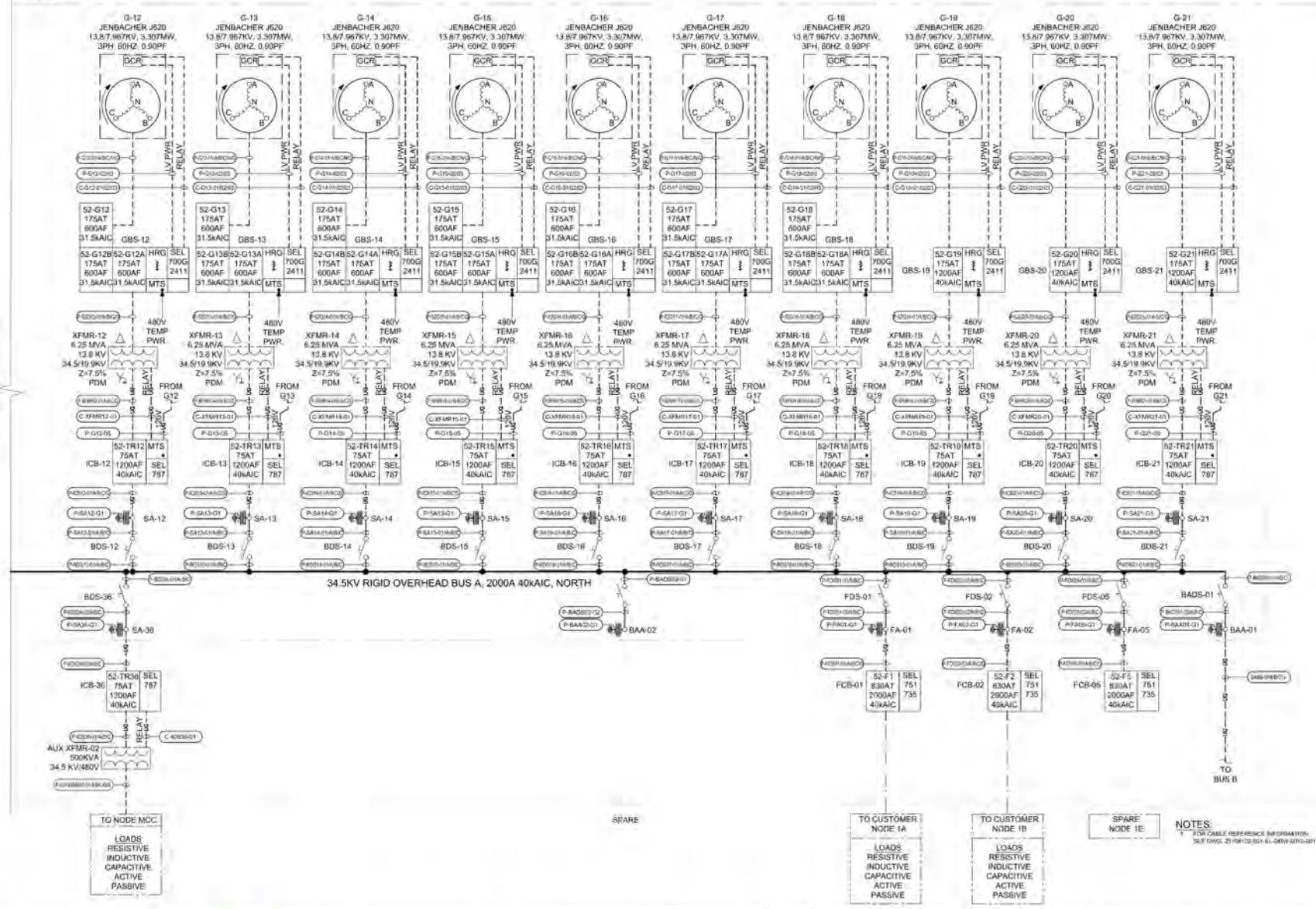
PROJECT NAME/NUMBER: SERVER FARM ATL2

DRAWING NO.: 25108102-001-EL-DRW-0400-001

SCALE: NONE

REV.: 0

NUMBER OF SHEET: 1 of 8



CONFIDENTIAL: THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY DATA OF VOLTAGRID, LLC AND IS NOT FOR THE DISSEMINATION OR DISCLOSURE, IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUBMITTED EXCEPT AS AUTHORIZED IN WRITING BY VOLTAGRID, LLC.

VoltaGrid

TITLE: SINGLE LINE DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR.
0	12/19/2025	ISSUED FOR CONSTRUCTION	JG	DT	BD

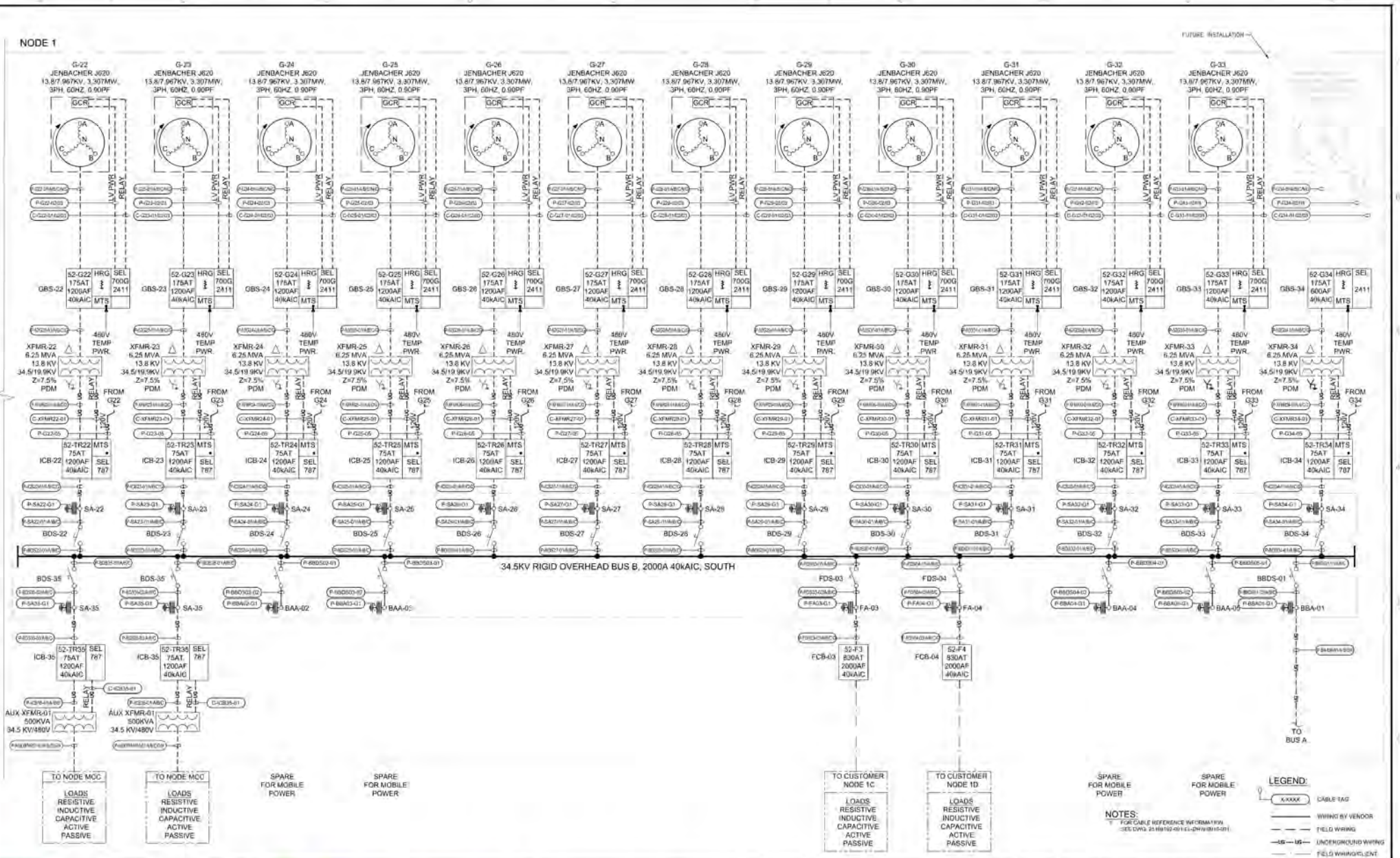
PROJECT NAME/NUMBER: SERVER FARM ATL2

DRAWING NO.: 25108102-001-EL-DRW-0401-001

SCALE: NONE

REV.: 0

NUMBER OF SHEET: 2 of 8



CONFIDENTIAL: THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY DATA OF VOLTAGRID LLC AND IS NOT FOR THE DISSEMINATION OR DISCLOSURE, IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUBMITTED EXCEPT AS AUTHORIZED IN WRITING BY VOLTAGRID LLC.

VoltaGrid

TITLE: SINGLE LINE DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR.
0	12/19/2025	ISSUED FOR CONSTRUCTION	JG	DT	BD

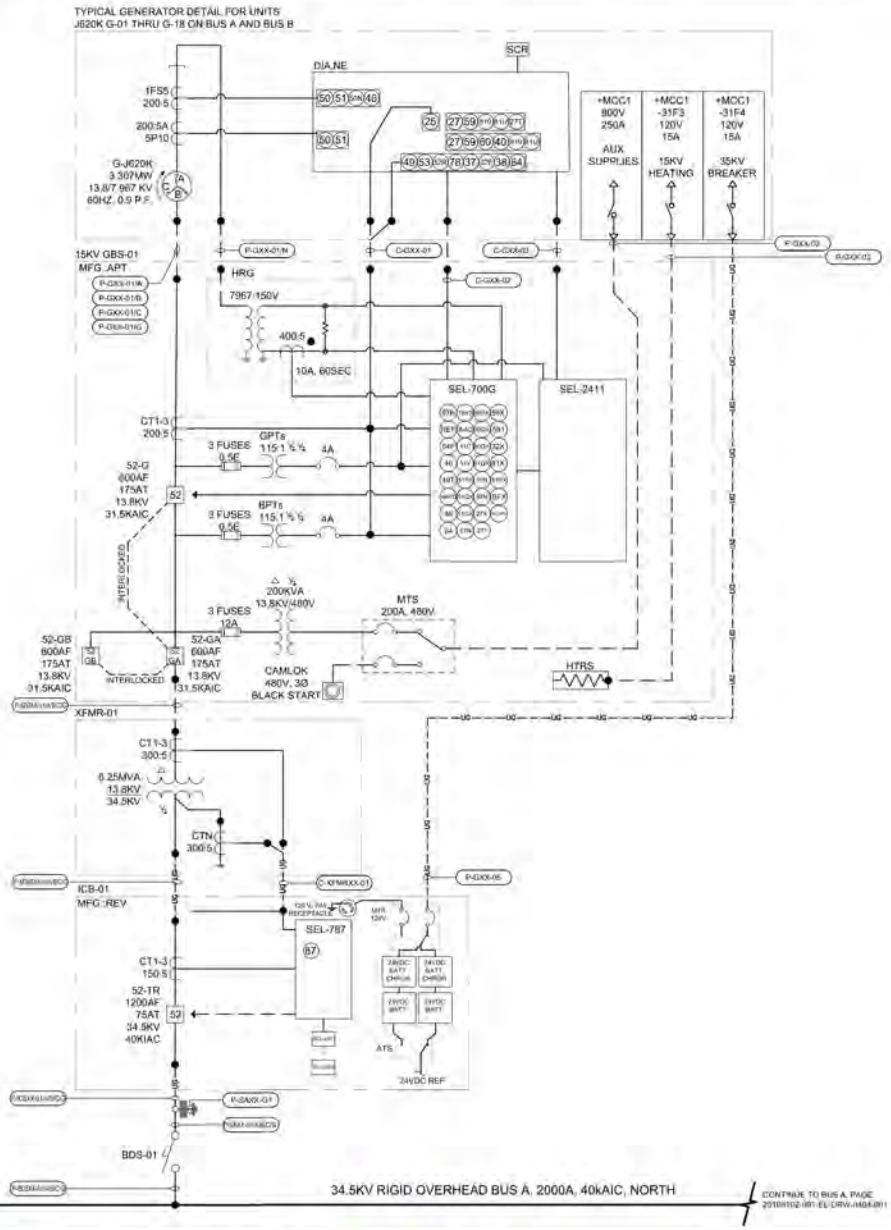
PROJECT NAME/NUMBER: SERVER FARM ATL2

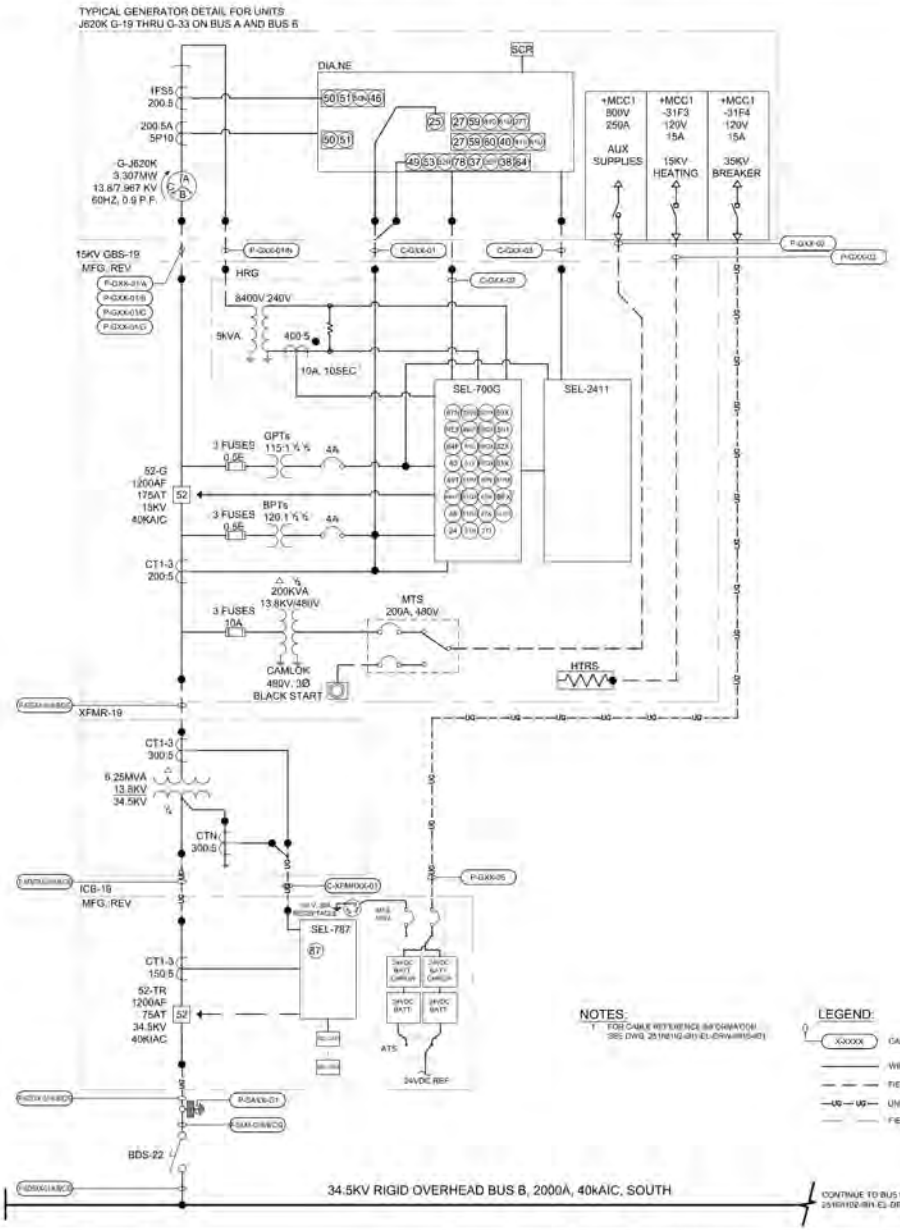
DRAWING NO.: 25108102-001-EL-DRW-0402-001

SCALE: NONE

REV.: 0

NUMBER OF SHEET: 3 of 8





NOTES:
1. FOR CABLE REFERENCE INFORMATION SEE DWG. 25108102-001-EL-DRW-0405-001

LEGEND:
- X-XXXX — CABLE TAG
- WIRING BY VENDOR
- FIELD WIRING
- UG — UG — UNDERGROUND WIRING
- FIELD WIRING/CLIENT

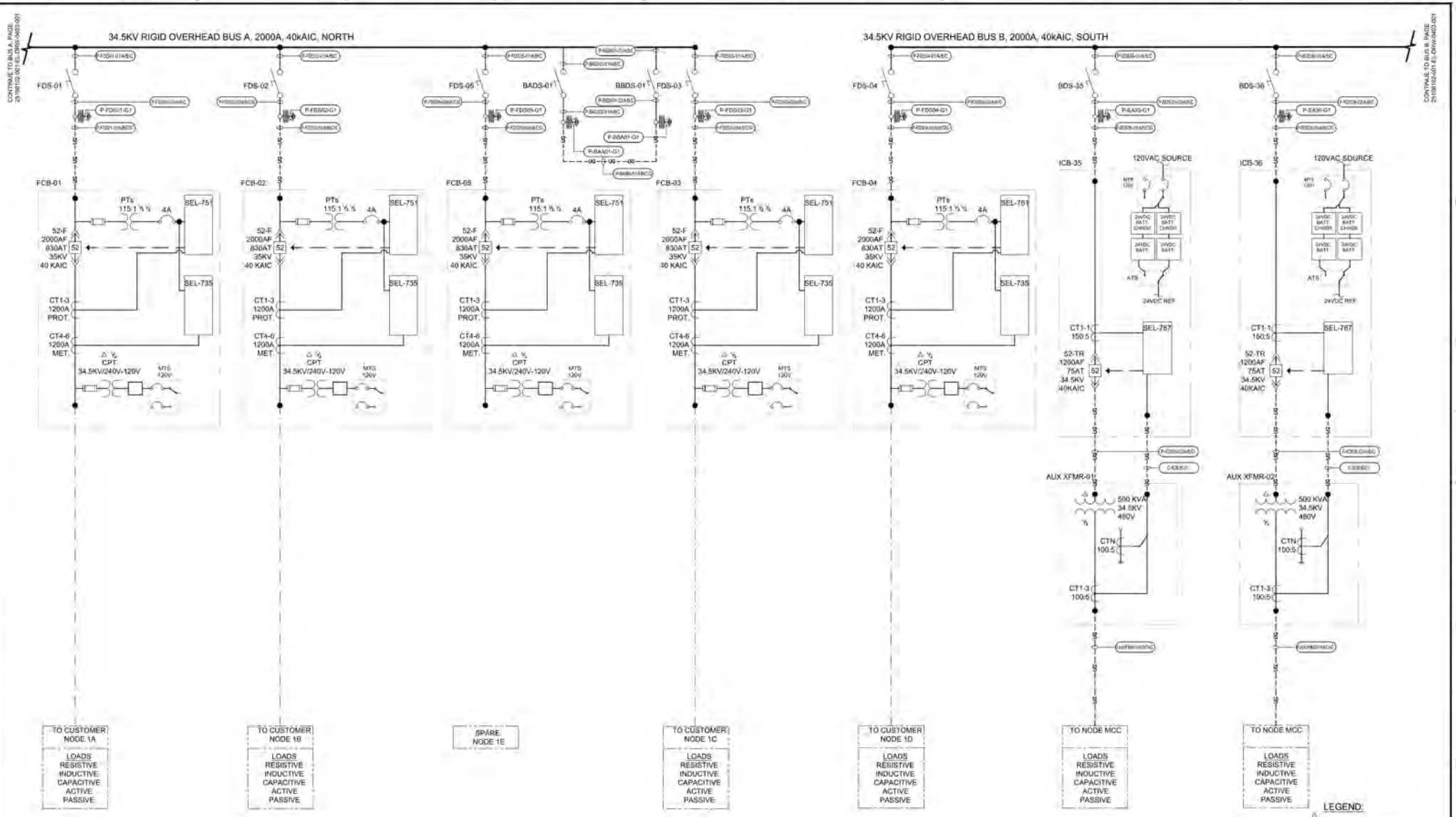
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VoltaGrid

TITLE: SINGLE LINE DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR.
0	12/19/2025	ISSUED FOR CONSTRUCTION	JG	DT	BD

PROJECT NAME/NUMBER: SERVER FARM ATL2
DRAWING NO.: 25108102-001-EL-DRW-0403-001
SCALE: NONE
REV.: 0
NUMBER OF SHEET: 4 of 8



NOTES:
1. FOR CABLE REFERENCE INFORMATION SEE DWG 25108102-001-EL-DRW-0015-001

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VoltaGrid

TITLE: SINGLE LINE DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR.
0	12/19/2025	ISSUED FOR CONSTRUCTION	JG	DT	BD

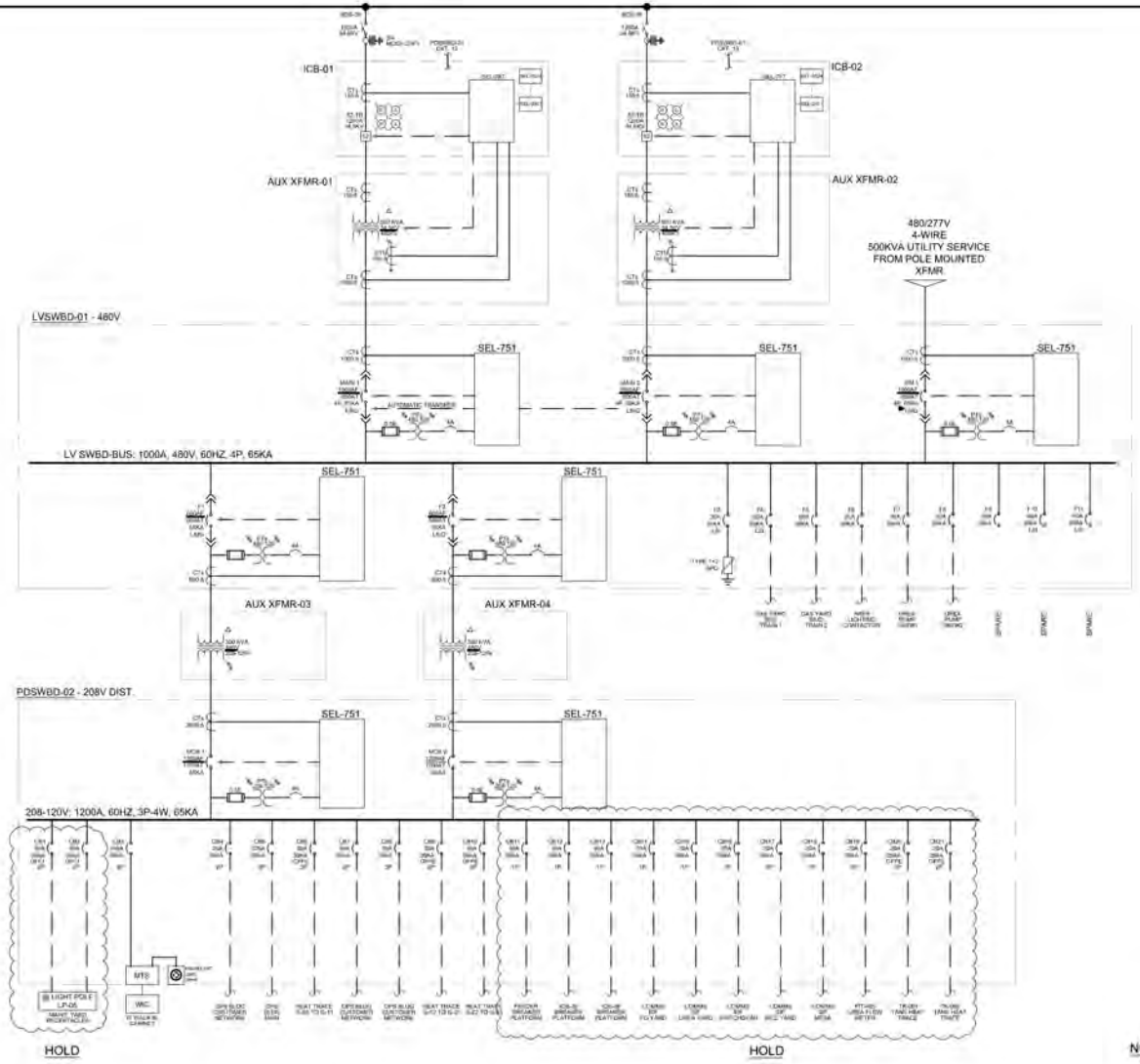
PROJECT NAME/NUMBER: SERVER FARM ATL2

DRAWING NO.: 25108102-001-EL-DRW-0404-001

SCALE: NONE

REV.: 0

NUMBER OF SHEET: 5 of 6



NOTES:
1. FOR CABLE REFERENCE INFORMATION, SEE DWG. 25108102-001-EL-DRW-0610-001.

LEGEND:
- X-XXXX — CABLE TAG
- WIRING BY VENDOR
- FIELD WIRING
- UG — UG — UNDERGROUND WIRING
- FIELD WIRING/CLIENT

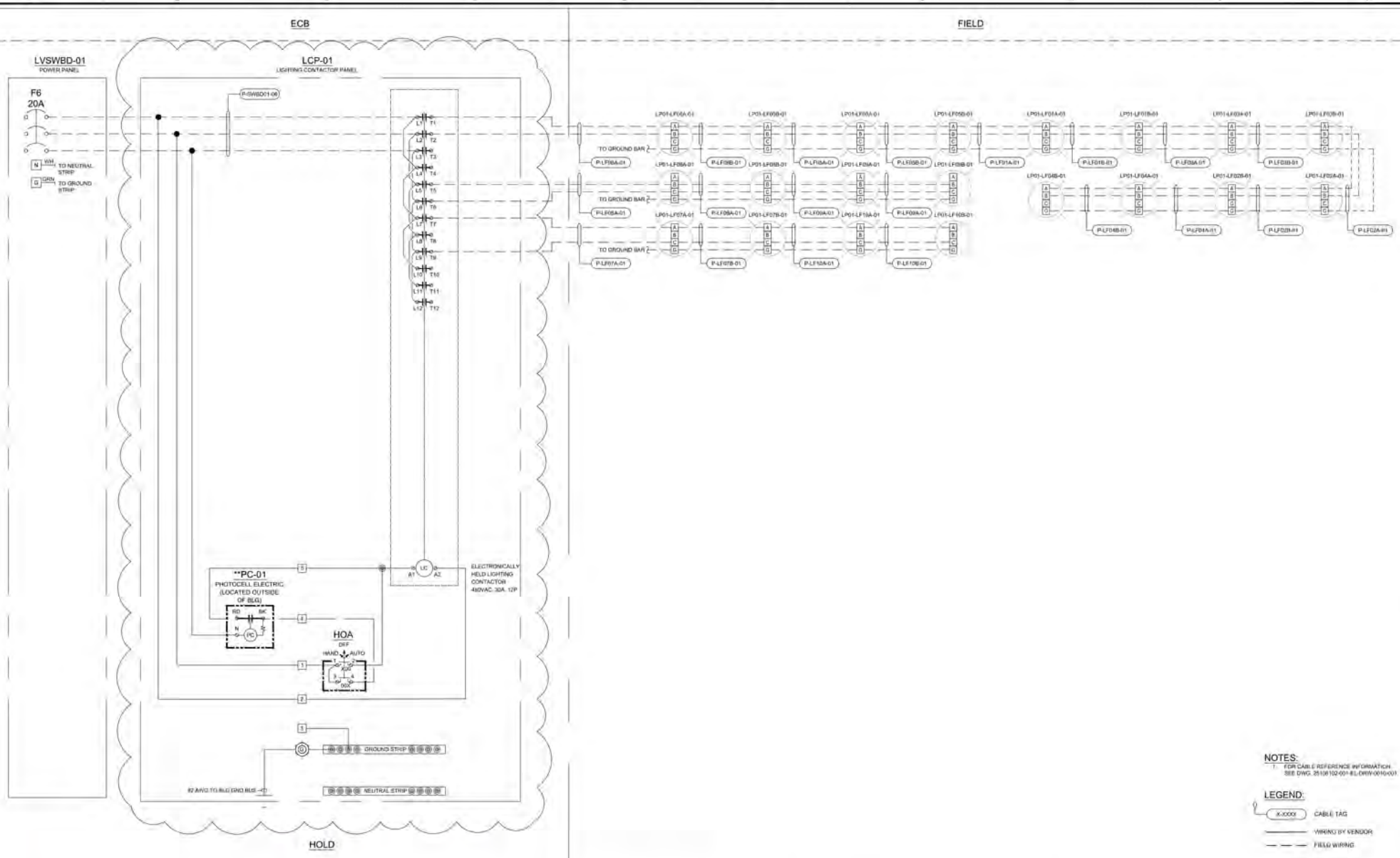
CONFIDENTIAL: THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY DATA OF VOLTAGRID LLC AND IS NOT FOR THE DISSEMINATION OR DISCLOSURE, IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUBMITTED EXCEPT AS AUTHORIZED IN WRITING BY VOLTAGRID LLC.

VoltaGrid

TITLE:
SINGLE LINE DIAGRAM
MCC AREA

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	JG	DT	BD

PROJECT NAME/NUMBER: SERVER FARM ATL2
DRAWING NO.: 25108102-001-EL-DRW-0405-001
SCALE: NONE
REV.: 0
NUMBER OF SHEET: 6 of 6



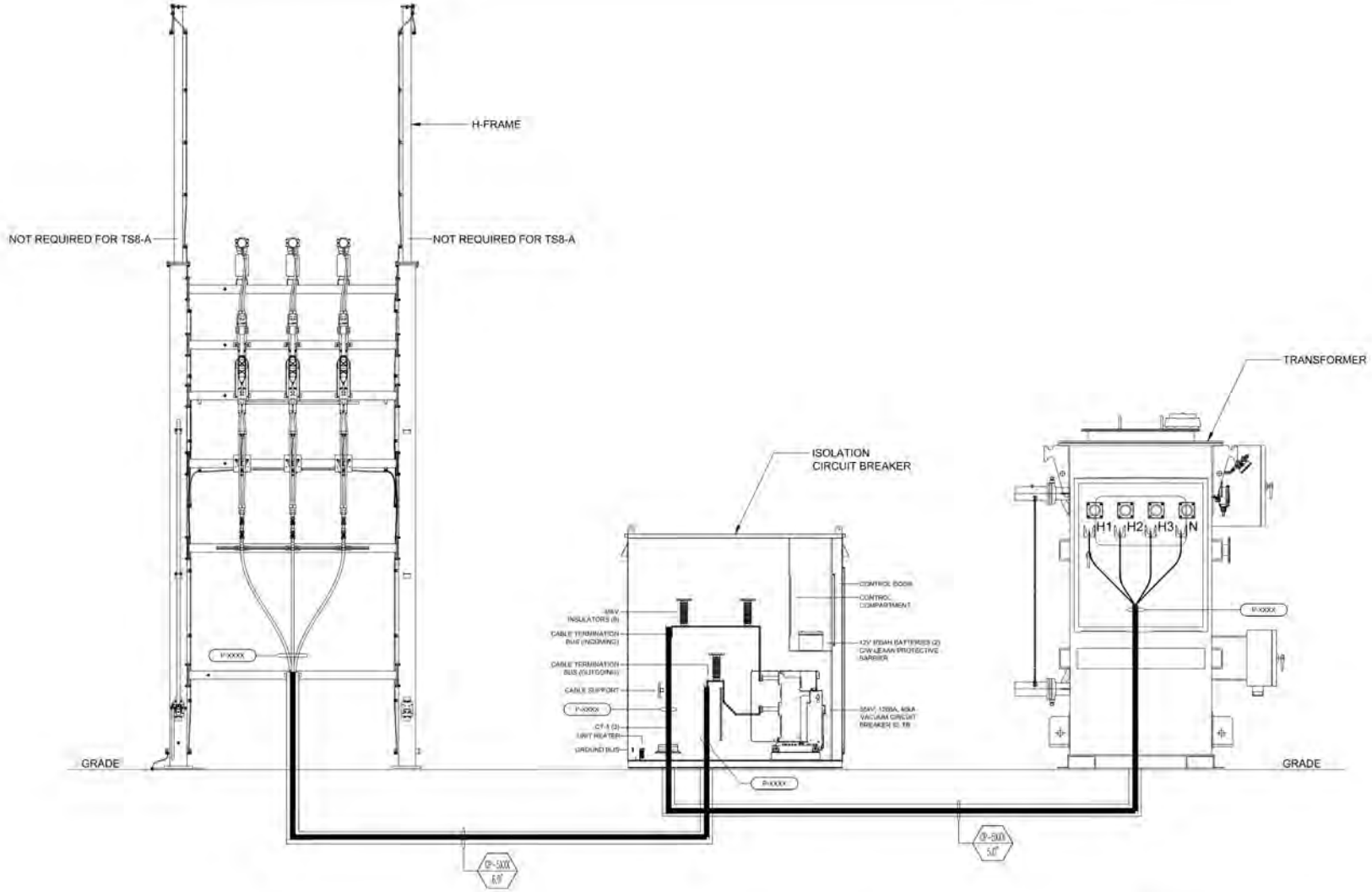
CONFIDENTIAL: THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY DATA OF VOLTAGRID LLC AND IS NOT FOR THE DISSEMINATION OR DISCLOSURE, IN WHOLE OR PART FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUBMITTED EXCEPT AS AUTHORIZED IN WRITING BY VOLTAGRID LLC

VoltaGrid

TITLE:
ELECTRICAL - WIRING DIAGRAM
YARD AREA LIGHTING

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR.
0	12/19/2025	ISSUED FOR CONSTRUCTION	JLU	DT	BD

PROJECT NAME/NUMBER: SERVER FARM ATL2
SCALE: N.T.S.
REV.: 0
DRAWING NO.: 25108102-001-EL-DRW-0500-001
NUMBER OF SHEET: 1 of 1



34.5kV H-FRAME FROM (1) 1200A SWITCH

NOTES:
1. FOR CABLE REFERENCE INFORMATION SEE DWG. 25108102-001-EL-DRW-0501-002, SECTION/UNIT COLUMN, DESCRIPTION.

LEGEND:
X-XXXX CABLE TAG
CONDUIT TAG

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VoltaGrid

TITLE: ELECTRICAL - WIRING DIAGRAM
H-FRAME / ICB / FCB (TYPICAL)

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR.
0	12/19/2025	ISSUED FOR CONSTRUCTION	JLU	DT	BD

PROJECT NAME/NUMBER: SERVER FARM ATL2
DRAWING NO.: 25108102-001-EL-DRW-0501-001
SCALE: NONE
REV.: 0
NUMBER OF SHEET: 1

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X	02-B1-NG-0002-H-33-SH1	PIPING ISOMETRIC	0
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X	03-A4-UR-0001-H-SH3	PIPING ISOMETRIC	0
X	03-A4-UR-0001-H-SH4	PIPING ISOMETRIC	0
X	03-A4-UR-0001-H-SH5	PIPING ISOMETRIC	0
X	03-A4-UR-0002-H-SH1	PIPING ISOMETRIC	0
X	03-A4-UR-0002-H-SH2	PIPING ISOMETRIC	0
X	03-A4-UR-0002-H-SH3	PIPING ISOMETRIC	0

INCL.	DRAWING NUMBER	DWG. TITLE	REV
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X	03-A4-UR-0003-H-SH1	PIPING ISOMETRIC	0
X	03-A4-UR-0004-H-SH1	PIPING ISOMETRIC	0
X	03-A4-UR-0004-H-SH2	PIPING ISOMETRIC	0
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X	06-B1-NG-0001-H-SH1	PIPING ISOMETRIC	0
X	06-B1-NG-0001-H-SH2	PIPING ISOMETRIC	0
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X	12-B1-NG-0001-H-SH2	PIPING ISOMETRIC	0
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X	12-B1-NG-0001-H-SH4	PIPING ISOMETRIC	0
X	12-B1-NG-0002-H-SH1	PIPING ISOMETRIC	0
X	12-B1-NG-0002-H-SH2	PIPING ISOMETRIC	0
X	12-B1-NG-0002-H-SH3	PIPING ISOMETRIC	0
X	12-B1-NG-0002-H-SH4	PIPING ISOMETRIC	0

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VoltaGrid

TITLE:
DRAWING INDEX MECHANICAL

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	CN	MA	BD

PROJECT NAME/NUMBER:
SERVER FARM ATL2

DRAWING NO.:
25108102-001-MP-DRW-0000-002

SCALE: NONE

REV.: 0

NUMBER OF SHEETS: 2 OF 2

LINE SYMBOLS

- MAJOR PROCESS LINES
- MAJOR SECONDARY
- MINOR PROCESS OR UTILITY LINES MINOR SECONDARY
- INSTRUMENT LINES
- PNEUMATIC LINES (GAS OR AIR)
- ELECTRICAL LEADS
- HYDRAULIC LINES
- INSTRUMENT CAPILLARY TUBING
- HEAT TRACE (ELECTRIC)
- SONIC
- INTERNAL DATA LINK
- BINARY
- SKID OR PACKAGE UNIT LIMITS FUTURE PROCESS LINES
- EXISTING PROCESS LINES
- LINES GOING TO OR FROM A SPECIFIED DRAWING
- DIRECTION OF FLOW

VALVE SYMBOLS

- GATE VALVE
- BALL VALVE
- GLOBE VALVE
- PLUG VALVE
- CHECK VALVE
- NEEDLE VALVE
- BUTTERFLY VALVE
- CLOSED VALVE
- ANGLE VALVE
- THREE WAY VALVE
- FOUR WAY VALVE
- PRESSURE RELIEF VALVE
- PRESSURE/VACUUM RELIEF VALVE
- DUMP VALVE
- GAUGE GLASS VALVE
- BLIND FLANGE W/BLEED VALVE & PLUG
- CONTROL VALVE
- PRESSURE REGULATOR (SELF CONTAINED)
- PRESSURE REGULATOR (REMOTE SENSING)
- DOUBLE ACTING PISTON ACTUATOR
- SINGLE ACTING PISTON ACTUATOR SPRING RETURN
- ELECTRIC MOTOR OPERATED VALVE
- ROTARY MOTOR OPERATED VALVE
- THREE WAY SOLENOID VALVE
- GAUGE VALVE
- BLEED RING WITH VALVE

MISCELLANEOUS SYMBOLS

- FLANGE
- ORIFICE FLANGE
- BLEED RING
- PADDLE SPACER
- BLIND FLANGE
- HOSE CONNECTION
- WELD CAP
- PIPE BREAK
- QUICK OPENING CLOSURE

FIRE SYSTEM SYMBOLS

- HOUSED HYDRANT – TWO HOSE OUTLET
- POST INDICATING VALVE
- FIREWATER MONITOR
- HOSE REEL
- SPRINKLER HEAD W/ SPRAY NOZZLE

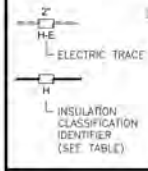
MISCELLANEOUS SYMBOLS CONTINUED

- ORIFICE PLATE (BETWEEN FLANGES)
- INSULATING FLANGE JOINT
- OPEN SPECTACLE BLIND
- CLOSED SPECTACLE BLIND
- STARTUP STRAINER
- PLUG
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER (SHOWN FLAT SIDE DOWN)
- CONCENTRIC SWAGE
- FLEXIBLE HOSE (FLANGED)
- FLEXIBLE HOSE
- EXPANSION BELLOWS
- INSULATION
- BASKET STRAINER
- MAGNETIC METER
- FLOW INDICATOR
- CLEANOUT TEE
- SILENCER
- INLINE MIXER
- FLAME ARRESTOR
- MECHANICAL ISOLATION JOINT
- ULTRASONIC METER
- FLOW ELEMENT (VENTURI)
- FLOW ELEMENT (TURBINE)
- FLOW ELEMENT (VORTEX)
- FLOW ELEMENT (QUICK CHANGE ORIFICE PLATE)
- FLOW STRAIGHTENING VANES
- RUPTURE DISC
- PITOT OR PITOT–VENTURI
- OVERVOLTAGE PROTECTOR
- FIVE VALVE MANIFOLD
- THREE VALVE MANIFOLD
- RAIN CAP
- PIPE MITER
- BARRED TEE
- AUTOMATIC AIR RELEASE
- AUTOMATIC AIR/VACUUM RELEASE
- SPECIFICATION BREAK
- "Y" TRAP
- "P" TRAP
- SPECIALTY ITEM
- VENDOR SUPPLIED
- TIP–IN JOINT NUMBER
- PIG SIG
- UNION
- CORIOLIS METER
- POSITIVE DISPLACEMENT METER (LOCAL TOTALIZING)
- ROTAMETER
- FLOW ELEMENT–UNCLASSIFIED
- SAMPLE CONNECTION
- CORROSION PROBE
- FLOW SIGHT GAUGE
- INSTRUMENT AIR SUPPLY
- INSULATING UNION
- TWO VALVE MANIFOLD

SERVICE DESIGNATIONS

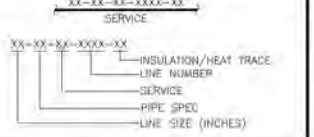
AG	ACID GAS	HO	HOT OIL	PTW	WATER, POTABLE
AI	AIR, INSTRUMENT	IA	INSTRUMENT AIR	RA	RICH AMINE
AS	AIR, STARTING	IG	INSTRUMENT GAS	RC	RAW CONDENSATE
CD	CONDENSATE	JW	JACKET WATER	RG	RICH GLYCOL
DPC	DRAIN, CLOSED	LA	LEAN AMINE	S	STEAM
DPO	DRAIN, OPEN	LG	LEAN GLYCOL	SC	STABLE CONDENSATE
FG	FUEL GAS	LO	LUBE OIL	SL	SCRUBBER LIQUID
FL	FLARE	LP	LOW PRESSURE	UA	AIR, UTILITY
GAN	NITROGEN GAS	LQ	LIQUIDS	VA	GAS, VENT
GE	EXHAUST, FUEL COMBUSTION	MU	MAKE UP	VF	GAS, VENT TO FLARE
GF	GAS, FUEL	NG	NATURAL GAS	WC	WATER, COOLING
GZ	GAS, SEAL	PG	PRODUCT GAS	WU	WATER, UTILITY
HC	HYDROCARBON	PW	PRODUCT WATER		
		OL	OIL, LUBRICATING		

INSULATION DESIGNATIONS

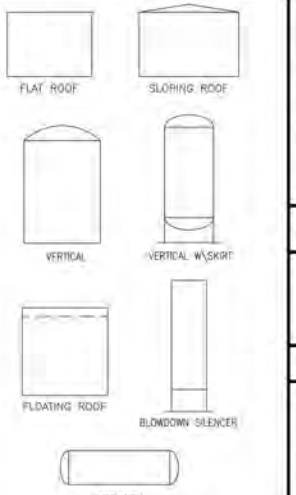


IDENTIFIER:	CLASSIFICATION:
PP	PERSONNEL PROTECTION
H	HEAT CONSERVATION
E	ELECTRICALLY TRACED
C	COLD CONSERVATION
AS	ANTISWEAT
FP	FREEZE PROTECTION

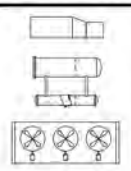
LINE NUMBERING



TANKS & VESSELS



MISCELLANEOUS EQUIPMENT



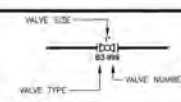
ABBREVIATIONS

A	- ANALOG SIGNAL	FQ	- FLOW TOTALIZER/FLOW COMPUTER	OT	- OPERATING TEMPERATURE	TSP	- TEMPERATURE SWITCH
AAM	- AUTO/MANUAL SELECTOR	FQI	- FLOW TOTALIZING INDICATOR	PAY	- PRESSURE ALARM	TSQ	- TIGHT SEAL OFF
AAY	- ANALYSIS ALARM	FQSC	- FLOW TtotalizING SWITCH	PC	- PRESSURE CONTROLLER	TY	- TEMPERATURE TRANSMITTER
AC	- AIR TO CLOSE	FR	- FLOW RECORDER	PCV	- PRESSURE CONTROL VALVE	TW	- THERMOWELL
AC	- ANALYSIS CONTROLLER (SAMPLER)	FS	- FAIL STEADY	PDAY	- PRESSURE DIFFERENTIAL ALARM	TY	- TEMPERATURE RELAY
ACFM	- ACTUAL CUBIC FEET PER MINUTE	FSC	- FSV (COMMAND CLOSED)	PDI	- PRESSURE DIFFERENTIAL INDICATOR	TYP	- TYPICAL
ADAPT	- ADAPTIVE CONTROL MODE	FSC	- FSV (COMMAND CLOSED)	PDIT	- PRESS. DIFF. INDICATING TRANSMITTER	UCP	- UNIT CONTROL PANEL
AE	- ANALYSIS ELEMENT (SAMPLER)	FSV	- FAST STOP VALVE	PDR	- PRESSURE DIFFERENTIAL RECORDER	UG	- UNDERGROUND
AFFE	- AQUEOUS FILM FORMING FLUID	FT	- FLOW TRANSMITTER	PDT	- PRESSURE DIFFERENTIAL TRANSMITTER	VA	- VIBRATION ALARM
AG	- ARGYE SPRONG	FV	- FLOW VALVE	PE	- PRESSURE INDICATION	VE	- VIBRATION ELEMENT
AI	- ANALYSIS INDICATOR	FX	- FLOW STRAIGHTENING VANE	PIC	- PRESSURE INDICATING CONTROLLER	VF	- VENDOR FURNISHED
AIT	- ANALYSIS INDICATING TRANSMITTER	FY	- FLOW RELAY	PIT	- PRESSURE INDICATING TRANSMITTER	VFD	- VARIABLE FREQUENCY DRIVE
ANSI	- AMERICAN NTL STANDARDS INSTITUTE	GAL	- GALLONS	PY	- PRESSURE RELAY	VS	- VIBRATION SWITCH
AQ	- AIR TO OPEN	GHP	- GAS HORSEPOWER	PIC	- PRESSURE INDICATING CONTROLLER	WC	- WELD END CONNECTION
AP	- ANALYSIS POINT (CHROMATOGRAPH)	GPM	- GALLONS PER MINUTE	PIT	- PRESSURE INDICATING TRANSMITTER	WDO	- WATER OR GAS
AR	- ANALYSIS RECORDER	GR	- GRADE	PLC	- PROGRAMMABLE LOGIC CONTROLLER	WS	- WATER SUPPLY
AS	- AIR SUPPLY	GS	- GAS SUPPLY	PRE	- PREFERRED PRESSURE END (DRBHT VALVE)	WT	- WALL THICKNESS
AS*	- ANALYSIS SWITCH	HC	- HAND CONTROLLER	PSV	- PRESSURE TRANSMITTER	XA*	- ANNUNCIATOR POINT
ASC	- ANY COMMAND (CLOSED)	HCV	- HAND CONTOL VALVE	PT	- PRESSURE RELAY	XI	- PIG PASSAGE INDICATOR
ASME	- AMERICAN SOC. OF MECH. ENGINEERS	HH	- HAND HOLE	PY	- PRESSURE RELAY	XP	- PIG SIG INDICATOR
ASV	- ANTI-SURGE VALVE	HOA	- HAND OFF AUTOMATIC	RAT	- RAMSTED FACE FLANGE	XV	- (SPECIAL) RELAY
ATS	- AUTO TRANSFER SWITCH	HS	- HAND SWITCH	RC	- RESTRICTION ORIFICE	ZA*	- POSITION ALARM
AVG	- AVERAGE	HV	- HAND VALVE	RPM	- REVOLUTIONS PER MINUTE	ZE	- POSITION DETECTOR (MOTION)
AY	- ANALYSIS RELAY	IAS	- INSTRUMENT AIR SUPPLY	RSI	- REMOTE SHUT-IN	ZI	- POSITION INDICATION
BA	- BURNER ALARM	IG	- INSULATING GASKET	RTD	- RESISTANCE TEMP. DETECTOR	ZIC	- POSITION INDICATION (CLOSED)
BE	- BURNER ELEMENT	IGS	- INSTRUMENT GAS SUPPLY	RTD	- RESISTANCE TYPE TEMP ELEMENT	ZIO	- POSITION INDICATION (OPEN)
BF	- BLIND FLANGE	INS	- INSULATING GASKET	RTU	- REMOTE TERMINAL UNIT	ZS	- POSITION SWITCH (MOTION)
BG	- BELOW GROUND	IU	- INSULATING UNION	RTU	- REMOTE TERMINAL UNIT	ZSC	- POSITION INDICATOR SWITCH (CLOSED)
BL	- GAS/FLAME DETECTION LIGHT	LA*	- LEVEL ALARM	SAM	- SEAM TO SEAM	ZSO	- POSITION INDICATOR SWITCH (OPEN)
BO	- BLOW OFF	LAHD	- LOCAL AREA SHUTDOWN	SAY	- SPEED ALARM	ZT	- POSITION TRANSMITTER
BOP	- BALANCE OF PLANT	LC	- LOCKED CLOSED OR LEVEL CONTROLLER	SC	- SAMPLE CONNECTION	ZYC	- POSITION COMMAND (VALVE CLOSED)
BS	- BURNER SWITCH	LCV	- LEVEL CONTROL VALVE	SCFD	- STANDARD CUBIC FEET PER DAY	ZYO	- POSITION COMMAND (VALVE OPEN)
BSH	- SMOKE DETECTION	LG	- LEVEL GAUGE GLASS	SCFH	- STANDARD CUBIC FEET PER HOUR		
BT	- FLAME/GAS DETECTION TRANSMITTER	LI	- LEVEL INDICATOR (NON-GLASS)	SCFM	- STANDARD CUBIC FEET PER MINUTE		
BTU	- BRITISH THERMAL UNIT	LIC	- LEVEL INDICATING CONTROLLER	SCP	- STATION CONTROL PANEL		
C/A/M	- COMPUTER/AUTOMANUAL	LO	- LOCK OPEN	SCWD	- SCREWED CONNECTION		
C/R/L	- COMPUTER/REMOTE/LOCAL	LP	- LOW PRESSURE	SDV	- SHUTDOWN VALVE		
CI	- CUSTOMER FURNISHED	LS	- LIQUID SEAL	SI	- SET POINT		
CP	- CATHODIC PROTECTION	LS*	- LEVEL SWITCH	SR	- STRESS RELIEVE		
CSO/C	- CAR SEAL OPEN/CLOSED	LT	- LEVEL TRANSMITTER	SS*	- SPEED SWITCH		
CWR	- COOLING WATER RETURN	MA*	- MOISTURE ALARM	SST	- STAINLESS STEEL TUBING		
CWS	- COOLING WATER SUPPLY	MAOP	- MAX ALLOWABLE OPERATING PRESSURE	SI	- SPEED TRANSMITTER		
DP	- DESIGN PRESSURE	MAX	- MAXIMUM	STR	- STRAINER		
DT	- DESIGN TEMPERATURE	MC	- MOISTURE CONTROLLER	SVO	- SOLENOID VALVE OPEN		
DV	- DUMP VALVE	MCC	- MOTOR CONTROL CENTER	SVC	- SOLENOID VALVE CLOSED		
ELEV	- ELEVATION	ME	- MOISTURE ELEMENT	T/T	- TANGENT TO TANGENT		
ES	- ELECTRICAL SUPPLY	MI	- MOISTURE INDICATOR	TA*	- TEMPERATURE ALARM		
ES*	- VOLTAGE SWITCH	MIN	- MINUTE OR MINIMUM	TC	- TEMPERATURE CONTROLLER		
ESD	- EMERGENCY SHUTDOWN	MLW	- MEAN LOW WATER	TCV	- TEMPERATURE CONTROL VALVE		
EY	- VOLTAGE RELAY	MNPT	- MALE NATIONAL PIPE THREAD	TDI	- TEMP DIFFERENTIAL INDICATOR		
F	- FILTER	MP	- MEDIUM PRESSURE	TE	- TEMPERATURE ELEMENT		
FA*	- FLOW ALARM OR FLAME ARRESTOR	MR	- MOISTURE RECORDER	TI	- TEMPERATURE INDICATOR		
FC	- FAIL CLOSE OR FLOW CONTROLLER	MS	- MOISTURE SWITCH	TIC	- TEMP INDICATING CONTROLLER		
FCV	- FLOW CONTROL VALVE	MT	- MOISTURE ANALYZER/TRANSMITTER	TIT	- TEMP INDICATING TRANSMITTER		
FDV	- FLOW DIRECTION VALVE (CHECK)	MVT	- MULTI-VARIABLE TRANSMITTER	TP	- TIE-IN POINT		
FE	- FLANGED END OR FLOW ELEMENT	MW	- MANWAY	TR	- TEMPERATURE RECORDER		
FFC	- FLOW RATIO CONTROLLER	NN	- NORMALLY OPEN	TRC	- TEMP RECORDING CONTROLLER		
FI	- FAIL INDETERMINATE	NC	- NORMALLY CLOSED	TS	- TEMPORARY STRAINER		
FI	- FLOW INDICATOR	NNI	- NORMALLY NO FLOW				
FIC	- FLOW INDICATING CONTROLLER	NO	- NORMALLY OPEN				
FIN FL	- FINISHED FLOOR	NRV	- NON-RETURN VALVE				
FIT	- FLOW INDICATING TRANSMITTER	NS	- NITROGEN SUPPLY				
FL	- FAIL LAST	NWP	- NORMAL WORKING PRESSURE				
FLP	- FAIL LAST POSITION	OP	- OPERATING PRESSURE				
FNPT	- FEMALE NATIONAL PIPE THREAD	OPR	- OVER-PRESSURE PROTECTION				
FO	- FAIL OPEN	OSA	- OVER SPEED ALARM				
FP	- FULL PORT	OSS	- OVER SPEED SWITCH				

EQUIPMENT DESIGNATIONS INSTRUMENT & ACTUATED VALVE NUMBERING

SEE GENERAL NOTES ON THIS SHEET

VALVE NUMBERING SYSTEM



VALVE TYPE

- BALL VALVE
  B1 = CONVENTIONAL PORT BALL VALVE
  B2 = CONVENTIONAL PORT ORBIT BALL VALVE
  B3 = FULL PORT BALL VALVE
  B4 = FULL PORT ORBIT BALL VALVE
- GLOBE VALVE
  L1 = GLOBE VALVE
- CHECK VALVE
  C1 = WAFER CHECK VALVE
  C2 = FULL BODY CHECK VALVE
  C3 = FULL BODY CHECK VALVE – PISTON TYPE
  C4 = EXCESS FLOW CHECK VALVE
- GATE VALVE
  G1 = CONVENTIONAL PORT GATE VALVE
  G2 = FULL PORT GATE VALVE
- PLUG VALVE
  P1 = CONVENTIONAL PORT PLUG VALVE
  P5 = NON LUBRICATED PLUG VALVE
- BUTTERFLY VALVE
  F1 = WAFER TYPE
  F2 = LUG TYPE
- NEEDLE VALVE
  N1 = THT
  N2 = WITH BLEED PORT
  N3 = WITH VALVED BLEED PORT
- ANGLE VALVE
  A1 = CONVENTIONAL PORT ANGLE VALVE
  A2 = FULL PORT ANGLE VALVE

VALVE MATERIALS

CODE	DESCRIPTION
1	CARBON STEEL
2	LOW TEMP.
3	304SS
4	316SS
5	1 1/4 CR – 1/2 MO
6	CPVC
7	BRASS

CONTROL VALVE DESIGNATIONS

CODE	DESCRIPTION
FC	FAIL CLOSED
FO	FAIL OPEN
FL	FAIL LOCKED (POSITION NO CHANGE)
TSO	TIGHT SHUTOFF
LO	LOCKED OPEN

INSULATION NOTE

CODE	DESCRIPTION
H	CALCIUM SILICATE
C	FIBERGLASS

VALVE DESIGNATION

CODE	DESCRIPTION
CSO	CAR SEAL OPEN
CSC	CAR SEAL CLOSED
GO	GEAR OPERATED
LC	LOCKED CLOSED
LO	LOCKED OPEN
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
P	PLUGGED

PIPING SPECS

CODE	DESCRIPTION
A1	CLASS CS
AA	CLASS SS
B1	CLASS CS

LINE TREATMENT

CODE	DESCRIPTION
E	ELECTRICAL HEAT TRACE

MATERIAL

CODE	DESCRIPTION
C.S.	CARBON STEEL
S.S.	STAINLESS STEEL

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VoltaGrid

TITLE: GENERAL NOTES AND LEGEND MECHANICAL

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	CN	MA	BD

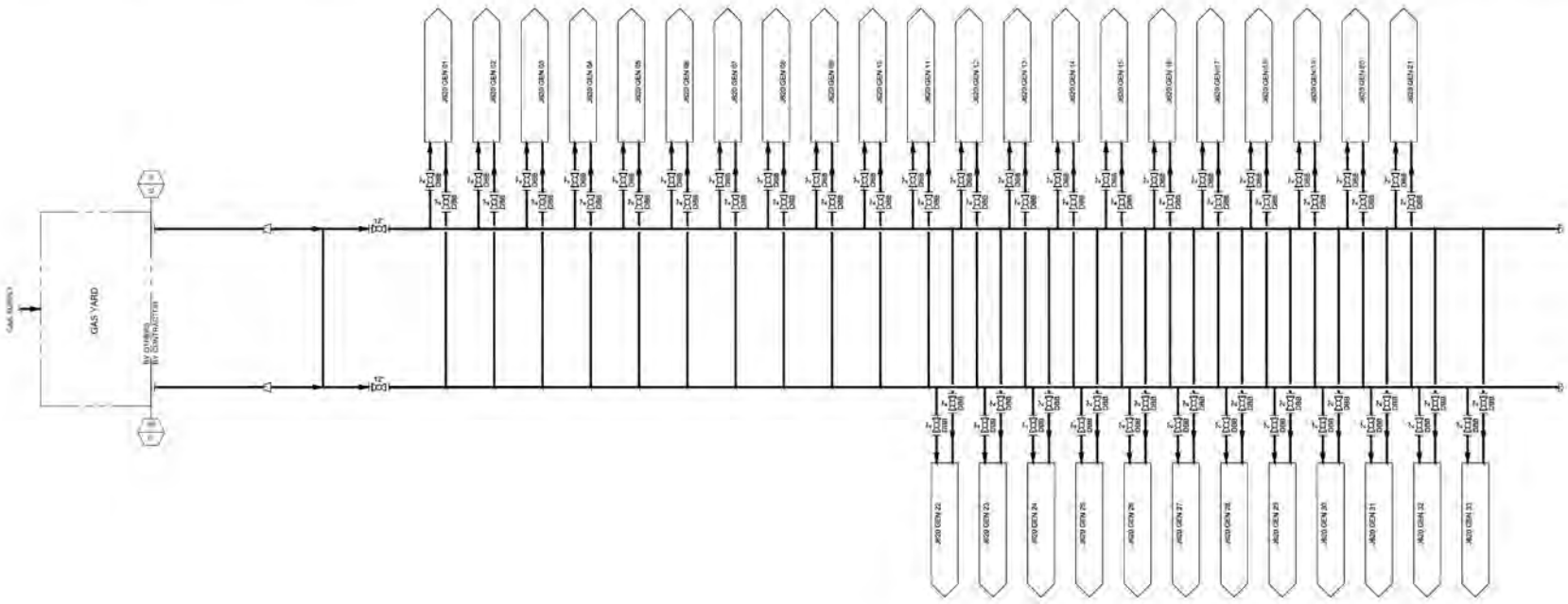
PROJECT NAME/NUMBER: SERVER FARM ATL2

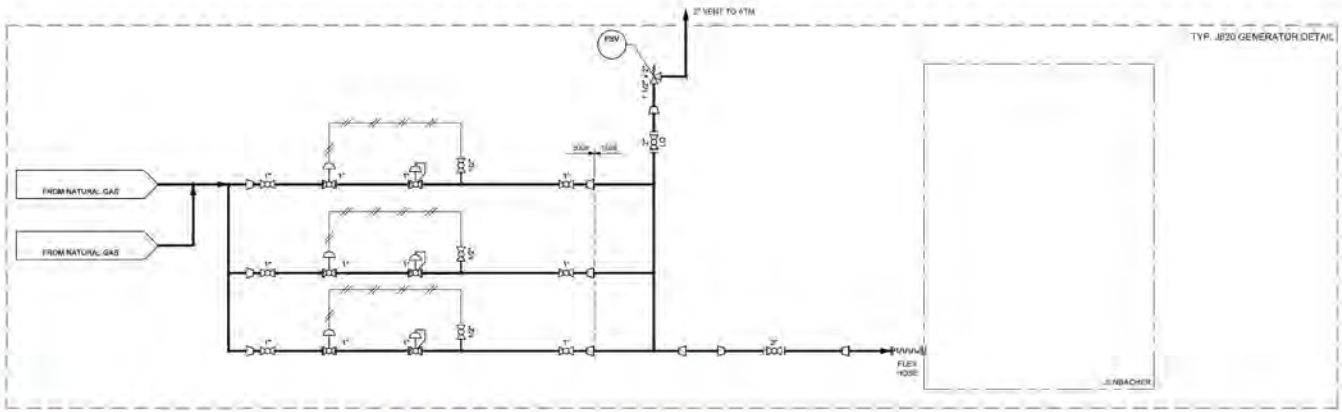
DRAWING NO.: 25108102-001-MP-DRW-0001-001

SCALE: NONE

REV: 0

NUMBER OF SHEETS: -





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VoltaGrid

TITLE: FUEL GAS PROCESS FLOW DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	CN	MA	BD

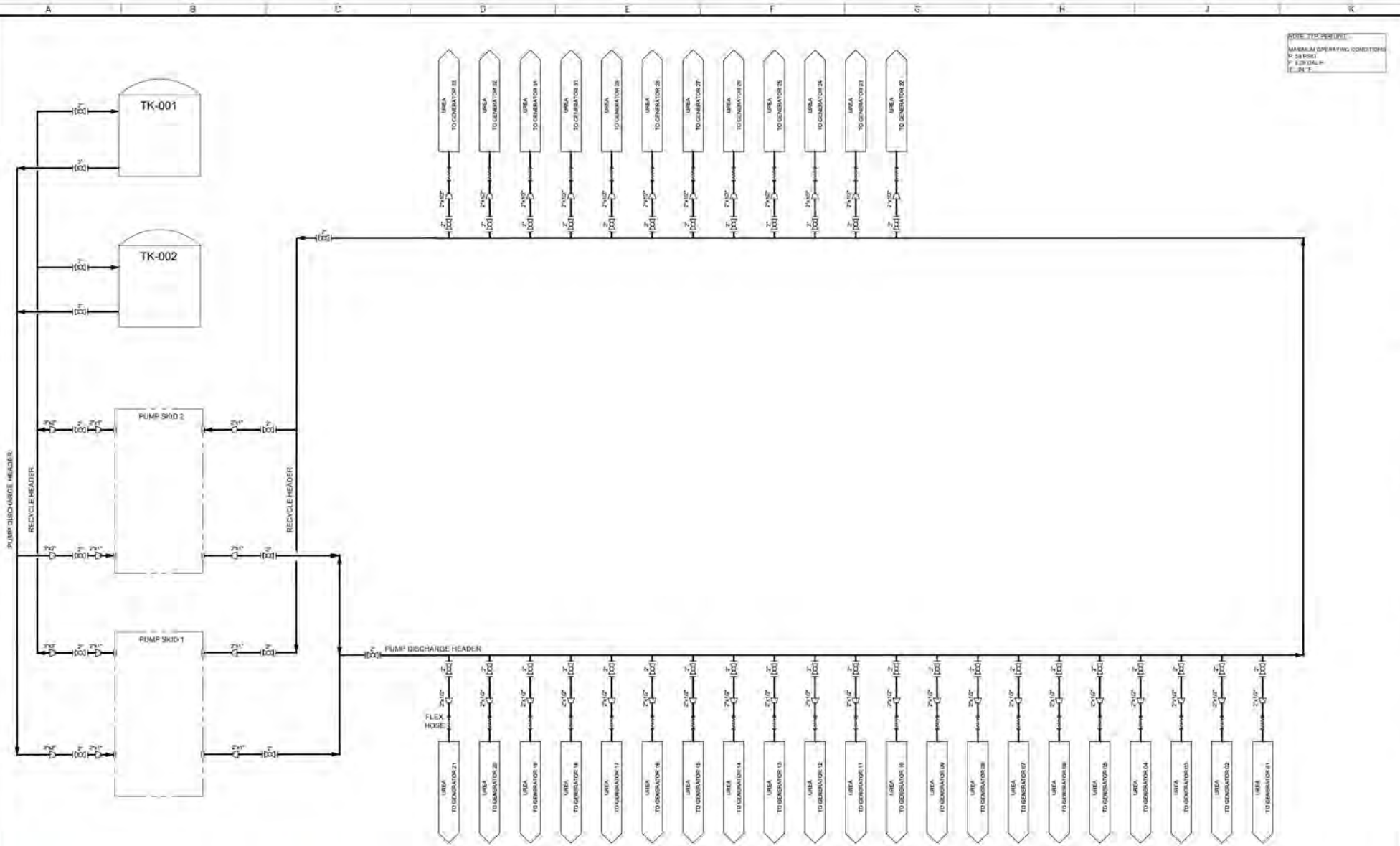
PROJECT NAME/NUMBER: SERVER FARM ATL2

DRAWING NO.: 25108102-001-MP-DRW-0100-001

SCALE: NONE

REV: 0

NUMBER OF SHEET: 1 OF 1



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VoltaGrid

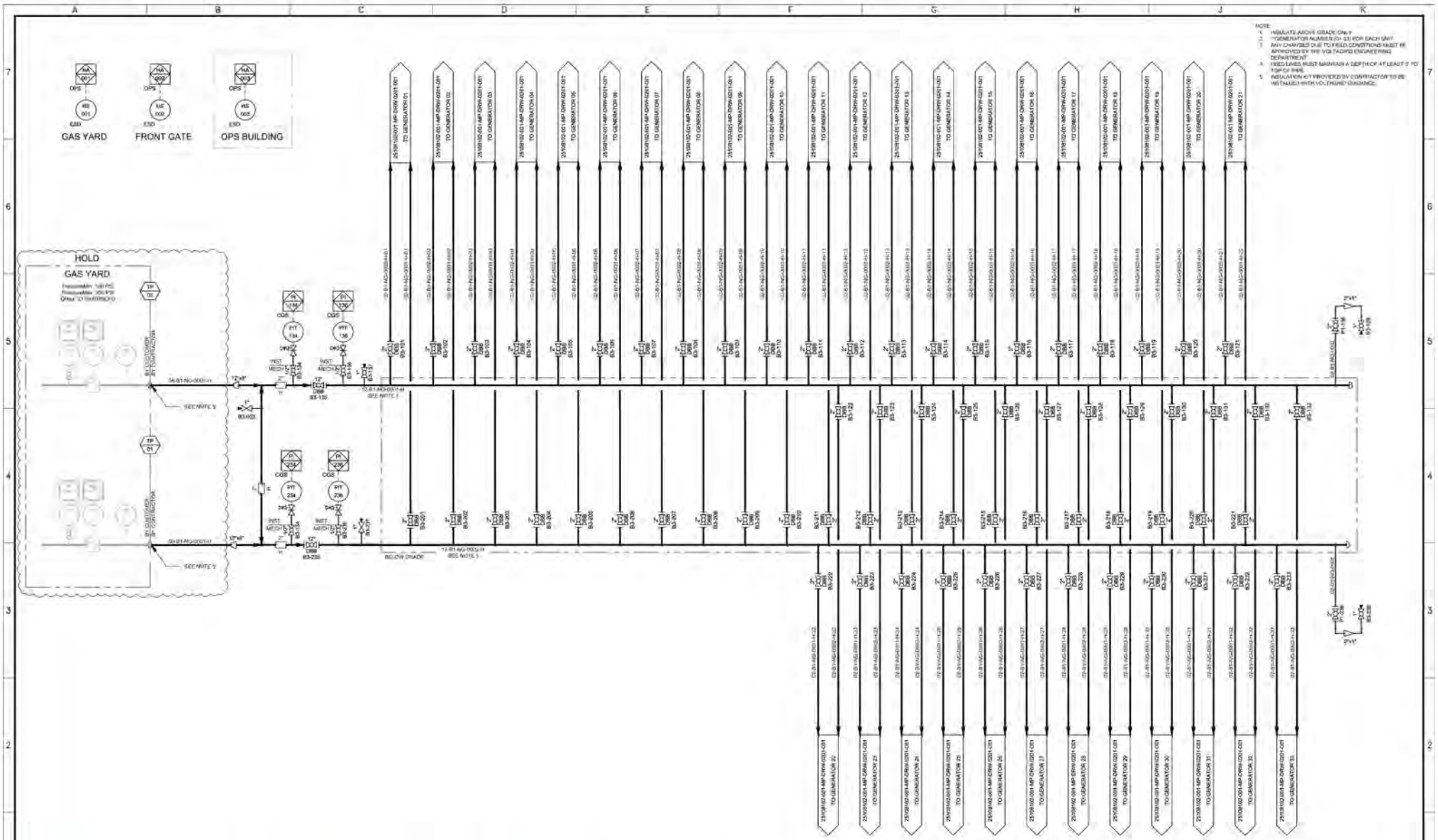
TITLE:
UREA
PROCESS FLOW DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	CN	MA	BD

PROJECT NAME/NUMBER:
SERVER FARM ATL2

DRAWING NO.:
25108102-001-MP-DRW-0101-001

SCALE: NONE
REV.: 0
NUMBER OF SHEET: 1 OF 1



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VoltaGrid

TITLE: FUEL GAS HEADER PIPING & INSTRUMENTATION DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	CN	MA	BD

PROJECT NAME/NUMBER: SERVER FARM ATL2

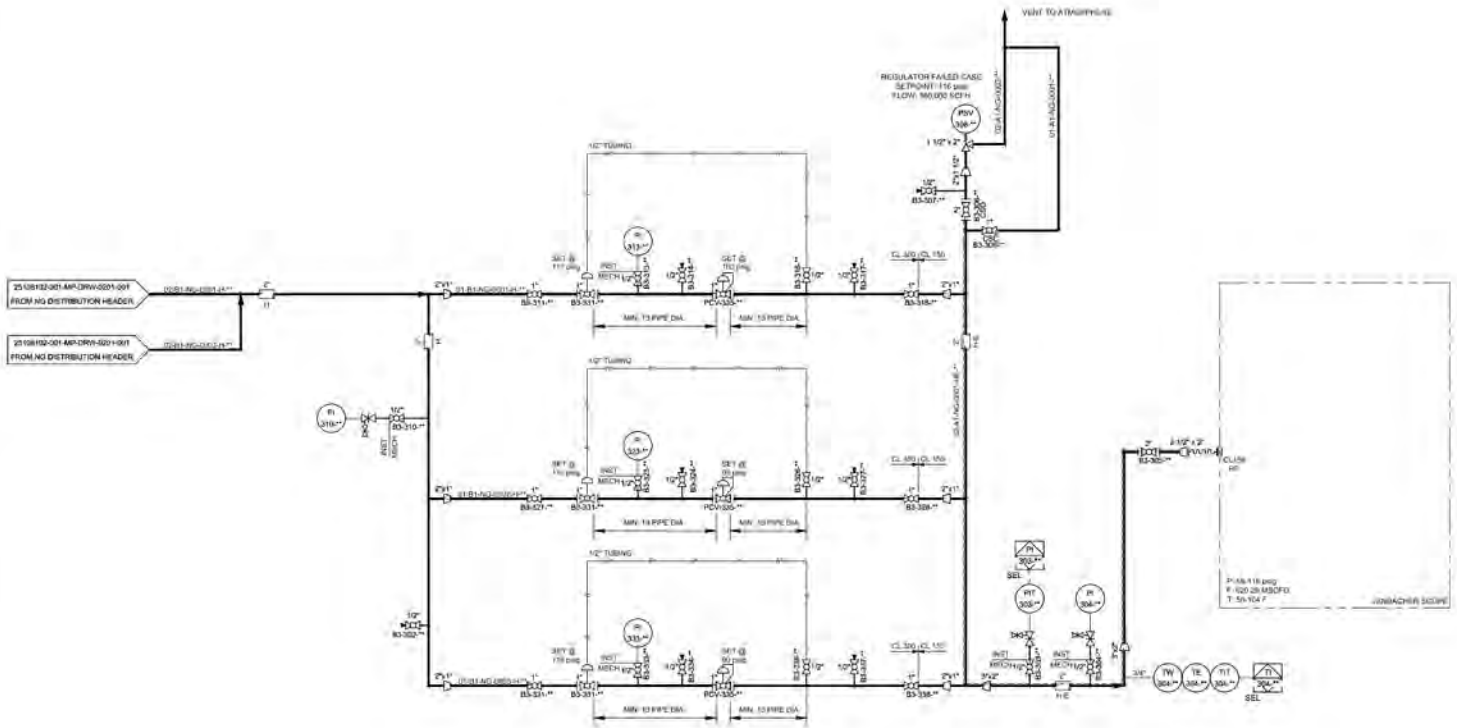
DRAWING NO.: 25108102-001-MP-DRW-0200-001

SCALE: NONE

REV.: 0

NUMBER OF SHEET: 1 OF 1

NOTE:
1. INSULATE ABOVE GRADE ONLY.
2. ***(GENERATOR NUMBER (01-31) FOR EACH UNIT.
3. ANY CHANGES DUE TO FIELD CONDITIONS MAY BE APPROVED BY THE VOLTAGRID ENGINEERING DEPARTMENT.
4. SEL = GENERATOR PROTECTION RELAY (SEL-700G)



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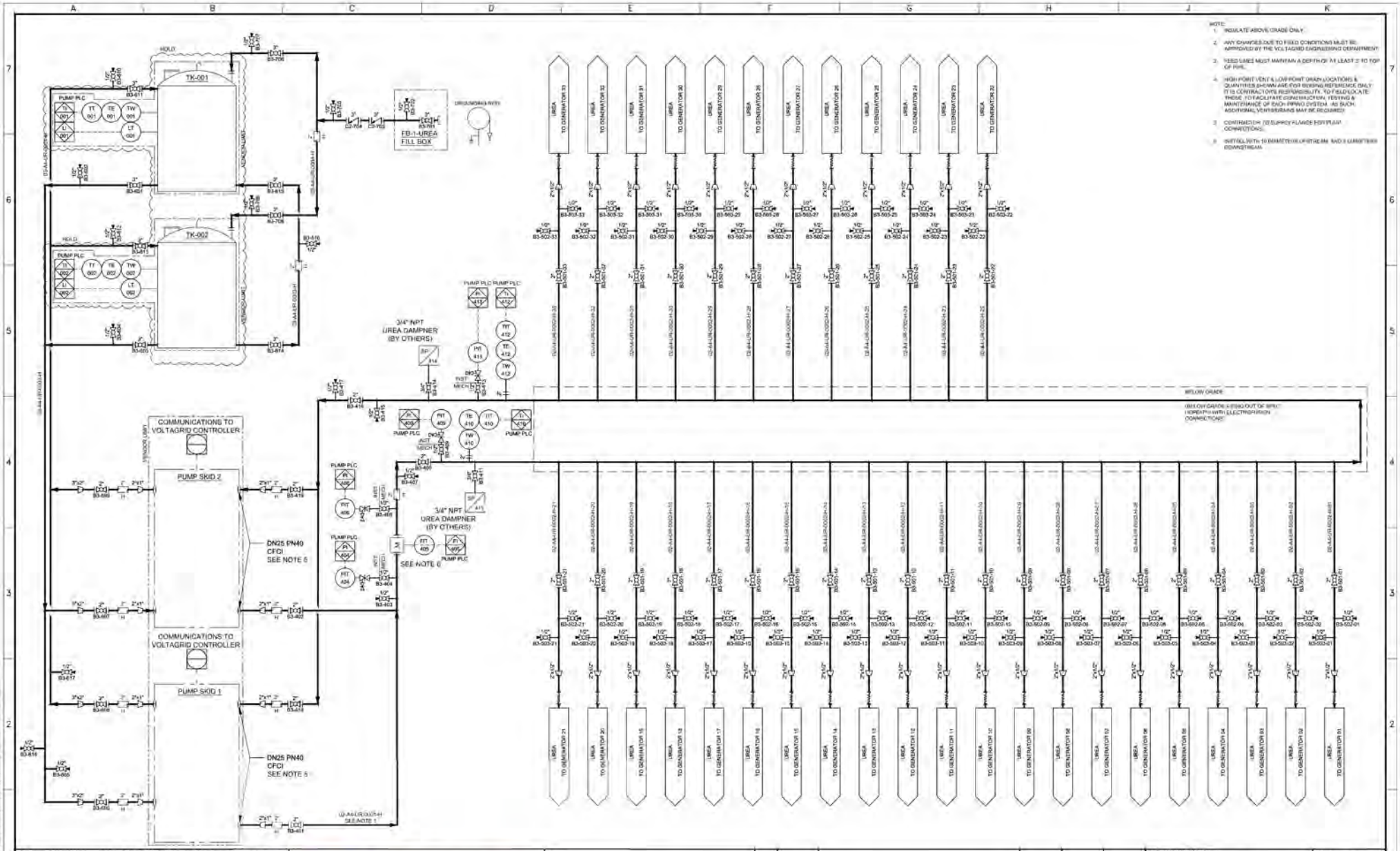
TITLE:
FUEL GAS
TYPICAL GENERATOR
PIPING AND INSTRUMENTATION DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	CN	MA	BD

PROJECT NAME/NUMBER:
SERVER FARM ATL2

DRAWING NO.:
25108102-001-MP-DRW-0201-001

SCALE: NONE
REV: 0
NUMBER OF SHEET: 1 OF 1



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VoltaGrid

UREA
PIPING & INSTRUMENTATION DIAGRAM

NO.	DATE	REVISION DESCRIPTION	DRAWN	CHECK	APPR
0	12/19/2025	ISSUED FOR CONSTRUCTION	IGN	MA	BD

PROJECT NAME/NUMBER: SERVER FARM ATL2

DRAWING NO.: 25108102-001-MP-DRW-0202-001

SCALE: NONE

REV.: 0

NUMBER OF SHEET: 1 OF 1

INVOICE

City Of Covington
2194 Emory St. NW
Covington, GA 30014
770-385-2018
fcamp@cityofcovington.org

Customer #:	[redacted]
Invoice Number:	0000007991
Service Date:	04/03/2026
Invoice Date:	04/03/2026
Terms:	DUE UPON RECEIPT
PO #:	
Due Date:	04/03/2026
Balance Due:	**$304.20**

BRASFIELD & GORRIE
2999 CIRCLE 75 PKWY SE
ATLANTA, GA 30339

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1.000	WTR-MTL/EQUIP SALES	45.00	$45.00
43.200	WTR-MTL/EQUIP SALES	6.00	$259.20

[redacted]

TOTAL BILL = $304.20

ADJUSTMENT NOTES:

Total Invoice:	$304.20
Credits Applied:	$0.00
Payments Applied:	$0.00
Invoice Balance:	**$304.20**

PLEASE MAKE CHECKS PAYABLE TO: CITY OF COVINGTON

Please keep top portion for your records

Please detach bottom portion and return with payment

REMIT PAYMENT TO:
CITY OF COVINGTON
2194 EMORY ST. NW
PO BOX 1527
COVINGTON, GA 30015-1527

CUSTOMER:
BRASFIELD & GORRIE
INVOICE DESCRIPTION:
WTR-MTL/EQUIP SALES

Customer ID:	[redacted]
Invoice Number:	0000007991
Service Date:	04/03/2026
Invoice Date:	04/03/2026
Terms:	DUE UPON RECEIPT
Due Date:	04/03/2026
Balance Due:	**$304.20**

[redacted]

$ _____
AMOUNT PAID



Keck+Wood
COLLABORATION BY DESIGN

2025-15
ANNUAL CONSULTING SERVICES

Category A
On-Call Consulting Services

COVINGTON
georgia

AUGUST 5, 2025

Submitted To:

City of Covington
City Purchasing Department
2194 Emory Street
Covington, Georgia 30014

Submitted By:

Keck & Wood, Inc.
3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097

keckwood.com

Keck+Wood
COLLABORATION BY DESIGN

August 5, 2025

City of Covington
Purchasing Department
2194 Emory Street
Covington, Georgia 30014

Attention: Scott Cromer

Re: 2025-15, Annual Consulting Services
Category A - On-Call Consulting Services

Dear Mr. Cromer and Selection Committee:

Providing the City of Covington with consulting engineering services to protect and improve quality of life is a mission that requires people dedicated to serving citizens and backed by a team of dependable consultants. Keck & Wood (KW) is ready to provide reliable and steady professional services to help you serve the citizens and natural gas customers of the City of Covington. We are the right choice to be selected as the City's Site Plan Review Services for assistance in development plan review and natural gas technical assistance based on the following:

We Value Long-Term Relationships - As consulting professionals, we strive to be your trusted advisor. More than 75% of our work is generated from local government and municipal engineering projects resulting in long-term collaborative partnerships. For decades, we have been providing natural gas consulting services for clients including the Cities of Buford, Winder, and Eatonton, just to name a few. Additionally, dating back to 2017, we have been providing the City of Covington with a variety of engineering services with projects including Pace Street LCI, Traffic & Parking Study, Turner Lake Road Widening, and are currently one of the City's Annual Consulting Engineers. ***We value our longstanding client relationships.***

Dedicated Natural Gas Team - At KW we have a team of engineers dedicated to only serving the natural gas needs of our clients. Services include distribution system design; system mapping, modeling, and GIS; state DOT coordination, regulator station/metering design, system relocation and extensions; and bidding and construction administration. Having this niche service in-house, will benefit the City of Covington through ***streamlined communications coupled with a shared knowledge of City procedures from a tight-knit group of professionals.***

Responsiveness - Having served local governments throughout Georgia for 70+ years, we understand the need for effective communication and know how important it is to be responsive and nimble when serving on-call contracts. Our natural gas team of professionals is committed to being available to address your project needs and concerns. ***We know there will be times when you need our services on short notice and we will always be ready to serve!***

KW hereby acknowledges receipt of Addendum No. 1 dated July 21, 2025.

We look forward to partnering with the City of Covington. If you have any questions or need additional information, please contact me at 706-540-4010 (mobile), 678-417-4006 (direct), or by email at jpayne@keckwood.com.

Sincerely,

Keck & Wood, Inc.

John Payne, PE
Vice President | Natural Gas Market Leader

On-Call Consulting Services for the City of Covington will be performed by staff located in KW's Duluth, GA office.

Name of Firm
Keck & Wood, Inc.

Address
3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097

Contact Information
Telephone Number
678-417-4000
Fax Number
803-526-7328
Email Address
kwcorp@keckwood.com
Website Address
keckwood.com

Number of Staff
Employed Full-time
Professional Engineers: 32
Engineers in Training: 23
Technicians: 9
Landscape Architect: 2
Landscape Designer: 1
Land Surveyors: 1
Administrative: 13
Total Staff: 81

Primary Point of Contact
John Payne, PE
706-540-4010 (mobile)
678-417-4006 (direct)
jpayne@keckwood.com

Firm History. Since its founding in 1954, KW has continued the traditions of engineering excellence and commitment to exemplary service established by our founders, Wylly Keck and Tom Wood. ***With over 70 years of public sector experience***, KW has earned an outstanding reputation for integrity, knowledge, and professionalism in advising our clients. We are committed to improving the quality of life of the region and communities we serve through ethical conduct and dedicated client service.

Corporate Structure/Legal Status. KW is a Class C Georgia Corporation, incorporated in 1959, 100% employee owned, and governed by a seven person Board of Directors. From our offices in Duluth, GA, Rock Hill, SC, and North Charleston, SC, we serve clients in the southeastern states.

Business Activities. KW offers professional Engineering, Planning, Land Surveying, and Landscape Architecture services to provide solutions for natural gas, energy supply, transportation, traffic, parks & recreation, water resources, and urban redevelopment. We proudly serve community & local governments, state governments & jurisdictional authorities, utility infrastructure, public institutions, and private developers. ***Our natural gas professional services include***, but are not limited to:

- Distribution System Design
- System Mapping, Modeling, GIS
- State DOT Coordination
- Regulator Station/Metering Design
- System Relocation & Extensions
- Bidding & Construction Administration

Additional professional services include:

- Planning
- Traffic Engineering
- Rural & Urban Roadway
- Development Plan Review
- Streetscape
- Multi-Use Paths/Trails
- Parks & Recreation
- Utility Coordination
- Stormwater Systems
- Water/Wastewater Treatment
- Wastewater Collection
- Water Supply, Storage & Distribution
- Public Works Facilities
- Landscape Architecture



Subconsultant Firm Information

To augment the KW Team, we have included Trusted Partners and Professionals.



Environmental Assessments

Edwards-Pitman Environmental, Inc.

Edwards-Pitman provides natural and cultural resources surveys, environmental permitting and mitigation planning for transportation projects. Their environmental division offers a full range of NEPA and Permitting services; including ecological surveys, threatened and endangered species surveys, air and noise analysis and documentation, historical and archaeological resource surveys, Section 106 and 4(f) compliance, wetland delineations, jurisdictional determinations, Section 404 permitting and mitigation strategies. They offer experienced, well-trained, professional staff capable of producing exceptional environmental surveys and reports in a timely, cost-efficient manner.



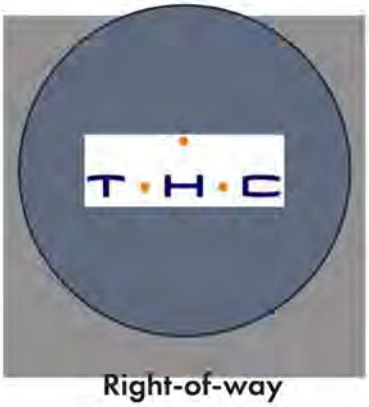
Land Surveying

Rochester | DCCM

Since 1966, the ***Rochester | DCCM*** name has been synonymous with quality, reliability and expertise. As Georgia's premier infrastructure solution provider, their team of engineers, land surveyors, and GIS professionals, along with their exceptional support staff deliver technical knowledge and seasoned guidance backed by the responsiveness your project demands.

Since their inception, Rochester | DCCM's expertise in land surveying has given them a significant competitive advantage. By constantly staying on the forefront of new technology and techniques, their registered, professional land surveyors and survey teams deliver fast, accurate information.

- ALTA/ASCM surveys
- Boundary surveys
- Topographic, GPS, Volume surveys
- Easement/ROW Acquisition Services
- Database preparation
- Construction staking
- As-built surveys
- Airborne/static GPS photo control
- Infrastructure inventorying for GIS
- Revit modeling
- Boundary Disputes
- Construction layout
- Pipeline mapping
- Reservoir/shoreline surveys
- Wetland delineation
- Terrestrial scanning indoor/exterior
- Airborne lidar collection/extraction UAS/UAV
- Photogrammetry aerial collection & processing



Right-of-way

THC, Inc.

THC, Inc. is a professional program management firm providing right of way land acquisition, relocation and noise mitigation services for airports, highway departments, utility companies, municipalities, governmental agencies and engineering firms around the nation since 1994. Whether you need help acquiring property for natural gas system expansion, relocating families from a flood-prone area or managing an airport sound insulation program, THC can provide you with professional services to complete your local, state or federally funded project.

Organizational Chart

The team selected for the Annual Consulting Services is ready to serve the City of Covington!

We have the experience and personnel capacity needed for a successful delivery.

Leadership | Management | Quality Control

Project Management | Engineering | Administration

Additional Resources



John Payne, PE
Project Manager | Principal

STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE034195

John Garrison Payne
225 Deer Run
Maysville, GA 30558

EXP DATE - December 31, 2025
ISSUE DATE - June 23, 2009
Active

Aurie Manigo, PE
Assistant PM | Key Team Lead

STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE051205

Aurie Christine Gambrell-Manigo

EXP DATE - December 31, 2025
ISSUE DATE - October 31, 2023
Active

Matthew Kaufman, PE
Key Team Lead

STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE048199

Matthew J Kaufman
106 Kings Lane
Braselton, GA 30517

EXP DATE - December 31, 2025
ISSUE DATE - November 25, 2021
Active

Representative Projects

KW has an extensive history completing natural gas infrastructure projects.

Below is a list of 50+ projects completed in the last 10 years. Highlighted project descriptions are located in the Appendix.

Owner	Project	Status/Year Complete
City of Adairsville Steve Smith | Gas Department Manager ssmith@adairsvillega.net	*Natural Gas Take Station Upgrades*	2024
	SR 53 Industrial Development Gas Service	2019
City of Buford Daren Perkins | Gas Superintendent dperkins@cityofbuford.com	Thompson Mill Road at North Bogan Road	'25 Awaiting Construction
	Indian Shoals Road Natural Gas Relocation	2024
	Sardis Church Road Natural Gas Relocation	2022
	2022 Annual Natural Gas Service Contract	2022
	SR 324 at SR 124 Gas Relocations	2021
	SR 324/I-85 Interchange Gas Relocations	2020
	Dacula Road - SR 8 Gas Relocations	2020
	2020 Annual Natural Gas Service Contract	2020
	SR 316 at Harbins Road Gas Relocations	2020
	SR 8 Gas Main Extension	2019
	SR 347 Utility Relocations	2019
	SR 324/Auburn Road Gas Facilities Relocations	2018
	2017 Annual Contract for Natural Gas Services	2017
	Harbins Road Gas Facilities Relocation	2016
	SR 8/SR 324 Natural Gas Line Replacement	2015
	Atlanta Highway/Auburn Natural Gas Extension	2015
City of Commerce Drew Hart | Gas Superintendent dhart@commercega.gov	I-85 Natural Gas Main GDOT Permitting	2025
	Fort Lamar Natural Gas Extension Assessment	2025
	SR 334 Natural Gas Main GDOT Permitting, Phase I	2025
City of Eatonton Gary Sanders | City Administrator gsanders@eatontonga.us	*Natural Gas System Mapping and Modeling*	2023
	6-Inch High Pressure Gas Main Improvements	'25 Final Design
	PHMSA Grant Application Assistance	2024
City of Lawrenceville Todd Hardigree | Natural Gas Director todd.hardigree@lawrencevillega.org	SR 316 from Collins Hill Road to Cedars	' 25 Awaiting GDOT Bid
	SR 81 at Ozora Church Road Natural Gas	2025
	SR 316 Natural Gas Relocation	' 25 Awaiting GDOT Bid
City of Madison Shawn Wood | Public Works Director swood@madisonga.com	US 441 North Utility Relocation - 2nd Submission	'25 Awaiting GDOT Bid
	Bostwick Natural Gas Main Extension, Phase II	2025
	SR 83 - Monticello Road Natural Gas Main	2024
	Bostwick Natural Gas Main Extension, Phase I	2023
	Natural Gas System Evaluation	2022
	US 441 Utility Relocations	2021
	US 278 Gas Main Extension	2017
City of Monticello Robbie Colvin | Gas Superintendent rcolvin@monticelloga.org	Gas System Mapping	2018

Representative Projects (cont.) | City of Covington Experience

Owner	Project	Status/Year Complete
City of Perry Chad McMurrian | Engineering Services Mngr chad.mcmurrian@perry-ga.gov	SR 127 Natural Gas Relocation	2022
	Houston Lake Road Gas Main Extension	2020
City of Sugar Hill Alex Philmon | Natural Gas Supervisor aphilmon@cityofsugarhill.com	Tessa Development Natural Gas Plans	2025
City of Thomson Trelles Robinson | Natural Gas Director trelles.robinson@thomson-mcduffie.gov	Camellia Park Gas Main Extension	2024
Tri-County Natural Gas Authority Wendell Matthews |Natural Gas Superintendent wmmtcng@gmail.com	SR 44 from S of King Drive to E of Greensboro	' 25 Awaiting GDOT Construction
City of Winder Horace Gee | Utilities Director horace.gee@cityofwinder.com	West Winder Bypass Utilities Relocation, Phase III	'25 Under Construction
	Linwood Avenue & Mimosa Street Natural Gas	2025
	2022 High Pressure Gas Main Improvements	2025
	Bethlehem Church - SR 53 Construction Administration	2024
	2024 PHMSA Grant Application	2024
	Bethlehem Church - SR 53 Gas Main Relocation	2023
	SR 11 at SR 211 Utility Relocation	2023
	Midland Avenue High Pressure Gas Main	2023
	Exchange Boulevard Utility Relocation - 1st Submission	2022
	Preserve at Dove Creek Natural Gas Main	2021
	Natural Gas System Pressure Improvements	2021
	Smith Mill Road Gas Main Extension	2020
	SR 316 at SR 53 Utilities Relocation	2020
	West Winder Bypass Utilities Relocations, Phase I	2020
	West Winder Bypass Utilities Relocations, Phase II	2020
	Gas System Regulator Station Relocation	2019
	SR 316/SR 81 Utilities Relocation	2018
	SR 8 - Ed Hogan Road Utility Relocation	2017
	McNeal Road Improvements	2016

COVINGTON georgia

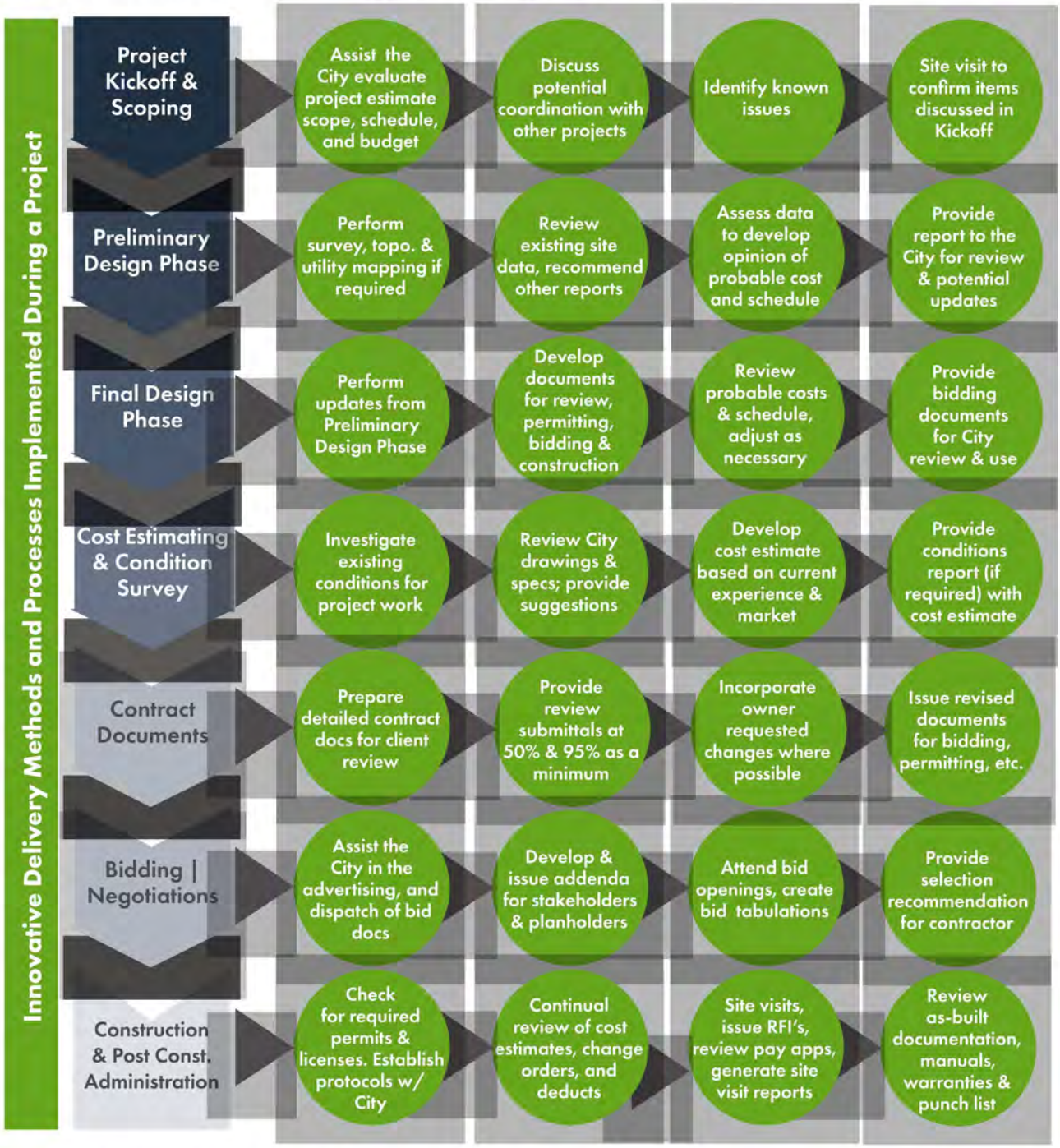
City of Covington Experience. KW has provided the City of Covington with professional engineering services since 2017. In 2023 KW was selected for the City's Annual Consulting Services in the areas of engineering, planning, permitting, water resources, stormwater, transportation, plan review, and management. To date, projects have included:

- Pace Street LCI
- Drainage Pipe and Retaining Wall Rehabilitation
- Traffic and Parking Study
- Turner Lake Road Widening
- Floyd at East Design
- SLI and Backflow
- City Pond Road Design
- Police Parking Lot B
- 2024 Water & Sewer Revenue Audit
- SR 12/US 278 from SR 81 to Hospital Drive

Project Approach

Our time proven approach to project delivery provides a roadmap to success.

Civil Engineering can prove challenging in many ways due to issues such as drainage changes, utility conflicts, right-of-way impacts, and ADA compliance regulations. We will utilize a highly successful Project Plan Preparation Guidelines and Quality Assurance Checklists developed from years of on-call municipal projects to deliver projects for the City of Covington. The breakdown below provides an overview of the approach we will provide under this contract.



This exhibit is not exhaustive of every step of a project, but it does outline the proposed delivery methods and processes KW will utilize during the City of Covington's On-Call Annual Consulting Services.

Project Approach (cont.)

Innovative Delivery Methods and Processes Implemented During a Project

Project Kickoff & Scoping

Project Kickoff & Scoping - provides a prime opportunity to safeguard the City's funds.
When issued a project from the City, KW's Project Manager, John Payne, PE, will schedule a Scoping Meeting. The goal is to review the pragmatics of the project with all stakeholders to capture the scope and breadth of work. This effort will provide a more complete design proposal, construction estimate, and realistic schedule for the work. The scoping meeting also allows the KW team to dig deeper into the project to predetermine potential hindrances, such as if a survey is needed, are easements required, are there planned or active projects within the area that would impact the design, and if permitting of any kind may be required. We have successfully utilized this scoping strategy with other municipal clients.

Preliminary Design Phase

Preliminary Design - builds the framework for a successful project.
With a project scope defined, the KW team will collaborate with the City to develop the preliminary (schematic) design package which will contain, but is not limited to, project route layouts, known existing utilities, known existing right-of-way limits, property limits, and/or design narratives. The data will be utilized to strengthen the preliminary opinion of probable cost and schedule from the scoping exercise. The KW team will review the information with the City and all stakeholders for potential changes, revisions, and additions.

Final Design Phase

Final Design - adds the necessary details for effective decision making.
The final (design development) phase will build upon the framework established in the preliminary design phase. Once the City and KW team narrow down a design option, the team will further develop the engineering aspects of the design through drawings, details, and specifications. Coupled with a revised cost estimate and project schedule, the City will have the opportunity to review the documents again before advancing to bidding and final documents. These documents can also be used to begin the permitting discussions with the required jurisdictions for approval.

Cost Estimating & Condition Survey

Cost Estimating & Budget Review - keeps the project costs in check.
From the project scope and engineering design phases, the KW team will develop a Rough Order of Magnitude (ROM) estimate as a check between the City's expectations, market conditions, and engineering needs. As the project design progresses, the ROM will migrate to a project cost estimate, which will be updated at each design milestone. As the estimate progresses, the results will be reviewed against KW's active database of current project bids from similar projects. Having this additional layer of verification based on current market conditions will enable our engineers to provide the most value for the City of Covington.

Contract Documents

Contract Documents - bring the entire project together for approvals, funding & construction.
After performing any changes and/or additions from the design phases, the KW team will complete the engineering for the project. They will complete the plan and specification development via 50% & 95% progress submittals, as well as an updated schedule. For budget review, we will utilize our bid database which chronicles our latest projects bid to get a real-world look at how the current economy can influence the upcoming project estimates. The documents will be carefully reviewed utilizing KW's QA/QC process for conformance to applicable codes and regulations as required. The documents will be prepared for bidding and construction.

Bidding | Negotiations

Bidding & Negotiations - is where our planning and teamwork will prove successful.
KW has the staff, technology, and experience to place projects for bid on behalf of the City. In addition to the pragmatics of bids, the KW team of professionals will also answer all RFI's and issue addenda as required. We will coordinate closely with the City to review subcontractors, bid tabulations, and evaluations. Before providing opinions on which firm is best suited for the work, we will once again compare the results with our bid database of recent work to see if the estimates reflect what other similar projects were bid at.

Construction & Post Const. Administration

Construction Engineering & Inspection - to ensure the project is built as designed.
Once the contractor has been selected and the proper permits are in place, the KW team will monitor the construction progress. We will start with the Preconstruction Meeting, then move to site visits at regular intervals. We will also field any questions and issue RFI's as required. The KW team will conduct site inspections, as required, to review and make recommendations on all pay applications. We will develop the punch-list and collect all of the as-built documentation, warranties, and manuals for the City. We will also provide necessary CADD files as required.

Keck+Wood
COLLABORATION BY DESIGN

Project Management Approach
Case Study



KW has successfully utilized this project approach with multiple clients including the City of Winder.

As development continues in many areas, a common scenario that occurs is the need to increase natural gas flow and system pressure. One system where this has recently occurred is the City of Winder, GA. The City's natural gas system had a primary high pressure feed and regulator station that served the City and surrounding areas. The largest concentration of large volume industrial customers is located to west of the City, thus requiring the natural gas flow to extend through the downtown and surrounding residential areas. Although there were many points of connectivity, the gas mains are of old age and relatively small diameter therefore creating a bottleneck for moving large volumes of natural gas through the system. A temporary fix was negotiated with the City of Buford to supplement natural gas at times of high demand and low pressure in the area of concern. However, the City needed a more dependable long-term solution.

The City of Winder requested our assistance to determine the most feasible option to provide high pressure natural gas to the western portion of the system. We developed a model of the high pressure mains within the system as well as a portion of what was considered the critical trunk lines of the medium and low pressure mains. Demands were based on the large volume users as well as an estimated consolidation of demands per geographic area. Utilizing this model, we developed proposed high pressure routes that were evaluated to determine the most feasible and cost-effective route. Due to the overall total length of main needed to accomplish the ultimate goal, we determined a point at which the project could be split for phased construction, yet provide a level of pressure improvement to the western portion of the system after the first phase was constructed.

The first phase of construction for the high pressure main was completed along Smith Mill Road in 2020. The project included approximately 4.5 miles of 6-inch steel gas main and associated regulator stations.

The second phase of construction of the high pressure main was completed in 2024. This phase included 7.75 miles of 6-inch steel gas main and the installation of a regulator station at the terminus of the project. This phase proved to be more of a challenge in design and construction due to the areas the main passed through. Multiple GDOT permits were needed to cross SR 316, crossing and installation along SR 81, crossing of W Winder Bypass, and crossing of SR 8. Pipeline crossing permits were also needed for crossings of Colonial Pipeline and Plantation Pipeline.

Services provided for this project by KW included preliminary project evaluation, natural gas modeling, feasibility study, cost estimation, design, permitting, bidding, and construction administration.

This project is now fully complete and in service. The City has boosted pressure and natural gas volume in this area and has additional capacity for future industrial development and expansion. The City also removed the interconnection with the neighboring gas system as part of the Phase 2 construction; thus, they are now self sufficient in supplying the needs of their system and customers.

Keck+Wood
COLLABORATION BY DESIGN

Project Management Approach

Quality Control

KW's Total Approach to Quality

We learned long ago that a day one approach to quality creates successful projects.

Our Total Approach to Quality methodology provides a high degree of quality on our projects through Personal Ownership. Our dedicated QA/QC Manager, Daniel Wallace, PE will create the Detailed Quality Control Plan (DQCP) with the planning team. This quality assurance strategy remains connected to the project and is based on four factors:

1. **Plan for quality (assurance).** As our team processes project data and reviews codes & guidelines, they will be documenting any potential shortfalls from quality, schedule, and budget standpoints. These findings are then discussed at project meetings with the Project Manager to provide clarity to the team.
2. **Implement the quality plan.** From kickoff meetings to frequent communications across the entire project team, we will be working together step-by-step with stakeholders to keep the project moving forward. Daniel will perform QC reviews at project milestones. He will provide direct feedback to the design team on any potential framework issues, or foreseeable errors.
3. **Measure and ensure quality (control).** Our top-down and bottom-up approach to quality is a proven process which has integrated checks and cross checks. Utilizing the DQCP and milestone quality reviews as the foundation for quality, the team will collaborate to provide QC checks from the boots-on-the ground design staff to the Principal level.
4. **QC Follow Through** The way to control the quality during a project's lifecycle is through consistency. The team that frames the design and performs QC on it, will remain on the project for the duration.

Quality Results that Matter

Designing with quality in mind is not achieved through a checklist, it must be a part of the company culture.

KW has been providing ***quality work for clients for 70 years.*** We achieve this by having pride in our work product and being committed to serving our clients. Committing our professionals and the necessary resources for our quality program gets results:

- *No E&O claims paid over the past ten (10) years*
- *Significant reduction of change orders on projects over the past five (5) years*
- *Low quantity of RFI's across project & engineering-related schedule | budget changes*



SR 334 Natural Gas Main GDOT Permitting, Phase 1
City of Commerce, Georgia

Drew Hart | Gas Superintendent
dhart@commercega.gov

Dates
2025 (Complete)
Engineering Fee
$2,000

Firm Role
GDOT Utility Permitting

Key Team Members
John Payne, PE
Aurie Manigo, PE

This project consisted of coordination with City staff for the development of project related exhibits and details, preparation of the GDOT utility permit application package, submittal of the permit application through GPAS, coordination with GDOT regarding project related questions, and coordination with City staff to activate the approved GDOT permit.



SR 83 - Monticello Road Natural Gas Main
City of Madison, Georgia

Shawn Wood | Public Works Director
swood@madisonga.com

Dates
2024 (Complete)
Engineering Fee
$20,000

Firm Role
Gas Distribution System Design & GDOT Utility Permitting

Key Team Members
John Payne, PE
Aurie Manigo, PE
Blake Hamby, EIT

This project consisted of the development of natural gas main extension plans to provide service to the Georgia Safari Conservation Park and the surrounding area south of the I-20 and SR 83 interchange. The scope consisted of connecting to the City's existing high pressure natural gas main near the intersection of SR 83 and Amtico Road, installation of a new regulator station, and installation of approximately 3,500 linear feet of 4-inch HDPE gas main from the regulator station, across I-20, and terminating at the entrance of the Park on SR 83. Services included the engineering design, preparation of construction plans, easement documents, and GDOT utility application package, submittal of the permit application through GUPS, and coordination with City staff to activate the approved GDOT permit. Construction was completed utilizing a combination of City natural gas crews and a local directional drilling contractor.



excluded

Natural Gas Take Station Upgrades
City of Adairsville, Georgia

Steve Smith | Gas Department Manager
ssmith@adairsvillega.net

Dates
2024 (Complete)
Engineering Fee
$20,000

Firm Role
Site Design, Regulator Station Design

Key Team Members
John Payne, PE
Aurie Manigo, PE

Project consisted of the development of a new regulator and meter station at the City's take point. The new station was designed to be located adjacent to the existing station. The new station also was designed in a way to utilize the existing station's odorant injection system. KW developed the station plans, sections, and bill or materials that was then used by the City to procure the various components. The City fabricated the station in house and procured the necessary contractors for connections and capping of the existing high pressure steel main, fencing, and shed structure.



Bostwick Natural Gas Main Extension, Phase II
City of Madison, Georgia

Shawn Wood | Public Works Director
swood@madisonga.com

Dates
2025 (Complete)
Construction Cost
$874,000

Firm Role
Gas Distribution Engineering, Bid Phase Services, Construction Administration

Key Team Members
John Payne, PE
Aurie Manigo, PE
Balke Hamby, EIT
Emme Yearwood, EIT

Project consisted of the construction of approximately 45,300 linear feet of 4-inch HDPE gas main providing natural gas service to the City of Bostwick, Georgia and surrounding area. This was the second phase of the project to complete this extension. KW developed the construction plans based on aerial photography and site visits, provided Bid Phase Services, prepared necessary easement documents and coordinated with Bostwick staff and legal council for acceptance and execution, prepared and submitted GDOT utility permits for the portions of the project located with GDOT right-of-way, and provided Construction Administration services.



excluded

2022 Annual Natural Gas Services Contract
City of Buford, Georgia

Darren Perkins | Gas Superintendent
dperkins@cityofbuford.com

Dates
2022 (Complete)
Engineering Fee
$20,500

Firm Role: Project Development, Bid Phase Services, Contract Preparation/Execution

Key Team Members
John Payne, PE
Aurie Manigo, PE
Emme Yearwood, EIT

Project consisted of the development of an updated Annual Gas Services construction contract for an on-call contractor to provide the City with various natural gas construction services including, but not limited to, new services installation, service renewals, and new gas main installations. The contract, once executed, ran for a maximum 3-year period, including renewal options. KW developed the Project Manual, conducted the Bid Phase Services, prepared the contract documents, and coordinated contract execution with the City and contractor.



2022 High Pressure Gas Main Improvements
City of Winder, Georgia

Horace Gee | Utilities Director
horace.gee@cityofwinder.com

Dates
2024 (Complete)
Construction Cost
$2.01M

Firm Role: Gas System Modeling, Gas Distribution Engineering, Bid Phase Services, Construction Administration

Key Team Members
John Payne, PE
Aurie Manigo, PE
Blake Hamby, EIT
Emme Yearwood, EIT

Project consisted of the construction of approximately 40,500 linear feet of 6-inch high pressure steel natural gas main. The project was the second and final phase to extend high pressure natural gas to the western portion of the City's distribution system to effectively provide additional capacity and pressure to the area. Services provided by KW included updating and operating the high pressure model that was developed for the first phase project (Smith Mill Road Gas Main Extension), route feasibility evaluation and coordination with City staff, preparation of the design and construction plans and Project Manual, Bid Phase Services, and Construction Administration Services. Construction consisted of trenched and untrenched installation of gas main, line valves, connections, installation of fabricated regulator station, multiple petroleum pipeline crossings, and commissioning of the project into the City's existing natural gas system.



excluded

Natural Gas System Mapping and Modeling
City of Eatonton, Georgia

Gary Sanders | City Administrator
gsanders@eatontonga.us

Dates
2023 (Complete)
Engineering Fee
$36,000

Firm Role: GIS Mapping, GPS Data Collection, Gas System Mapping

Key Team Members
John Payne, PE
Matthew Kaufman, PE

Project consisted of the development of a GIS database for the natural gas system mapping, digitizing of gas mains based on record drawings and as-builts, GPS collection of various system structures including, but not limited to, regulator stations, valves, cathodic protection test stations, anode beds, and rectifiers. The GIS database was then used in conjunction with the City's accounting system and usage records to develop a computerized model of the City's distribution system utilizing GASWorkS 10.0. The model has since been utilized for the evaluation of the available natural gas loads for various proposed developments within the system.



Bostwick Natural Gas Main Extension, Phase I
City of Madison, Georgia

Shawn Wood | Public Works Director
swood@madisonga.com

Dates
2023 (Complete)
Construction Cost
$1.12M

Firm Role: Gas System Modeling, Gas Distribution Engineering, Bid Phase Services, Construction Administration

Key Team Members
John Payne PE
Aurie Manigo, PE
Blake Hamby, EIT
Emme Yearwood, EIT

Project consisted of the modeling and feasibility study to extend natural gas service from the area of US 278 and Old Mill Rd to the City of Bostwick and surrounding areas with the intent to serve existing and future poultry farms as well as the cotton gin and residents along the route. Once the route was finalized, a preliminary cost estimate was developed. The project was then broken into two phases of design and construction. KW developed the design and construction plans as well as provided bid services, GDOT permitting, CSX permitting, Bid Phase services, and Construction Administration services. The City elected to install a portion of 4-inch HDPE main along the route. The portion of the project installed by the contractor included approximately 38,000 LF of 4-inch HDPE gas main along Old Mill Rd extending through Hard Labor Creek State Park along Fairplay Rd to the intersection with Sandy Creek Rd. The work included untrenched crossings of the CSX railroad, Hard Labor Creek, and Sandy Creek.



excluded

Smith Mill Road Gas Main Extension
City of Winder, Georgia

Horace Gee | Utilities Director
horace.gee@cityofwinder.com

Dates
2020 (Complete)
Construction Cost
$1.6M

Firm Role: Gas System Modeling, Gas Distribution Engineering, Bid Phase Services

Key Team Members
John Payne, PE

Project consisted of approximately 24,000 linear feet of 6-inch high pressure steel natural gas main and regulator station. High pressure gas system modeling development and results were used to develop the proposed route and feasibility. The goal of this project was to begin the first phase of extending high pressure natural gas to boost flow and pressures to the western portion of the system. Construction consisted of trenched and untrenched installation of gas main, line valves, connections, installation of fabricated regulator station, and commissioning of the project into the City's existing natural gas distribution system.



Gas System Regulator Station Relocation
City of Winder, Georgia

Horace Gee | Utilities Director
horace.gee@cityofwinder.com

Dates
2019 (Complete)
Construction Cost
$175,000

Firm Role
Site Design, Regulator Station Design

Key Team Members
John Payne, PE
Aurie Manigo, PE

Project consisted of the development of the site access and site design plans for the new regulator station which serves as the primary gate station to the City's low pressure system. Project also consisted of the development of the regulator station design plans and coordination with City selected contractor for the quoting and fabrication of the station. Site work and regulator station installation was completed using a mixture of City crews and a local contractor.



excluded

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JOHN PAYNE, PE

Project Manager | Project Principal
Primary Point of Contact



John's extensive utility coordination experience includes the design, drafting, specification preparation, bid process, and construction management & inspection for various natural gas, pedestrian facilities, stormwater, roadway, and water & wastewater system projects. *As Project Manager, it will be John's responsibility to ensure projects are completed as envisioned by the City. He will listen to the stakeholder needs and collaborate with the design team to ensure each project is completed on time and within the allocated budget.*

EDUCATION

BSCE 2001
Southern Polytechnic State University

PROFESSIONAL ENGINEER

GA (34195)

PROFESSIONAL ASSOCIATIONS

American Council of Engineering Companies (ACEC)
American Public Gas Association (APGA)

CERTIFICATIONS

GSWCC Level II Certified Plan Reviewer (11722)

EXPERIENCE

24 years

Project Experience

- **Gwinnett County Roadway Improvement Analysis | Multiple Locations, City of Buford, GA -** *Project Manager* responsible for the analysis of numerous Gwinnett County roadway improvement plans to determine locations of potential impacts with the City of Buford natural gas utilities. Work associated with these projects most often include the development of utility relocation plans, cost estimating, bidding, and construction administration including Gwinnett County project coordination meetings. Utility evaluation and relocation services have been provided for over 20 projects in the last five years.
- **SR 140 Widening and Reconstruction | City of Adairsville, GA -** *Project Manager* responsible for the relocation of existing natural gas mains and regulator stations, sanitary sewer lines, and water lines that are in conflict with the overall GDOT widening and reconstruction. Project includes the replacement of 8-inch through 2-inch high pressure steel gas mains, 4-inch and 2-inch polyethylene gas mains, 16-inch through 6-inch ductile iron water main, and 8-inch sanitary sewer lines.
- **GDOT Road Improvements | City of Winder, GA -** *Project Manager* responsible for the analysis of GDOT road improvement plans to determine locations of potential utility impacts for natural gas and water distribution systems. Recent projects completed include SR 316 at SR 53 Interchange, SR 316 at SR 81 Interchange, SR 316 at SR 11 Interchange, SR 11 at SR 211 Roundabout, SR 211 at Old Hog Min Rd Roundabout, W Winder Bypass Ph 1 & 2, SR 11 at Apalachee River Bridge Replacement. There are numerous GDOT projects in various stages of plan evaluation and development as well. Work on these projects includes attending of GDOT design meetings, utility relocation plan development, Utility Aid Request coordination & submittal, permitting, and bidding.
- **GDOT Road Improvements | City of Buford, GA -** *Project Manager* responsible for the analysis of GDOT road improvement plans to determine locations of potential utility impacts for natural gas, water distribution, and sanitary sewer utilities. Recent projects completed include SR 347 Ph 1 & 2 Widening, SR 13 Widening, SR 81 Roundabout, I-85 Widening Ph 1 & 2. There are numerous GDOT projects in various stages of plan evaluation and development as well. Work on these projects includes attending of GDOT design meetings, utility relocation plan development, Utility Aid Request coordination & submittal, permitting, and bidding.
- **High Pressure Gas Main Improvements | City of Winder, GA -** *Principal* responsible for preliminary route evaluations including route identification, system modeling of route options, cost estimation, and presentation to City staff for route selection. Responsibilities also included management and oversight of design team for the detailed design, permitting, bidding, and construction management of the 7.75 miles of 6-inch steel high pressure natural gas main and related facilities.
- **Natural Gas General Consulting | Multiple Municipalities -** *Principal & Project Manager* responsible for direct consultation with municipalities, including, but not limited to, the Cities of Eatonton, Winder, Buford, Thomson, Madison, and Commerce, to provide general services including, but not limited to, monthly lost and unaccounted volume reporting, annual reporting and tax filings, pressure improvement evaluations and suggestions, review and design of natural gas facilities to serve proposed developments, natural gas modeling of proposed developments to aid in available capacity and/or required capacity upgrades, and regulatory permitting services.

excluded



Aurie Manigo, PE
Assistant Project Manager
Natural Gas Design Lead

Registration: Professional Engineer GA (51205)
Education: BSCE 2016 | Clemson University
Experience: 9 years

Aurie's design experience includes natural gas main relocation, replacement, and extensions in addition to water & wastewater treatment plants, pump stations, sanitary sewer, and water main improvements. *Aurie will lead the natural gas design team, providing design oversight across the project team while working alongside John as the Assistant Project Manger.*

- **Natural Gas Main and Water Main Relocation | City of Winder, GA -** *Design Lead* responsible for the design and construction administration for the installation of 6-inch and 4-inch polyethylene gas mains, 10-inch ductile iron pipe water main, and 2-inch polyethylene water main for utilities that were in conflict with the GDOT bridge replacement project along SR 11 at Apalachee River.
- **Bostwick Natural Gas Main Extension - Phases 1 & 2 | City of Madison, GA -** *Design Lead* responsible for the design, permitting, bidding, and construction administration services for the design and installation of an overall total of approximately 16 miles of 4-inch HDPE, railroad and creek bores, valves, and connections.
- **GDOT Road Improvements | City of Lawrenceville, GA -** *Design Lead* responsible for the analysis of GDOT road improvement plans to determine locations of impacts to existing natural gas facilities requiring relocation or modifications to roadway plans. Recent projects that have been completed, or are in various stages of design, include SR 316 at Hi Hope Road, SR 316 From East of Cedars Road to East of Fence Road to West of Sugarloaf Parkway, SR 81 at Ozora Church Road Roundabout, and SR 81 at SR 138 Roundabout. Work on these projects have included attending City and GDOT meetings, utility relocation design and plan development, Utility Aid Request coordination and submittals, and permitting.
- **High Pressure Natural Gas Main Improvements | City of Winder, GA -** *Design Lead* responsible for the design, plan preparation, permitting, bidding, and construction administration services for the design and installation of approximately 7.75 miles of 6-inch steel gas main, valves, regulator station, and connections to existing mains.



Matthew Kaufman, PE
Modeling & Utilities Design Lead

Registration: Professional Engineer GA (48199)
Education: BSCE 2015 | Clemson University
Experience: 10 years

Matthew's experience includes design and project management for water and sewer improvements, stormwater, and system modeling for local and state governments, authorities, and private clients. *As Modeling & Utilities Design Lead, Matthew will coordinate with the design team to develop pragmatic solutions for the betterment of the City of Covington.*

- **Old Albany Road Utility Relocations | City of Thomasville, GA -** *Project Manager* for project that consisted of 4,560 LF of various nominal sizes of HDPE water main and associated appurtenances, 2,750 LF of cured-in-place pipe, 460LF of 8-inch PVC sanitary sewer installed via pipe bursting, and 60 LF of 6-inch PVC sanitary sewer via trenching.
- **SR 20 Utility Relocations | City of Loganville, GA -** *Project Manager* for utility relocations along GDOT PI 0016387 for the relocation of approximately 4,000 LF of sanitary sewer mains along the state route. Design also includes relocation of approximately 5,000 LF of water main and coordination with GDOT and other utilities within the corridor.
- **Natural Gas System Mapping & Modeling | City of Eatonton, GA -** *Modeling Lead* responsible for the development of a new natural gas model based on recently completed GIS mapping, coordination with City accounting department to obtain and import customer locations and demands into the model, and model calibration. The model has routinely been used and updated based on proposed and conceptual developments as well as to develop and model pressure improvement upgrades.
- **Natural Gas System Model Updates | City of Perry, GA -** *Modeling Lead* responsible for coordination with City staff to obtain plans and records for recent system upgrades, updating of upgrades into the model, updating of customer demands, calibration of model, addition of proposed and conceptual natural gas demands expected to be online soon, and evaluation of the model to determine if system improvements are necessary to maintain flow and pressure.
- **Downtown Utility Improvements | City of Gainesville, GA -** *Project Engineer* for utility relocations and improvements of approximately 1,000 LF of sanitary sewer mains in the downtown corridor. Improvements included rehabilitation efforts for existing sanitary sewer as well as material replacements and relocations for the ongoing streetscape project.

excluded

"Collaboration By Design"

It is our mission to engage with our clients every step of the way.

We believe that our job doesn't stop at delivering construction drawings.

We create partnerships on a personal level through clear communication, face-to-face meetings, boots on the ground, and personal accountability.

As trusted advisers we help clients navigate complex decisions by breaking them down into clear, understandable choices.

It's how we educate, how we mentor, and how we deliver!



Daniel Wallace, PE
QA/QC

Registration: Professional Engineer SC (27049)
Education: BSCE 2003 | University of South Carolina
Experience: 22 years

Daniel's experience includes working with municipalities, state institutions, multi-discipline engineers, architects, private developers, and contractors. He has participated in the design, construction review, and quality control for numerous projects including water & sewer infrastructure, storm drainage systems, sewer pump & grinder stations, streetscapes, commercial sites, and residential subdivisions. ***Daniel will collaborate with the team, scrutinize key milestones, and provide quality oversight throughout the project. His extensive utilities experience will make him a valuable technical resource.***

- **Basin 1 & 2 Outfall Stormwater Improvements |City of Winder, GA -** ***Project Manager.*** The Basin 1 & 2 outfall was identified as a critical stormwater system in need of improvements. The existing system frequently flooded at a railroad underpass frequently blocking the primary path to travel across the City. In addition to capacity restraints, the existing system was experiencing multiple modes of failure such as pipe collapse, joint separation, and corrosion at multiple locations along the system. Services provided included hydrologic and hydraulic analysis, route assessment, easement acquisition, and coordination with multiple authorities having jurisdiction and utilities along the project route.
- **Liberty Street Waterline Upgrade | City of York, SC** - ***Project Principal*** for this RIA and SCIIP funded project that included upgrading an existing 6-inch waterline to 12-inch through downtown York. Services included route assessment and coordination with funding authorities, multiple jurisdictional authorities, and utility providers.
- **Springs Mill Water & Sewer Replacement | Town of Kershaw, SC** - ***Project Manager*** for the water system, gravity sewer system, and pump station design, permitting, bidding, and construction administration.
- **Celanese/India Hook Utility Relocations | City of Rock Hill, SC** - ***Project Principal*** for the relocation of existing 8-inch sanitary sewer line and replacement of existing 8-inch AC waterline with 12-inch DIP as a part of the intersection upgrades. Services included route assessment, easement acquisition, and coordination with multiple authorities having jurisdiction and utilities along the project route.
- **Multiple Water & Sewer Projects | Town of Andrews, SC** - ***Project Manager/ Lead Engineer*** for the master planning, mapping, water & sewer assessments, and multiple rehabilitation and replacement projects for both water and sewer systems. Services have included full water and sewer system mapping, sewer system assessments, CIPs, water system modeling, rate studies, CMOM, and CAPs for the Town. Many items were related to both SCDHEC water and sewer consent orders. To date, over $10M in improvements have been completed or are nearing construction.

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Appendix
Billing Rates

The key personnel listed on the organizational chart will be billed at the following labor categories:

Key Personnel	Role	Labor Category	Hourly Rate
John Payne, PE	Project Manager | QA/QC	Market Leader/VP	$285
Daniel Wallace, PE	QA/QC	Market Leader/VP	$285
Aurie Manigo, PE	Assistant Project Manager | Natural Gas Design Lead	Project Manager 1	$195
Matthew Kaufman, PE	Utilities Design Lead	Project Manager 1	$195

KW's routine tasks associated with Natural Gas General Consulting clients is typically billed on an hourly rate basis per the hourly billing rates listed below. Examples of these tasks may include utility permitting, attending requested meetings, system evaluations, etc. Our rates are adjusted on an annual basis on or around January 1st of each fiscal year. On average, we typically experience an annual increase of approximately 4% per year.

Specific tasks or assignments can be broken down into their own project number as well as the development of a project budget with a not to exceed fee. Examples of these tasks may include the design and bidding of natural gas main extensions, system improvements, or system modeling upgrades. There are also instances of where we can arrange to bill assigned tasks as lump sum rather than hourly. This is case by case and can be discussed as tasks are assigned.

Subconsultant related work is typically based upon lump sum cost agreements for surveying and environmental work. Easement acquisition work with subconsultants is typically based on lump sum or per parcel cost agreements.

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2025 Hourly Rates Sheet

Keck & Wood provides services based on the hourly rate charges for each skill position as follows:

Hourly Rate	Management	Project Management	Engineering	Engineering	Landscape Architecture	Surveying	Surveying	Business | Admin.
$305	Practice Leader | SVP Senior Manager							
$285	Market Leader | VP	Project Director						
$270	Client Services Leader	Senior Project Manager 3	Chief Engineer		Chief Landscape Architect			
$255	Submarket Leader | AVP	Senior Project Manager 2	Senior Engineer 3		Senior Landscape Architect 3			
$240	Client Service Manager 2	Senior Project Manager 1	Senior Engineer 2		Senior Landscape Architect 2	3-Man Survey Crew		
$225	Client Service Manager 1	Project Manager 3	Senior Engineer 1		Senior Landscape Architect 1	Survey Manager 3		
$210		Project Manager 2	Engineer 3		Landscape Architect 3	Survey Manager 2		
$195		Project Manager 1	Engineer 2	Traffic Signal Technician 3	Landscape Architect 2	Survey Manager 1		
$180			Staff Professional 4 | Engineer 1	Traffic Signal Technician 2	Landscape Professional 4 | Landscape Architect 1			
$165			Staff Professional 3	Traffic Signal Technician 1	Landscape Professional 3	2-Man Survey Crew		
$150			Staff Professional 2		Landscape Professional 2	2-Man Mapping Crew		
$140			Staff Professional 1		Landscape Professional 1			
$120			CAD Technician 3	Field Technician 3		1-Man Survey Crew	Survey Technician 3	Admin. Manager
$105			CAD Technician 2	Field Technician 2			Survey Technician 2	Admin. Staff 2
$90			CAD Technician 1	Field Technician 1		1-Man Mapping Crew	Survey Technician 1	Admin. Staff 1
$85			Intern		Intern	Intern		

*Project expenses and subconsultant charges will include a 10% billing multiplier.

excluded

EDWARDS-PITMAN

HOURLY RATES AND FEE SCHEDULE	
Billing Category	**Hourly Rate**
Principal	$
Principal Planner	$ 192.25
Senior Engineer - Roadway and Civil	$
Senior Engineer - Traffic	$
Senior Engineer - Bridges and Structures	$
Project Manager - Roadway and Civil	$
Project Manager - Bridges and Structures	$
Project Engineer - Roadway and Civil	$
Project Engineer - Traffic	$
Project Engineer - Bridges and Structures	$
CAD Designer	$ 100.25
Environmental/Staff Scientist	$ 156.70
Assistant Project Engineer - Roadway and Civil	$
Technician	$ 91.20
Senior Surveyor/Registered Land Surveyor (RLS)	$
Survey Manager	$
Surveyor – Land Surveyor in Training (LSIT)	$
2-Man Mapping Crew	$
1-Man Mapping Crew	$
1 Man with Lidar Drone	$
1-Man Survey Crew	$
2-Man Survey Crew	$
3-Man Survey Crew	$
Survey Technician	$
Senior Planner	$ 112.70
Planner	$ 80.49

Company Name:

Edwards-Pitman Environmental, Inc.

Print/Type Name_Russ Danser, AICP

Print/Type Title_Director of Regional Business Development

Rochester | DCCM

Exhibit A
SCHEDULE OF RATES

Professional Personnel:	**Hourly Rates:**
Principal	285
Project Director	250
Senior Hydrologist	240
Director of Development Strategies	225
Senior Project Manager	210
Senior Surveyor	190
Senior Engineer	190
Senior GIS Enterprise Administrator	190
Senior Landscape Architect	190
Project Manager	190
Senior Field Inspector	170
Senior Designer	170
Project Surveyor	170
Project Engineer	170
Project GIS Developer	170
Project Landscape Architect	170
Project Field Inspector	150
Project Designer	150
Staff Surveyor	150
Staff Engineer	150
Staff GIS Analyst	150
Staff Project Manager	150
Staff Landscape Architect	150
Staff Designer	140
Staff Field Inspector	130
CADD Technician	125
GIS Technician	125
Two Person Crew (GPS/RTK)	230
One Person Crew (GPS/RTK)	220
Three Person Field Crew	205
Two Person Field Crew	190
One Person Field Crew	165
Field Technician	105
Clerical	95

Hourly rate schedule is subject to adjustment on December 31, 2025.

Reimbursable Expenses:
All reimbursable expenses, including, but not limited to, mileage, courier, photography, special equipment and materials, plan review fees and out of town travel will be invoiced at cost plus 15%. The cost of any fees to comply with special insurance requirements will be invoiced at cost plus 15%. Any progress prints, county review drawings, permit drawings or prints for other than in-house shall be billed at $0.30 per square foot for black line copies.

August 1, 2025

John Payne, P.E.
Vice President
Keck & Wood
3090 Premiere Parkway, Suite 200
Duluth, GA 30097

RE: Hourly Fees to Provide Right of Way Acquisition Services for On-call Natural Gas Engineering Services within the City of Covington, GA

Dear Mr. Payne,

THC, Inc. (THC) is pleased to submit hourly fees for right of way acquisition services as part of the RFQ for On-call Natural Gas engineering services. As we discussed by phone today, we anticipate proposing lump sum/per parcel rates for each assigned project involving easement or parcel acquisitions for the City of Covington. Below is a list of available staff for these projects and their loaded hourly rates.

Hourly Fees Chart

Name	Project Role	Years of R/W Experience	Loaded Hourly Rate
Wesley Brock	Program Manager/Principal	33	$204.80
Wayne Roberts	Project Manager	25	$171.77
John Albrycht	Senior R/W Agent, Cost Estimates	30	$150.00
Nathaniel Kimbro	Senior R/W Agent	9	$148.64
Michael Woodall	R/W Agent	6	$142.87
Mercedie Woodall	R/W Agent	3	$118.92
Clint Johnson	R/W Agent	2	$124.53
Jennifer Roberts	R/W Agent	2	$112.31

We appreciate the opportunity to serve you and your client on this project. Please contact us if you have questions about this proposal.

Sincerely,

Wesley K. Brock
Georgia Program Manager
Direct: 678.735.5203 / wbrock@thcinc.net

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2025-15
ANNUAL CONSULTING SERVICES

Category B
Site Plan Review Services

COVINGTON
georgia

AUGUST 5, 2025

Submitted To:

City of Covington
City Purchasing Department
2194 Emory Street
Covington, Georgia 30014

Submitted By:

Keck & Wood, Inc.
3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097

keckwood.com

Keck+Wood
COLLABORATION BY DESIGN

August 5, 2025

City of Covington
Purchasing Department
2194 Emory Street
Covington, Georgia 30014

Attention: Scott Cromer

Re: 2025-15, Annual Consulting Services
Category B - Site Plan Review Services

Dear Mr. Cromer and Selection Committee:

Providing the City of Covington with consulting engineering services to protect and improve quality of life is a mission that requires people dedicated to serving citizens and backed by a team of dependable consultants. Keck & Wood (KW) is ready to provide reliable and steady professional services to help you serve the citizens and natural gas customers of the City of Covington. We are the right choice to be selected as the City's Site Plan Review Services for assistance in development plan review and natural gas technical assistance based on the following:

We Value Long-Term Relationships - As consulting professionals, we strive to be your trusted advisor. More than 75% of our work is generated from local government and municipal engineering projects resulting in long-term collaborative partnerships. For decades, we have been providing natural gas consulting services for clients including the Cities of Buford, Winder, and Eatonton, just to name a few. Additionally, dating back to 2017, we have been providing the City of Covington with a variety of engineering services with projects including Pace Street LCI, Traffic & Parking Study, Turner Lake Road Widening, and are currently one of the City's Annual Consulting Engineers. ***We value our longstanding client relationships.***

Dedicated Natural Gas Team - At KW we have a team of engineers dedicated to only serving the natural gas needs of our clients. Services include distribution system design; system mapping, modeling, and GIS; state DOT coordination, regulator station/metering design, system relocation and extensions; and bidding and construction administration. Having this niche service in-house, will benefit the City of Covington through ***streamlined communications coupled with a shared knowledge of City procedures from a tight-knit group of professionals.***

Responsiveness - Having served local governments throughout Georgia for 70+ years, we understand the need for effective communication and know how important it is to be responsive and nimble when serving on-call contracts. Our natural gas team of professionals is committed to being available to address your project needs and concerns. ***We know there will be times when you need our services on short notice and we will always be ready to serve!***

KW hereby acknowledges receipt of Addendum No. 1 dated July 21, 2025.

We look forward to partnering with the City of Covington. If you have any questions or need additional information, please contact me at 706-540-4010 (mobile), 678-417-4006 (direct), or by email at jpayne@keckwood.com.

Sincerely,

Keck & Wood, Inc.

John Payne, PE
Vice President | Natural Gas Market Leader

Site Plan Review Services for the City of Covington will be performed by staff located in KW's Duluth, GA office.

Name of Firm
Keck & Wood, Inc.

Address
3090 Premiere Parkway
Suite 200
Duluth, Georgia 30097

Contact Information
Telephone Number
678-417-4000
Fax Number
803-526-7328
Email Address
kwcorp@keckwood.com
Website Address
keckwood.com

Number of Staff
Employed Full-time
Professional Engineers: 32
Engineers in Training: 23
Technicians: 9
Landscape Architect: 2
Landscape Designer: 1
Land Surveyors: 1
Administrative: 13
Total Staff: 81

Primary Point of Contact
John Payne, PE
706-540-4010 (mobile)
678-417-4006 (direct)
jpayne@keckwood.com

Firm History. Since its founding in 1954, KW has continued the traditions of engineering excellence and commitment to exemplary service established by our founders, Wylly Keck and Tom Wood. ***With over 70 years of public sector experience***, KW has earned an outstanding reputation for integrity, knowledge, and professionalism in advising our clients. We are committed to improving the quality of life of the region and communities we serve through ethical conduct and dedicated client service.

Corporate Structure/Legal Status. KW is a Class C Georgia Corporation, incorporated in 1959, 100% employee owned, and governed by a seven person Board of Directors. From our offices in Duluth, GA, Rock Hill, SC, and North Charleston, SC, we serve clients in the southeastern states.

Business Activities. KW offers professional Engineering, Planning, Land Surveying, and Landscape Architecture services to provide solutions for natural gas, energy supply, transportation, traffic, parks & recreation, water resources, and urban redevelopment. We proudly serve community & local governments, state governments & jurisdictional authorities, utility infrastructure, public institutions, and private developers. ***Our natural gas professional services include***, but are not limited to:

- Distribution System Design
- System Mapping, Modeling, GIS
- State DOT Coordination
- Regulator Station/Metering Design
- System Relocation & Extensions
- Bidding & Construction Administration

Additional professional services include:

- Planning
- Traffic Engineering
- Rural & Urban Roadway
- Development Plan Review
- Streetscape
- Multi-Use Paths/Trails
- Parks & Recreation
- Utility Coordination
- Stormwater Systems
- Water/Wastewater Treatment
- Wastewater Collection
- Water Supply, Storage & Distribution
- Public Works Facilities
- Landscape Architecture



Subconsultant Firm Information

To augment the KW Team, we have included Trusted Partners and Professionals.



Environmental Assessments

Edwards-Pitman Environmental, Inc.

Edwards-Pitman provides natural and cultural resources surveys, environmental permitting and mitigation planning for transportation projects. Their environmental division offers a full range of NEPA and Permitting services; including ecological surveys, threatened and endangered species surveys, air and noise analysis and documentation, historical and archaeological resource surveys, Section 106 and 4(f) compliance, wetland delineations, jurisdictional determinations, Section 404 permitting and mitigation strategies. They offer experienced, well-trained, professional staff capable of producing exceptional environmental surveys and reports in a timely, cost-efficient manner.



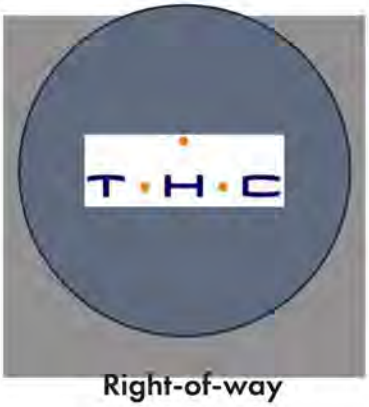
Land Surveying

Rochester | DCCM

Since 1966, the ***Rochester | DCCM*** name has been synonymous with quality, reliability and expertise. As Georgia's premier infrastructure solution provider, their team of engineers, land surveyors, and GIS professionals, along with their exceptional support staff deliver technical knowledge and seasoned guidance backed by the responsiveness your project demands.

Since their inception, Rochester | DCCM's expertise in land surveying has given them a significant competitive advantage. By constantly staying on the forefront of new technology and techniques, their registered, professional land surveyors and survey teams deliver fast, accurate information.

- ALTA/ASCM surveys
- Boundary surveys
- Topographic, GPS, Volume surveys
- Easement/ROW Acquisition Services
- Database preparation
- Construction staking
- As-built surveys
- Airborne/static GPS photo control
- Infrastructure inventorying for GIS
- Revit modeling
- Boundary Disputes
- Construction layout
- Pipeline mapping
- Reservoir/shoreline surveys
- Wetland delineation
- Terrestrial scanning indoor/exterior
- Airborne lidar collection/extraction UAS/UAV
- Photogrammetry aerial collection & processing



Right-of-way

THC, Inc.

THC, Inc. is a professional program management firm providing right of way land acquisition, relocation and noise mitigation services for airports, highway departments, utility companies, municipalities, governmental agencies and engineering firms around the nation since 1994. Whether you need help acquiring property for natural gas system expansion, relocating families from a flood-prone area or managing an airport sound insulation program, THC can provide you with professional services to complete your local, state or federally funded project.

Organizational Chart

The team selected for the Site Plan Review Services is ready to serve the City of Covington!

We have the experience and personnel capacity needed for a successful delivery.

Leadership | Management | Quality Control

Project Management | Engineering | Administration

Additional Resources

COVINGTON georgia

Principal
John Payne, PE
24 year's experience

QA/QC
Daniel Wallace, PE
22 year's experience

Project Manager
John Payne, PE
24 year's experience
(Primary Point of Contact)

Assistant Project Manager
Aurie Manigo, PE
9 year's experience

Natural Gas Design Lead
Aurie Manigo, PE
9 year's experience

Modeling & Utilities Design Lead
Matthew Kaufman, PE
10 year's experience

Additional Support Staff

Natural Gas Design
Emmeline Yearwood, EIT
Blake Hamby, EIT

Utilities Design
Loren Harkins, PE
Alex Lambie, EIT

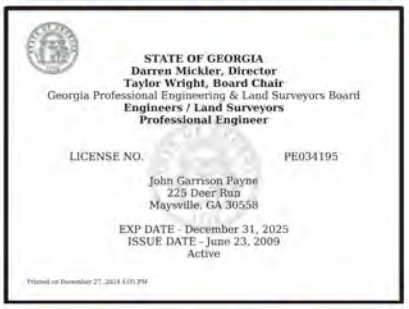
Technical Resources
32 PEs
23 EITs
2 PLAs

Environmental Assessments
Edwards-Pitman

Land Surveying
Rochester | DCCM

ROW
THC

John Payne, PE
Project Manager | Principal



STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE034195

John Garrison Payne
225 Deer Run
Maysville, GA 30558

EXP DATE - December 31, 2025
ISSUE DATE - June 23, 2009
Active

Aurie Manigo, PE
Assistant PM | Key Team Lead



STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE051205

Aurie Christine Gambrell-Manigo

EXP DATE - December 31, 2025
ISSUE DATE - October 31, 2023
Active

Matthew Kaufman, PE
Key Team Lead



STATE OF GEORGIA
Darren Mickler, Director
Taylor Wright, Board Chair
Georgia Professional Engineering & Land Surveyors Board
Engineers / Land Surveyors
Professional Engineer

LICENSE NO. PE048199

Matthew J Kaufman
106 Kings Lane
Braselton, GA 30517

EXP DATE - December 31, 2025
ISSUE DATE - November 25, 2021
Active

Keck+Wood
COLLABORATION BY DESIGN

Experience
Representative Projects

KW has an extensive history completing natural gas infrastructure projects.

Below is a list of 50+ projects completed in the last 10 years. Highlighted project descriptions are located in the Appendix.

Owner	Project	Status/Year Complete
City of Adairsville Steve Smith | Gas Department Manager ssmith@adairsvillega.net	Natural Gas Take Station Upgrades	2024
	SR 53 Industrial Development Gas Service	2019
City of Buford Daren Perkins | Gas Superintendent dperkins@cityofbuford.com	***Thompson Mill Road at North Bogan Road***	'25 Awaiting Construction
	Indian Shoals Road Natural Gas Relocation	2024
	Sardis Church Road Natural Gas Relocation	2022
	2022 Annual Natural Gas Service Contract	2022
	SR 324 at SR 124 Gas Relocations	2021
	SR 324/I-85 Interchange Gas Relocations	2020
	Dacula Road - SR 8 Gas Relocations	2020
	2020 Annual Natural Gas Service Contract	2020
	SR 316 at Harbins Road Gas Relocations	2020
	SR 8 Gas Main Extension	2019
	SR 347 Utility Relocations	2019
	SR 324/Auburn Road Gas Facilities Relocations	2018
	2017 Annual Contract for Natural Gas Services	2017
	Harbins Road Gas Facilities Relocation	2016
	SR 8/SR 324 Natural Gas Line Replacement	2015
	Atlanta Highway/Auburn Natural Gas Extension	2015
City of Commerce Drew Hart | Gas Superintendent dhart@commercega.gov	I-85 Natural Gas Main GDOT Permitting	2025
	Fort Lamar Natural Gas Extension Assessment	2025
	SR 334 Natural Gas Main GDOT Permitting, Phase I	2025
City of Eatonton Gary Sanders | City Administrator gsanders@eatontonga.us	Natural Gas System Mapping and Modeling	2023
	6-Inch High Pressure Gas Main Improvements	'25 Final Design
	PHMSA Grant Application Assistance	2024
City of Lawrenceville Todd Hardigree | Natural Gas Director todd.hardigree@lawrencevillega.org	SR 316 from Collins Hill Road to Cedars	' 25 Awaiting GDOT Bid
	SR 81 at Ozora Church Road Natural Gas	2025
	SR 316 Natural Gas Relocation	' 25 Awaiting GDOT Bid
City of Madison Shawn Wood | Public Works Director swood@madisonga.com	US 441 North Utility Relocation - 2nd Submission	'25 Awaiting GDOT Bid
	Bostwick Natural Gas Main Extension, Phase II	2025
	SR 83 - Monticello Road Natural Gas Main	2024
	Bostwick Natural Gas Main Extension, Phase I	2023
	Natural Gas System Evaluation	2022
	US 441 Utility Relocations	2021
	US 278 Gas Main Extension	2017
City of Monticello Robbie Colvin | Gas Superintendent rcolvin@monticelloga.org	Gas System Mapping	2018

Owner	Project	Status/Year Complete
City of Perry Chad McMurrian | Engineering Services Mngr chad.mcmurrian@perry-ga.gov	SR 127 Natural Gas Relocation	2022
	Houston Lake Road Gas Main Extension	2020
City of Sugar Hill Alex Philmon | Natural Gas Supervisor aphilmon@cityofsugarhill.com	*Tessa Development Natural Gas Plans*	2025
City of Thomson Trelles Robinson | Natural Gas Director trelles.robinson@thomson-mcduffie.gov	*Camellia Park Gas Main Extension*	2024
Tri-County Natural Gas Authority Wendell Matthews |Natural Gas Superintendent wmmtcng@gmail.com	*SR 44 from S of King Drive to E of Greensboro*	'25 Awaiting GDOT Construction
City of Winder Horace Gee | Utilities Director horace.gee@cityofwinder.com	*West Winder Bypass Utilities Relocation, Phase III*	'25 Under Construction
	Linwood Avenue & Mimosa Street Natural Gas	2025
	2022 High Pressure Gas Main Improvements	2025
	Bethlehem Church - SR 53 Construction Administration	2024
	2024 PHMSA Grant Application	2024
	Bethlehem Church - SR 53 Gas Main Relocation	2023
	SR 11 at SR 211 Utility Relocation	2023
	Midland Avenue High Pressure Gas Main	2023
	Exchange Boulevard Utility Relocation - 1st Submission	2022
	Preserve at Dove Creek Natural Gas Main	2021
	Natural Gas System Pressure Improvements	2021
	Smith Mill Road Gas Main Extension	2020
	SR 316 at SR 53 Utilities Relocation	2020
	West Winder Bypass Utilities Relocations, Phase I	2020
	West Winder Bypass Utilities Relocations, Phase II	2020
	Gas System Regulator Station Relocation	2019
	SR 316/SR 81 Utilities Relocation	2018
	SR 8 - Ed Hogan Road Utility Relocation	2017
	McNeal Road Improvements	2016

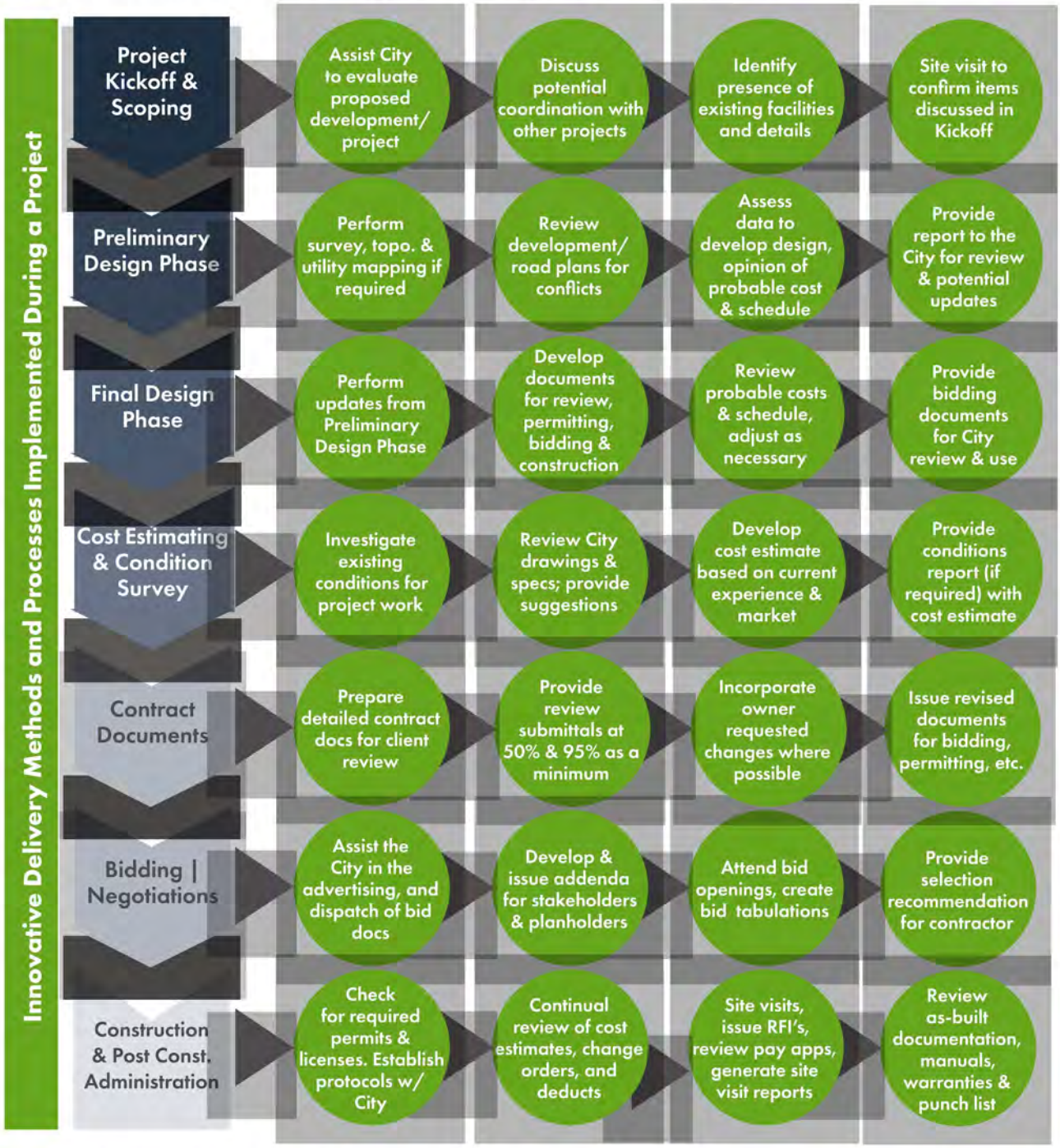
City of Covington Experience. KW has provided the City of Covington with professional engineering services since 2017. In 2023 KW was selected for the City's Annual Consulting Services in the areas of engineering, planning, permitting, water resources, stormwater, transportation, plan review, and management. To date, projects have included:

- Pace Street LCI
- Drainage Pipe and Retaining Wall Rehabilitation
- Traffic and Parking Study
- Turner Lake Road Widening
- Floyd at East Design
- SLI and Backflow
- City Pond Road Design
- Police Parking Lot B
- 2024 Water & Sewer Revenue Audit
- SR 12/US 278 from SR 81 to Hospital Drive

Project Approach

Our time proven approach to project delivery provides a roadmap to success.

Civil Engineering can prove challenging in many ways due to issues such as drainage changes, utility conflicts, right-of-way impacts, and ADA compliance regulations. We will utilize a highly successful Project Plan Preparation Guidelines and Quality Assurance Checklists developed from years of on-call municipal projects to deliver projects for the City of Covington. The breakdown below provides an overview of the approach we will provide under this contract.



This exhibit is not exhaustive of every step of a project, but it does outline the proposed delivery methods and processes KW will utilize during the City of Covington's On-Call Annual Consulting Services.

Project Approach (cont.)

Innovative Delivery Methods and Processes Implemented During a Project



Project Kickoff & Scoping - provides a prime opportunity to safeguard the City's funds.
When issued a project from the City, KW's PM, John Payne, PE, will schedule a Scoping Meeting. The goal is to review the pragmatics of the project with all stakeholders to capture the scope and breadth of work. This effort will provide a more complete design proposal, construction estimate, and realistic schedule for the work. The scoping meeting also allows the KW team to dig deeper into the project to predetermine potential hindrances, such as if a survey is needed, are easements required, are there any other planned or active projects within the area that would impact the design, and if permitting of any kind may be required. We have successfully utilized this scoping strategy with other municipal clients.

Preliminary Design - builds the framework for a successful project.
With a project scope defined, the KW team will collaborate with the City to review any available development or roadway plans to determine the presence of conflicts, needed relocations, or to design gas facilities to serve a proposed development. The preliminary design will contain known utilities, known right-of-way, existing easements, and/or design narratives. This data will be utilized to strengthen the preliminary opinion of probable cost and schedule from the scoping exercise. The KW team will review the information with the City and all stakeholders for potential changes, revisions, and additions.

Final Design - adds the necessary details for effective decision making.
The final (design development) phase will build upon the framework established in the preliminary design phase. Once the City stakeholders and KW team narrow down a design option, the team will further develop the engineering aspects of the design through drawings, details, and specifications. Coupled with a revised cost estimate and project schedule, the City will have the opportunity to review the documents again before advancing to GDOT utility aid request, bidding, and final documents. These documents can also be used to begin permitting discussions with the required jurisdictions for approval.

Cost Estimating & Budget Review - keeps the project costs in check.
From the project scope and engineering design phases, the KW team will develop a Rough Order of Magnitude (ROM) estimate as a check between the City's expectations, market conditions, and engineering needs. As the project design progresses, the ROM will migrate to a project cost estimate, which will be updated at each design milestone. As the estimate progresses, the results will be reviewed against KW's active database of current project bids from similar projects. Having this additional layer of verification based on current market conditions will enable our engineers to provide the most value for the City of Covington.

Contract Documents - bring the entire project together for approvals, funding & construction.
After performing any changes and/or additions from the design phases, the KW team will complete the engineering for the project. They will complete the plan and specification development via 50% & 95% progress submittals, as well as an updated schedule. For budget review, we will utilize our bid database which chronicles our latest projects bid to get a real-world look at how the current economy can influence the upcoming project estimates. The documents will be carefully reviewed utilizing KW's QA/QC process for conformance to applicable codes and regulations as required. The documents will be prepared for bidding and construction.

Bidding & Negotiations - is where our planning and teamwork will prove successful.
KW has the staff, technology, and experience to place projects for bid on behalf of the City. In addition to the pragmatics of bids, the KW team of professionals will also answer all RFI's and issue addenda as required. We will coordinate closely with the City to review subcontractors, bid tabulations, and evaluations. Before providing opinions on which firm is best suited for the work, we will once again compare the results with our bid database of recent work to see if the estimates reflect what other similar projects were bid at.

Construction Engineering & Inspection - to ensure the project is built as designed.
Once the contractor has been selected and the proper permits are in place, the KW team will monitor the construction progress. We will start with the Preconstruction Meeting, then move to site visits at regular intervals. We will also field any questions and issue RFI's as required. The KW team will conduct site inspections, as required, to review and make recommendations on all pay applications. We will develop the punch-list and collect all of the as-built documentation, warranties, and manuals for the City. We will also participate in road construction utility coordination meetings as required for applicable projects.

Keck+Wood
COLLABORATION BY DESIGN

Case Study



KW has successfully utilized this project approach with multiple clients including the City of Winder.

In recent years, the State of Georgia has experienced significant growth in the residential, commercial, and industrial sectors. This growth has led to the design and construction of a large number of road improvement projects, both at a local level and at a state level through GDOT. These projects often are in areas where growth has already taken place and there is a large volume of existing utilities in place. Municipalities that own and operate natural gas, water distribution, and/or sanitary sewer systems find themselves in a position of needing to review the proposed road improvement plans to determine if their facilities will be in conflict and if so, they have to develop relocation plans. This is a service that KW provides to a number of clients.

One of the most recent projects such as this we have been involved in is the W Winder Bypass Phase 3 Construction Project in Winder, GA. The project is the last segment in the W Winder Bypass that will connect the already completed Phase 2 of the Bypass to SR 316. The City of Winder's natural gas and water distribution systems are both located within the project limits and were both affected by construction thus requiring major relocations.

Our involvement started with GDOT's First Submission Plans. The City requested that we review the plans and provide the information requested by GDOT as we were already involved in both Phase 1 & 2 of the Bypass. We coordinated with City staff to obtain records of the City's existing facilities within the project limits, including main sizes and materials, and verified if the facilities were accurately indicated on the plans.

Once the Second Submission Plans were issued by GDOT, we immediately began the process to review the construction plans, cross sections, and storm drainage profiles to verify areas where construction of the Bypass would require relocation of the natural gas and water facilities. Based on our review, natural gas mains found to be in conflict included approximately 450 linear feet (LF) of 4-inch polyethylene (PE) main, 1,200 LF of 6-inch PE main, and 1,200 LF of 6-inch steel main. Water distribution facilities that were found to be in conflict included approximately 1,500 LF of 6-inch CIP, 450 LF of 8-inch PVC, 350 LF of 8-inch DIP, and 1,800 LF of 16-inch DIP water main. Both facilities required replacement of crossings beneath SR 316.

The replacement of the 16-inch DIP water main and required casing under SR 316 resulted in an evaluation and request for a limited access variance due to the surrounding topography and resulting depths that would be required to meet the minimum cover requirements while crossing SR 316. We provided numerous route options and costs as well as a feasibility study detailing the difficulties that will be experienced during initial construction as well as in the future should the City need to access the casings for maintenance or replacement of the main. After multiple meetings and requests to re-evaluate the request, GDOT denied the variance. At the present, the road contractor is lobbying GDOT for a variance due to the difficulties they are about to experience in construction.

Our scope of services also included the preparation and submittal of a Utility Aid Request. After numerous meetings and negotiations, the City was able to obtain partial aid for the relocation of the facilities in-kind. Being that aid was provided; the construction of the relocations was included in the roadway contract.

The project is currently under construction. The natural gas main construction has been completed. The water main relocation work is on-going. KW continues to assist the City of Winder by providing construction administration services. We have been participating in bi-weekly utility coordination meetings as well as various relocation design modifications that were required due to roadway construction field changes.

This project is just one of many relocation projects that we have been involved in with GDOT as well as local jurisdictions. We have the experience and expertise to provide this same level of service to the City of Covington for any relocation projects that may come in the future.

Keck+Wood
COLLABORATION BY DESIGN

Project Management Approach

Quality Control

KW's Total Approach to Quality

We learned long ago that a day one approach to quality creates successful projects.

Our Total Approach to Quality methodology provides a high degree of quality on our projects through Personal Ownership. Our dedicated QA/QC Manager, Daniel Wallace, PE will create the Detailed Quality Control Plan (DQCP) with the planning team. This quality assurance strategy remains connected to the project and is based on four factors:

1. **Plan for quality (assurance).** As our team processes project data and reviews codes & guidelines, they will be documenting any potential shortfalls from quality, schedule, and budget standpoints. These findings are then discussed at project meetings with the Project Manager to provide clarity to the team.
2. **Implement the quality plan.** From kickoff meetings to frequent communications across the entire project team, we will be working together step-by-step with stakeholders to keep the project moving forward. Daniel will perform QC reviews at project milestones. He will provide direct feedback to the design team on any potential framework issues, or foreseeable errors.
3. **Measure and ensure quality (control).** Our top-down and bottom-up approach to quality is a proven process which has integrated checks and cross checks. Utilizing the DQCP and milestone quality reviews as the foundation for quality, the team will collaborate to provide QC checks from the boots-on-the ground design staff to the Principal level.
4. **QC Follow Through** The way to control the quality during a project's lifecycle is through consistency. The team that frames the design and performs QC on it, will remain on the project for the duration.

Quality Results that Matter

Designing with quality in mind is not achieved through a checklist, it must be a part of the company culture.

KW has been providing ***quality work for clients for 70 years.*** We achieve this by having pride in our work product and being committed to serving our clients. Committing our professionals and the necessary resources for our quality program gets results:

- *No E&O claims paid over the past ten (10) years*
- *Significant reduction of change orders on projects over the past five (5) years*
- *Low quantity of RFI's across project & engineering-related schedule | budget changes*



Tessa Development Natural Gas Plans
City of Sugar Hill, Georgia

Alex Philmon | Natural Gas Supervisor
aphilmon@cityofsugarholl.com

Dates
2025 (Under Const.)
Engineering Fee
$2,600

Firm Role
Development Plan Review, Gas Distribution System Design

Key Team Members
John Payne, PE Blake Hamby, EIT

This project consisted of the review of a proposed townhome development that was under construction within the City of Sugar Hill, recommendations of proposed gas main route, and development of construction plans for use during construction by the City's contractor. Construction of the natural gas main and service connections is being handled directly by the City and their on-call contractor.



SR 44 from S of King Drive to E of Greensboro
Tri-County Natural Gas Authority, Georgia

Wendell Matthews | Natural Gas Superintendent
wmmtcng@gmail.com

Dates
2025 (Awaiting Const.)
Construction Cost
$1.0M

Firm Role: GDOT Plan Review, Permitting, and Utility Aid Coordination; GPS Utility Locate Collection; Utility Relocation Plan Design

Key Team Members: John Payne, PE; Aurie Manigo, PE; Blake Hamby, EIT; Emme Yearwood, EIT

Project consisted of the review of the GDOT 2nd Submission Plans for the Phase 1 Widening of SR 44, performing a conflict analysis to determine the extent of natural gas facilities that will require relocation, marking up of cross sections and profiles, development of natural gas relocation plans and associated cost estimates, and preparation of technical specifications. Separate relocation plan sets were developed for the portion of the project under the ownership of Tri-County and for the portion under the ownership of the City of Greensboro. Services also included the preparation of the utility aid request packages for each Tri-County and Greensboro, coordination for acceptance of utility aid, and for the preparation of GDOT permits for each system. The relocation of the gas facilities was included in the GDOT contract and is currently awaiting the start of construction. Total gas main to be relocated includes 4,000 linear feet (LF) of 6-inch high pressure steel main, 2,750 LF of 2-inch PE low pressure main, valves, regulator station, and service connections. Total estimated cost of construction for the Greensboro portion is approximately $275,000 and the Tri-County portion is approximately $725,000.



excluded

Bethlehem Church - SR 53 Gas Main Relocation
City of Winder, Georgia

Horace Gee | Utilities Director
horace.gee@cityofwinder.com

Dates
2023
Construction Cost
$455,000

Firm Role: Development Plan Review, GDOT Plan Review, Utility Relocation Plan Design, GDOT Permitting, Bid Phase Services, Construction Administration

Key Team Members: John Payne, PE; Aurie Manigo, PE

Project consisted of the relocation of approximately 1,850 linear feet of 8-inch high pressure steel gas main along SR 53 that was determined to be in conflict with the turning lane and related construction associated with the new Bethlehem Church. KW reviewed the development plans to verify the presence of conflict and prepared necessary relocation plans. The majority of this project was also located within the limits of the SR 53 at Jackson Trail Road roundabout and required coordination and modifications with the 2nd submission relocation plans that KW had previously completed and submitted to GDOT. The project also conflicted with a water main extension and replacement project that was underway. KW coordinated with the City and water main design consultant for necessary project modifications. KW prepared the natural gas relocations plans and associated Project Manual, provided Bid Phase Services, and provided Construction Administration Services.



SR 81 at Ozora Church Road Natural Gas
City of Lawrenceville, Georgia

Todd Hardigree | Natural Gas Director
todd.hardigree@lawrencevillega.org

Dates
2025 (Complete)
Engineering Fee
$27,000

Firm Role
GDOT Plan Review, Utility Relocation Plan Design, GDOT Permitting, and GDOT Utility Aid Coordination

Key Team Members: John Payne, PE

Project consisted of the review of the GDOT 2nd Submission Plans for a roundabout project at the intersection of SR 81 and Ozora Church Road. Services included performing of a conflict analysis to determine the extent of natural gas facilities that would require relocation due to conflicts with the proposed road improvements, markup of GDOT cross sections and storm drainage profiles, development of relocation plans and a preliminary relocation cost estimate, preparation of a request for utility aid, and submittal of 2nd submission package to GDOT. Due to the denial of utility aid for the project by GDOT, the City elected to remove the gas relocation work from the GDOT contract. Keck & Wood coordinated this change with GDOT, revised the 44-series plans to 24-series plans, provided revised plans and quantities to City staff for advertisement, and prepared and submitted the GDOT utility permit package.



excluded

Indian Shoals Road Natural Gas Relocation
City of Buford, Georgia

Daren Perkins | Gas Superintendent
dperkins@cityofbuford.com

Dates
2024 (Complete)
Construction Cost
$107,000

Firm Role
Road Improvement Plan Review, GPS Utility Locate Collection, Utility Relocation Plan Design, GCDOT Utility Aid Coordination Construction Administration

Key Team Members
John Payne, PE
Blake Hamby, EIT
Aurie Manigo, PE
Emme Yearwood, EIT

The project consisted of the relocation of approximately 2,500 linear feet of 4-inch PE gas main due to conflicts with a Gwinnett County DOT road improvement project to install a roundabout at the intersection of Indian Shoals Road and Bold Springs Road. Services provided included review of road improvement plans, coordinating with City staff to locate the their existing buried facilities, GPS collection of locates and incorporation of data into plan files, conducting a conflict analysis to determine the extent of natural gas facilities that would be in conflict, coordination with County representatives in attempt to redesign portions of the roundabout plans to avoid conflicts, preparation of relocation plans and cost estimate, coordination with County representatives regarding availability of utility aid, coordination with the City's natural gas contractor, and construction administration.



Sardis Church Road Natural Gas Relocation
City of Buford, Georgia

Daren Perkins | Gas Superintendent
dperkins@cityofbuford.com

Dates
2022 (Complete)
Construction Cost
$350,000

Firm Role
Road Improvement Plan Review, GPS Utility Locate Collection, Utility Relocation Plan Design, GCDOT Utility Aid Coordination, Bid Phase Services, Construction Administration

Key Team Members
John Payne, PE;
Aurie Manigo, PE

The project consisted of the relocation of approximately 920 linear feet (LF) of 4-inch high pressure steel gas main and 3,650 LF of 4-inch PE gas main due to conflicts with a Gwinnett County DOT road improvement project to install a roundabout at the intersection of Sardis Church Road and W Rock Quarry Road. Services provided included review of road improvement plans, coordinating with City staff to locate the their existing buried facilities, GPS collection of locates and incorporation of data into plan files, conducting a conflict analysis to determine the extent of natural gas facilities that would be in conflict, coordination with County representatives in attempt to redesign portions of the roundabout plans to avoid conflicts, coordination for potholing of existing gas main, preparation of relocation plans and cost estimate, coordination with County representatives regarding availability of utility aid, preparation of the Project Manual, Bid Phase Services, and provided Construction Administration Services.



excluded

Thompson Mill Road at North Bogan Road
City of Buford, Georgia

Daren Perkins | Gas Superintendent
dperkins@cityofbuford.com

Dates
2025 (Awaiting Const.)
Construction Bid Cost
$381,000

Firm Role
Road Improvement Plan Review, GPS Utility Locate Collection, Utility Relocation Plan Design, GCDOT Utility Aid Coordination, Bid Phase Services, Construction Administration

Key Team Members
John Payne, PE
Aurie Manigo, PE
Emme Yearwood, EIT



The project consisted of the relocation of approximately 450 linear feet (LF) of 8-inch high pressure steel gas main, 1,900 LF of 6-inch PE gas main, and 1,700 LF of 4-inch PE gas main due to conflicts with a Gwinnett County DOT road improvement project to install a roundabout at the intersection of Thompson Mill Road and North Bogan Road. Services provided included review of road improvement plans, coordinating with City staff to locate the their existing buried facilities, GPS collection of locates and incorporation of data into plan files, conducting a conflict analysis to determine the extent of natural gas facilities that would be in conflict, coordination with County representatives in attempt to redesign portions of the roundabout plans to avoid conflicts, coordination for potholing of existing gas main, preparation of relocation plans and cost estimate, multiple revisions of relocation plans due to road plan revisions, coordination with County representatives regarding availability of utility aid, preparation of the Project Manual, Bid Phase Services, and provided Construction Administration Services.

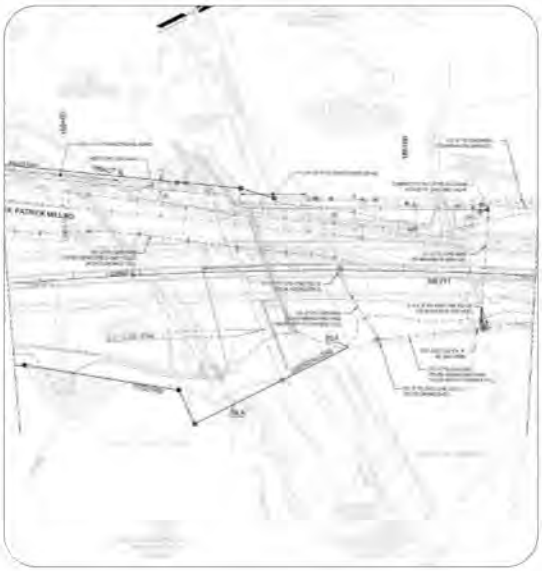
W Winder Bypass Utility Relocation, Phase 3
City of Winder, Georgia

Horace Gee | Utilities Director
horace.gee@cityofwinder.com

Dates
2025 (Under Const.)
Construction Cost
$6.9M

Firm Role: GDOT Plan Review, Utility Relocation Plan Design, GDOT Permitting, GDOT Utility Aid Coordination, Construction Administration

Key Team Members: John Payne, PE, Aurie Manigo, PE, Blake Hamby, EIT, Emme Yearwood, EIT



Project consisted of the review of the GDOT 1st and 2nd Submission Plans for the Phase 3 of the West Winder Bypass, performing a conflict analysis to determine the extent of natural gas facilities that will require relocation, marking up of cross sections and profiles, development of natural gas and water main relocation plans and associated cost estimates, and preparation of technical specifications. Services also included the preparation of the utility aid request package the City of Winder for the gas and water relocations, request of limited access variance and coordination with GDOT for resolution to concerns, coordination for acceptance of utility aid, preparation of 44-Series plans for the gas relocations and the water relocations, and preparation of GDOT permits for each system. The relocation of the gas facilities was included in the GDOT contract. We have been participating in the bi-weekly utility coordination meetings with the road contractor and have been involved in the review of proposed utility alignment changes based on construction plan updates as they arise. The natural gas relocations have recently been completed. The water relocations are under construction.

excluded

Camellia Park Gas Main Extension
City of Thomson, Georgia

Trelles Robinson | Natural Gas Director
trelles.robinson@thomson-mcduffie.gov

Dates
2024 (Complete)
Construction Labor Cost
$52,000

Firm Role: Development Plan Review, Gas Distribution System Design, GDOT Permitting, Bid Phase Services

Key Team Members: John Payne, PE; Aurie Manigo, PE; Emme Yearwood, EIT

Project consisted of the review of the subdivision plans, including the future phases, coordination with City staff to determine what the natural gas needs of the development will be, analysis of existing gas mains within the area, coordination with the developer for electronic design files, development of gas main construction plans, quantity take-off, development of a Project Manual containing a bid form, contracts, and technical specifications. Services also included Bid Phase Services including coordination with multiple contractors to solicit bids, review of bids submitted, development of a bid tabulation, and submittal to City staff for review and approval. We also assisted in the development and execution of the contracts as well as the preparation and submittal of the GDOT permit for the connection to the existing natural gas main along SR 223.



SR 316 at Harbins Road Gas Relocations
City of Buford, Georgia

Daren Perkins | Gas Superintendent
dperkins@cityofbuford.com

Dates
2020 (Complete)
Construction Cost
$944,000

Firm Role: Road Improvement Plan Review, GPS Utility Locate Collection, Utility Relocation Plan Design, GCDOT Utility Aid Coordination, Bid Phase Services, Construction Administration

Key Team Members: John Payne, PE; Aurie Manigo, PE

The project consisted of the relocation of approximately 8,000 linear feet (LF) of 8-inch high pressure steel gas main, 300 LF of 4-inch high pressure steel gas main, and 1,250 LF of 4-inch PE gas main due to conflicts with a Gwinnett County DOT road improvement project to install an interchange at Harbins Road and SR 316. Services provided included review of road improvement plans, coordinating with City staff to locate the their existing buried facilities, GPS collection of locates and incorporation of data into plan files, conducting a conflict analysis to determine the extent of natural gas facilities that would be in conflict, preparation of relocation plans and cost estimate, coordination with County representatives regarding availability of utility aid, coordination with Colonial Pipeline for a crossing agreement and crossing design, and development of the Project Manual containing contract related documents and technical specifications. Services provided also included Bid Phase and Construction Administration Services including site visits, payment application review and processing, GDOT utility coordination meeting attendance, and project closeout.



excluded

Keck+Wood
COLLABORATION BY DESIGN

JOHN PAYNE, PE

Project Manager | Project Principal
Primary Point of Contact



John's extensive utility coordination experience includes the design, drafting, specification preparation, bid process, and construction management & inspection for various natural gas, pedestrian facilities, stormwater, roadway, and water & wastewater system projects. *As Project Manager, it will be John's responsibility to ensure projects are completed as envisioned by the City. He will listen to the stakeholder needs and collaborate with the design team to ensure each project is completed on time and within the allocated budget.*

EDUCATION

BSCE 2001
Southern Polytechnic State University

PROFESSIONAL ENGINEER

GA (34195)

PROFESSIONAL ASSOCIATIONS

American Council of Engineering Companies (ACEC)
American Public Gas Association (APGA)

CERTIFICATIONS

GSWCC Level II Certified Plan Reviewer (11722)

EXPERIENCE

24 years

Project Experience

- **Gwinnett County Roadway Improvement Analysis | Multiple Locations, City of Buford, GA -** *Project Manager* responsible for the analysis of numerous Gwinnett County roadway improvement plans to determine locations of potential impacts with the City of Buford natural gas utilities. Work associated with these projects most often include the development of utility relocation plans, cost estimating, bidding, and construction administration including Gwinnett County project coordination meetings. Utility evaluation and relocation services have been provided for over 20 projects in the last five years.
- **SR 140 Widening and Reconstruction | City of Adairsville, GA -** *Project Manager* responsible for the relocation of existing natural gas mains and regulator stations, sanitary sewer lines, and water lines that are in conflict with the overall GDOT widening and reconstruction. Project includes the replacement of 8-inch through 2-inch high pressure steel gas mains, 4-inch and 2-inch polyethylene gas mains, 16-inch through 6-inch ductile iron water main, and 8-inch sanitary sewer lines.
- **GDOT Road Improvements | City of Winder, GA -** *Project Manager* responsible for the analysis of GDOT road improvement plans to determine locations of potential utility impacts for natural gas and water distribution systems. Recent projects completed include SR 316 at SR 53 Interchange, SR 316 at SR 81 Interchange, SR 316 at SR 11 Interchange, SR 11 at SR 211 Roundabout, SR 211 at Old Hog Min Rd Roundabout, W Winder Bypass Ph 1 & 2, SR 11 at Apalachee River Bridge Replacement. There are numerous GDOT projects in various stages of plan evaluation and development as well. Work on these projects includes attending of GDOT design meetings, utility relocation plan development, Utility Aid Request coordination & submittal, permitting, and bidding.
- **GDOT Road Improvements | City of Buford, GA -** *Project Manager* responsible for the analysis of GDOT road improvement plans to determine locations of potential utility impacts for natural gas, water distribution, and sanitary sewer utilities. Recent projects completed include SR 347 Ph 1 & 2 Widening, SR 13 Widening, SR 81 Roundabout, I-85 Widening Ph 1 & 2. There are numerous GDOT projects in various stages of plan evaluation and development as well. Work on these projects includes attending of GDOT design meetings, utility relocation plan development, Utility Aid Request coordination & submittal, permitting, and bidding.
- **High Pressure Gas Main Improvements | City of Winder, GA -** *Principal* responsible for preliminary route evaluations including route identification, system modeling of route options, cost estimation, and presentation to City staff for route selection. Responsibilities also included management and oversight of design team for the detailed design, permitting, bidding, and construction management of the 7.75 miles of 6-inch steel high pressure natural gas main and related facilities.
- **Natural Gas General Consulting | Multiple Municipalities -** *Principal & Project Manager* responsible for direct consultation with municipalities, including, but not limited to, the Cities of Eatonton, Winder, Buford, Thomson, Madison, and Commerce, to provide general services including, but not limited to, monthly lost and unaccounted volume reporting, annual reporting and tax filings, pressure improvement evaluations and suggestions, review and design of natural gas facilities to serve proposed developments, natural gas modeling of proposed developments to aid in available capacity and/or required capacity upgrades, and regulatory permitting services.

excluded



Aurie Manigo, PE
Assistant Project Manager
Natural Gas Design Lead

Registration: Professional Engineer GA (51205)
Education: BSCE 2016 | Clemson University
Experience: 9 years

Aurie's design experience includes natural gas main relocation, replacement, and extensions in addition to water & wastewater treatment plants, pump stations, sanitary sewer, and water main improvements. *Aurie will lead the natural gas design team, providing design oversight across the project team while working alongside John as the Assistant Project Manger.*

- **Natural Gas Main and Water Main Relocation | City of Winder, GA -** *Design Lead* responsible for the design and construction administration for the installation of 6-inch and 4-inch polyethylene gas mains, 10-inch ductile iron pipe water main, and 2-inch polyethylene water main for utilities that were in conflict with the GDOT bridge replacement project along SR 11 at Apalachee River.
- **Bostwick Natural Gas Main Extension - Phases 1 & 2 | City of Madison, GA -** *Design Lead* responsible for the design, permitting, bidding, and construction administration services for the design and installation of an overall total of approximately 16 miles of 4-inch HDPE, railroad and creek bores, valves, and connections.
- **GDOT Road Improvements | City of Lawrenceville, GA -** *Design Lead* responsible for the analysis of GDOT road improvement plans to determine locations of impacts to existing natural gas facilities requiring relocation or modifications to roadway plans. Recent projects that have been completed, or are in various stages of design, include SR 316 at Hi Hope Road, SR 316 From East of Cedars Road to East of Fence Road to West of Sugarloaf Parkway, SR 81 at Ozora Church Road Roundabout, and SR 81 at SR 138 Roundabout. Work on these projects have included attending City and GDOT meetings, utility relocation design and plan development, Utility Aid Request coordination and submittals, and permitting.
- **High Pressure Natural Gas Main Improvements | City of Winder, GA -** *Design Lead* responsible for the design, plan preparation, permitting, bidding, and construction administration services for the design and installation of approximately 7.75 miles of 6-inch steel gas main, valves, regulator station, and connections to existing mains.



Matthew Kaufman, PE
Modeling & Utilities Design Lead

Registration: Professional Engineer GA (48199)
Education: BSCE 2015 | Clemson University
Experience: 10 years

Matthew's experience includes design and project management for water and sewer improvements, stormwater, and system modeling for local and state governments, authorities, and private clients. *As Modeling & Utilities Design Lead, Matthew will coordinate with the design team to develop pragmatic solutions for the betterment of the City of Covington.*

- **Old Albany Road Utility Relocations | City of Thomasville, GA -** *Project Manager* for project that consisted of 4,560 LF of various nominal sizes of HDPE water main and associated appurtenances, 2,750 LF of cured-in-place pipe, 460LF of 8-inch PVC sanitary sewer installed via pipe bursting, and 60 LF of 6-inch PVC sanitary sewer via trenching.
- **SR 20 Utility Relocations | City of Loganville, GA -** *Project Manager* for utility relocations along GDOT PI 0016387 for the relocation of approximately 4,000 LF of sanitary sewer mains along the state route. Design also includes relocation of approximately 5,000 LF of water main and coordination with GDOT and other utilities within the corridor.
- **Natural Gas System Mapping & Modeling | City of Eatonton, GA -** *Modeling Lead* responsible for the development of a new natural gas model based on recently completed GIS mapping, coordination with City accounting department to obtain and import customer locations and demands into the model, and model calibration. The model has routinely been used and updated based on proposed and conceptual developments as well as to develop and model pressure improvement upgrades.
- **Natural Gas System Model Updates | City of Perry, GA -** *Modeling Lead* responsible for coordination with City staff to obtain plans and records for recent system upgrades, updating of upgrades into the model, updating of customer demands, calibration of model, addition of proposed and conceptual natural gas demands expected to be online soon, and evaluation of the model to determine if system improvements are necessary to maintain flow and pressure.
- **Downtown Utility Improvements | City of Gainesville, GA -** *Project Engineer* for utility relocations and improvements of approximately 1,000 LF of sanitary sewer mains in the downtown corridor. Improvements included rehabilitation efforts for existing sanitary sewer as well as material replacements and relocations for the ongoing streetscape project.

excluded

"Collaboration By Design"

It is our mission to engage with our clients every step of the way.

We believe that our job doesn't stop at delivering construction drawings.

We create partnerships on a personal level through clear communication, face-to-face meetings, boots on the ground, and personal accountability.

As trusted advisers we help clients navigate complex decisions by breaking them down into clear, understandable choices.

It's how we educate, how we mentor, and how we deliver!



Daniel Wallace, PE
QA/QC

Registration: Professional Engineer SC (27049)
Education: BSCE 2003 | University of South Carolina
Experience: 22 years

Daniel's experience includes working with municipalities, state institutions, multi-discipline engineers, architects, private developers, and contractors. He has participated in the design, construction review, and quality control for numerous projects including water & sewer infrastructure, storm drainage systems, sewer pump & grinder stations, streetscapes, commercial sites, and residential subdivisions. ***Daniel will collaborate with the team, scrutinize key milestones, and provide quality oversight throughout the project. His extensive utilities experience will make him a valuable technical resource.***

- **Basin 1 & 2 Outfall Stormwater Improvements |City of Winder, GA -** ***Project Manager.*** The Basin 1 & 2 outfall was identified as a critical stormwater system in need of improvements. The existing system frequently flooded at a railroad underpass frequently blocking the primary path to travel across the City. In addition to capacity restraints, the existing system was experiencing multiple modes of failure such as pipe collapse, joint separation, and corrosion at multiple locations along the system. Services provided included hydrologic and hydraulic analysis, route assessment, easement acquisition, and coordination with multiple authorities having jurisdiction and utilities along the project route.
- **Liberty Street Waterline Upgrade | City of York, SC** - ***Project Principal*** for this RIA and SCIIP funded project that included upgrading an existing 6-inch waterline to 12-inch through downtown York. Services included route assessment and coordination with funding authorities, multiple jurisdictional authorities, and utility providers.
- **Springs Mill Water & Sewer Replacement | Town of Kershaw, SC** - ***Project Manager*** for the water system, gravity sewer system, and pump station design, permitting, bidding, and construction administration.
- **Celanese/India Hook Utility Relocations | City of Rock Hill, SC** - ***Project Principal*** for the relocation of existing 8-inch sanitary sewer line and replacement of existing 8-inch AC waterline with 12-inch DIP as a part of the intersection upgrades. Services included route assessment, easement acquisition, and coordination with multiple authorities having jurisdiction and utilities along the project route.
- **Multiple Water & Sewer Projects | Town of Andrews, SC** - ***Project Manager/ Lead Engineer*** for the master planning, mapping, water & sewer assessments, and multiple rehabilitation and replacement projects for both water and sewer systems. Services have included full water and sewer system mapping, sewer system assessments, CIPs, water system modeling, rate studies, CMOM, and CAPs for the Town. Many items were related to both SCDHEC water and sewer consent orders. To date, over $10M in improvements have been completed or are nearing construction.

Keck+Wood
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Appendix
Billing Rates

The key personnel listed on the organizational chart will be billed at the following labor categories:

Key Personnel	Role	Labor Category	Hourly Rate
John Payne, PE	Project Manager | QA/QC	Market Leader/VP	$285
Daniel Wallace, PE	QA/QC	Market Leader/VP	$285
Aurie Manigo, PE	Assistant Project Manager | Natural Gas Design Lead	Project Manager 1	$195
Matthew Kaufman, PE	Utilities Design Lead	Project Manager 1	$195

KW's routine tasks associated with Natural Gas General Consulting clients is typically billed on an hourly rate basis per the hourly billing rates listed below. Examples of these tasks may include utility permitting, attending requested meetings, system evaluations, etc. Our rates are adjusted on an annual basis on or around January 1st of each fiscal year. On average, we typically experience an annual increase of approximately 4% per year.

Specific tasks or assignments can be broken down into their own project number as well as the development of a project budget with a not to exceed fee. Examples of these tasks may include the design and bidding of natural gas main extensions, system improvements, or system modeling upgrades. There are also instances of where we can arrange to bill assigned tasks as lump sum rather than hourly. This is case by case and can be discussed as tasks are assigned.

Subconsultant related work is typically based upon lump sum cost agreements for surveying and environmental work. Easement acquisition work with subconsultants is typically based on lump sum or per parcel cost agreements.

Keck+Wood
COLLABORATION BY DESIGN

2025 Hourly Rates Sheet

Keck & Wood provides services based on the hourly rate charges for each skill position as follows:

Hourly Rate	Management	Project Management	Engineering	Engineering	Landscape Architecture	Surveying	Surveying	Business | Admin.
$305	Practice Leader | SVP Senior Manager							
$285	Market Leader | VP	Project Director						
$270	Client Services Leader	Senior Project Manager 3	Chief Engineer		Chief Landscape Architect			
$255	Submarket Leader | AVP	Senior Project Manager 2	Senior Engineer 3		Senior Landscape Architect 3			
$240	Client Service Manager 2	Senior Project Manager 1	Senior Engineer 2		Senior Landscape Architect 2	3-Man Survey Crew		
$225	Client Service Manager 1	Project Manager 3	Senior Engineer 1		Senior Landscape Architect 1	Survey Manager 3		
$210		Project Manager 2	Engineer 3		Landscape Architect 3	Survey Manager 2		
$195		Project Manager 1	Engineer 2	Traffic Signal Technician 3	Landscape Architect 2	Survey Manager 1		
$180			Staff Professional 4 | Engineer 1	Traffic Signal Technician 2	Landscape Professional 4 | Landscape Architect 1			
$165			Staff Professional 3	Traffic Signal Technician 1	Landscape Professional 3	2-Man Survey Crew		
$150			Staff Professional 2		Landscape Professional 2	2-Man Mapping Crew		
$140			Staff Professional 1		Landscape Professional 1			
$120			CAD Technician 3	Field Technician 3		1-Man Survey Crew	Survey Technician 3	Admin. Manager
$105			CAD Technician 2	Field Technician 2			Survey Technician 2	Admin. Staff 2
$90			CAD Technician 1	Field Technician 1		1-Man Mapping Crew	Survey Technician 1	Admin. Staff 1
$85			Intern		Intern	Intern		

*Project expenses and subconsultant charges will include a 10% billing multiplier.

excluded

EDWARDS-PITMAN

HOURLY RATES AND FEE SCHEDULE	
Billing Category	**Hourly Rate**
Principal	$
Principal Planner	$ 192.25
Senior Engineer - Roadway and Civil	$
Senior Engineer - Traffic	$
Senior Engineer - Bridges and Structures	$
Project Manager - Roadway and Civil	$
Project Manager - Bridges and Structures	$
Project Engineer - Roadway and Civil	$
Project Engineer - Traffic	$
Project Engineer - Bridges and Structures	$
CAD Designer	$ 100.25
Environmental/Staff Scientist	$ 156.70
Assistant Project Engineer - Roadway and Civil	$
Technician	$ 91.20
Senior Surveyor/Registered Land Surveyor (RLS)	$
Survey Manager	$
Surveyor – Land Surveyor in Training (LSIT)	$
2-Man Mapping Crew	$
1-Man Mapping Crew	$
1 Man with Lidar Drone	$
1-Man Survey Crew	$
2-Man Survey Crew	$
3-Man Survey Crew	$
Survey Technician	$
Senior Planner	$ 112.70
Planner	$ 80.49

Company Name:

Edwards-Pitman Environmental, Inc.

Print/Type Name_Russ Danser, AICP

Print/Type Title_Director of Regional Business Development

Rochester | DCCM

Exhibit A
SCHEDULE OF RATES

Professional Personnel:	**Hourly Rates:**
Principal	285
Project Director	250
Senior Hydrologist	240
Director of Development Strategies	225
Senior Project Manager	210
Senior Surveyor	190
Senior Engineer	190
Senior GIS Enterprise Administrator	190
Senior Landscape Architect	190
Project Manager	190
Senior Field Inspector	170
Senior Designer	170
Project Surveyor	170
Project Engineer	170
Project GIS Developer	170
Project Landscape Architect	170
Project Field Inspector	150
Project Designer	150
Staff Surveyor	150
Staff Engineer	150
Staff GIS Analyst	150
Staff Project Manager	150
Staff Landscape Architect	150
Staff Designer	140
Staff Field Inspector	130
CADD Technician	125
GIS Technician	125
Two Person Crew (GPS/RTK)	230
One Person Crew (GPS/RTK)	220
Three Person Field Crew	205
Two Person Field Crew	190
One Person Field Crew	165
Field Technician	105
Clerical	95

Hourly rate schedule is subject to adjustment on December 31, 2025.

Reimbursable Expenses:
All reimbursable expenses, including, but not limited to, mileage, courier, photography, special equipment and materials, plan review fees and out of town travel will be invoiced at cost plus 15%. The cost of any fees to comply with special insurance requirements will be invoiced at cost plus 15%. Any progress prints, county review drawings, permit drawings or prints for other than in-house shall be billed at $0.30 per square foot for black line copies.

August 1, 2025

John Payne, P.E.
Vice President
Keck & Wood
3090 Premiere Parkway, Suite 200
Duluth, GA 30097

RE: Hourly Fees to Provide Right of Way Acquisition Services for On-call Natural Gas Engineering Services within the City of Covington, GA

Dear Mr. Payne,

THC, Inc. (THC) is pleased to submit hourly fees for right of way acquisition services as part of the RFQ for On-call Natural Gas engineering services. As we discussed by phone today, we anticipate proposing lump sum/per parcel rates for each assigned project involving easement or parcel acquisitions for the City of Covington. Below is a list of available staff for these projects and their loaded hourly rates.

Hourly Fees Chart

Name	Project Role	Years of R/W Experience	Loaded Hourly Rate
Wesley Brock	Program Manager/Principal	33	$204.80
Wayne Roberts	Project Manager	25	$171.77
John Albrycht	Senior R/W Agent, Cost Estimates	30	$150.00
Nathaniel Kimbro	Senior R/W Agent	9	$148.64
Michael Woodall	R/W Agent	6	$142.87
Mercedie Woodall	R/W Agent	3	$118.92
Clint Johnson	R/W Agent	2	$124.53
Jennifer Roberts	R/W Agent	2	$112.31

We appreciate the opportunity to serve you and your client on this project. Please contact us if you have questions about this proposal.

Sincerely,

Wesley K. Brock
Georgia Program Manager
Direct: 678.735.5203 / wbrock@thcinc.net

Keck+Wood
COLLABORATION BY DESIGN

keckwood.com

PREPARED FOR:

CITY OF COVINGTON

PREPARED BY:

Kimley»Horn

Expect More. Experience Better.



#2025-15 RFQ

STATEMENT OF QUALIFICATIONS (SOQ) FOR ANNUAL CONSULTING SERVICES

CATEGORY A – ON-CALL CONSULTING SERVICES

Confidential information on page 37





AUGUST 5, 2025

LETTER OF INTEREST

AUGUST 5, 2025

KIMLEY-HORN
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009
770 619 4280

Scott Cromer
City of Covington Purchasing Department
2194 Emory Street
Covington, GA 30014

RE: *Request for Qualifications for Annual Consulting Services | Category A—On-Call Consulting Services*

Dear Mr. Jewell and Members of the Selection Committee:

The City of Covington (City) is seeking the partnership of a firm that has the availability, expertise, and resources to serve as a reliable on-call consultant. As new projects emerge, the City needs the confidence that comes from partnering with a full-service engineering consulting firm with ample experience in the area, technical expertise in the full breadth of natural gas services, and the resources of a large firm that is wholly dedicated to providing excellent client service. That firm is Kimley-Horn.

EXPERTISE IN ALL THINGS NATURAL GAS: We have a dedicated nationwide team of natural gas specialists with decades of experience in programmatic work for municipalities and natural gas providers throughout the country. Our natural gas engineering professionals have easy access to in-house specialists in traffic management, environmental services, and permitting, which will allow us to identify potential schedule and cost efficiencies for you whenever possible. We will leverage this expertise to consistently exceed your expectations.

STRONG LOCAL RELATIONSHIPS: At Kimley-Horn, we take pride in our long-standing relationships with the Georgia Department of Transportation (GDOT), local municipalities, and permitting agencies around Covington. Our team's deep understanding of the regional regulatory landscape helps ensure seamless navigation through the permitting process, fostering efficient project approvals. This collaboration not only streamlines complex procedures but also reflects our commitment to exceptional client service and community partnership.

RESOURCES OF A LARGE, CLIENT-CENTRIC FIRM: Thanks to our experience serving clients through on-call projects, we understand how critical it is to provide the right staff and resources at the right time for any situation that may arise—sometimes at a moment's notice. With more than 450 staff in our five offices throughout Georgia, we are well-positioned to serve you whenever project needs arise. Additionally, because Kimley-Horn is a client focused firm that functions as one profit center, the City will have the resources of every member of our 8,900-person firm nationwide. When unique situations arise, we will get you the right people and tools you need to accomplish your goals.

Thank you for your consideration of our qualifications. We are committed to serving the City on this on-call contract and look forward to working with you to support your commitment to providing high-quality natural gas services to your customers. If you have any questions or need additional information, please do not hesitate to contact me at the information below. ***Kimley-Horn acknowledges that no formal addenda were issued, but our questions were answered via email by Mike Jewell on July 15, 2025.***

Sincerely,

Kimley-Horn and Associates, Inc.



ZACHARY DUFOUR, PE, CPESC
Vice President | Authorized Representative
404 567 5295
zachary.dufour@kimley-horn.com



JENNY JONES, PE
Program Manager and Lead Engineer | Primary Contact
770 545 6108
jenny.jones@kimley-horn.com

TEAM AND QUALIFICATIONS

FIRM QUALIFICATIONS

Founded in 1967 in Raleigh, NC, Kimley-Horn has grown to one of the premiere full-service engineering and planning consulting firms in the nation. Our permanent staff includes more than 8,900 professional, technical, and support staff in more than 145 offices across the US, including more than 450 employees among our four Atlanta-area offices. In addition to engineering services for natural gas systems, Kimley-Horn's range of disciplines includes, site development, planning, transportation, traffic, roadway, landscape architecture, structures, water/wastewater, environmental, and aviation.

KIMLEY-HORN OFFICE LOCATIONS



Kimley-Horn Office

Kimley-Horn Natural Gas Experience

Kimley-Horn has been committed to serving the natural gas industry **for over a decade, and this team has 112 years of combined experience serving on 750+ natural gas projects** and assisting clients nationwide in maintaining access to both new and existing critical infrastructure. Our team's proactive approach, flexibility, and innovative design enable our clients to meet critical deadlines and address both short- and long-term planning needs. Kimley-Horn's skilled professionals successfully have expanded utility service to previously unserved areas, extended the life of existing infrastructure through rehabilitation and/or repair, designed new facilities, and replaced aging infrastructure. Our natural gas expertise is supplemented by our in-house land development, traffic, and permitting capabilities to provide a one-stop shop for natural gas projects.

In addition, we have the outstanding in-house resources and technical expertise to provide virtually all required services. An employee-owned corporation, Kimley-Horn prides itself on a proven history of successful client service over the last 56 years. We have provided engineering and planning services to municipalities and agencies across the country and are currently serving numerous cities and counties throughout Georgia and the Southeast. A few of our staff members are former municipal engineers and planners who have a unique perspective on the common challenges facing growing municipalities and utility authorities.

NATURAL GAS CAPABILITIES

Our natural gas expertise is supplemented by our in-house land development, traffic, and permitting capabilities to provide a one-stop shop for natural gas projects.

- Pipeline Design (Transmission and Distribution)
- Routing Studies and Assessments
- Metering and Regulating (M&R) Station Design
- Station Maintenance and Upgrades
- Trenchless Technology
- Grant Writing
- Utility Conflict Resolution
- Main Replacement and Upgrades
- Project Management
- Base Mapping and GIS Services
- Permitting Services
- Pig Receiving/ Launching Station Design
- Electrical/ SCADA Design
- DOT Coordination
- Site Development
- Pipeline Integrity Design
- Environmental
- Structure and Foundation Design

HIGHLY EXPERIENCED, KNOWLEDGEABLE TEAM

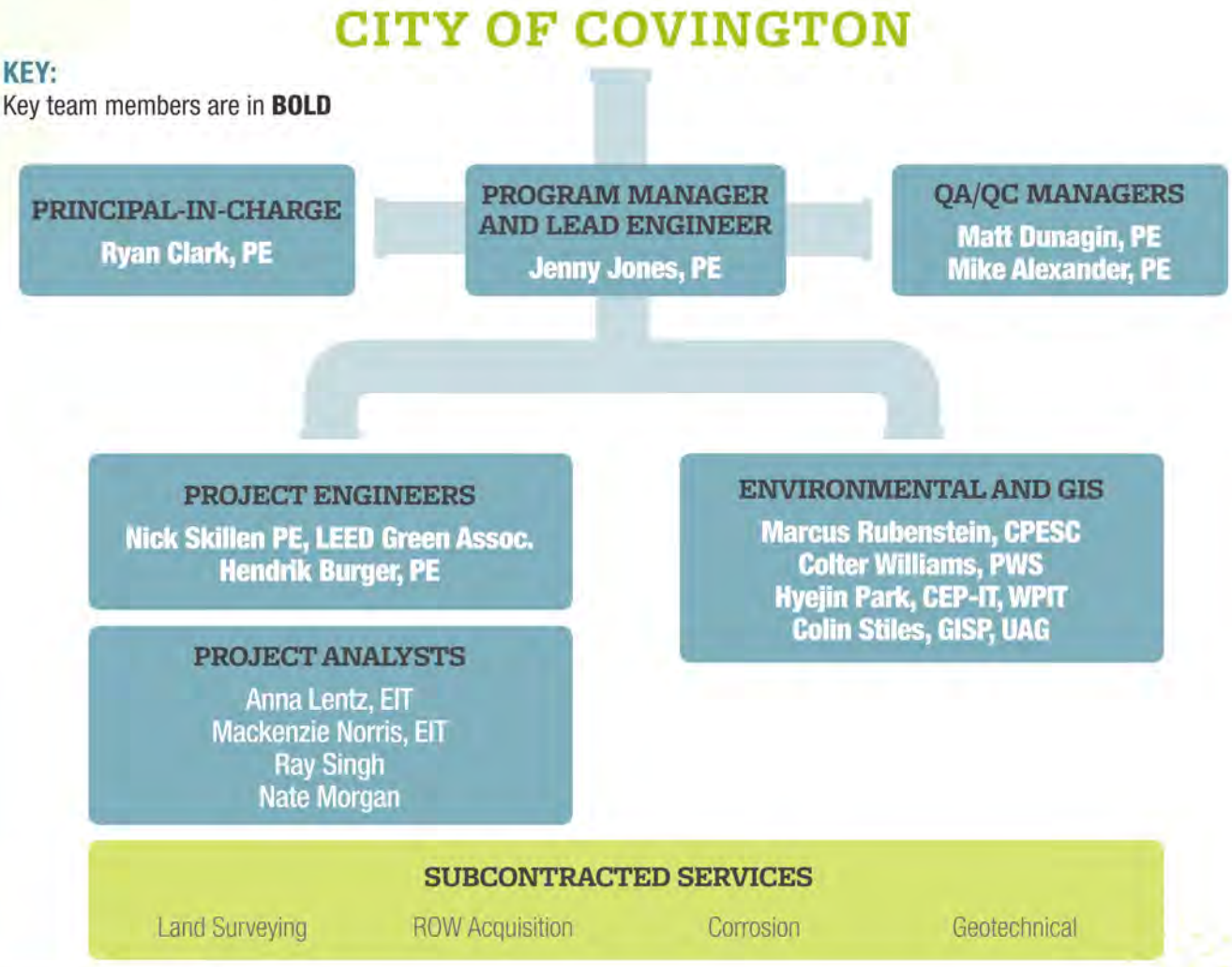
Our team's combined municipal experience in design, planning, administration, and construction phase services has given us a comprehensive understanding of how to work with cities, counties, state DOTs, and other regulatory agencies, elected officials, various stakeholders, and the local community to negotiate support and buy-in to achieve project objectives.

Kimley-Horn has carefully assembled a multidisciplinary team with the skills and experience needed to meet the required services under this contract. Under the leadership of **Jenny Jones, PE,** Program Manager, our team will work to function as an extension of your staff through frequent communication, strong performance and management, and a constant focus on the schedule and budget for this contract. Additionally, our key team members will be supported by engineering production staff who also have been instrumental in the delivery of numerous high-profile natural gas projects around the country.

Kimley-Horn has a proven track record of delivering well-considered routing and construction designs that effectively minimize impacts and mitigate risks to project schedules, budgets, and long-term operations. For projects of significant length and complexity, which involve operational, construction, and environmental constraints, it is crucial to have a team that is adept at managing the diverse challenges that may arise. Our team is capable of quickly pivoting to implement alternate plans, ensuring efficiency and project continuity.

With extensive experience working alongside municipalities, we possess an in-depth understanding of the requirements and processes necessary to design and permit large-scale projects while staying within budget. We have assembled a highly qualified, locally knowledgeable team, ready to leverage their expertise to ensure the successful execution of your project.

An organizational chart that identifies the project manager and key team members is included below. Resumes for key team members can be found in the Appendix, starting on page 21.



EXPERIENCE

EXPERIENCE WITH NATURAL GAS PROJECTS

We have **more than a decade** of experience of successfully delivering on **750+ natural gas infrastructure projects**, fostering lasting partnerships with local utility companies and municipal gas agencies to bring comprehensive natural gas solutions. In Georgia, we have **completed more than 75 similar projects directly and indirectly for municipal gas agencies in the last five years**, including distribution and transmission pipelines, stations, and master plans. **Our 10 relevant project sheets and key team member resumes highlighting relevant project experience can be found in the Appendix, starting on page 21.**

EXPERIENCE WITH ON-CALL CONTRACTS

Kimley-Horn has extensive experience working on and completing similar contracts for government entities. Our team's success is due to our ability to quickly mobilize and commit necessary resources to deliver contracts and task orders. We realize there are specific needs with standby services and on-call contracts, and **we have successfully completed nearly 6,000 projects for municipal clients throughout the Southeast in the past 10 years with 380 being in Georgia.**

One feature that separates Kimley-Horn from other firms is our ability to provide integrated services for any project. Kimley-Horn has outstanding in-house resources and technical expertise to provide virtually all required services. One of the benefits Kimley-Horn offers is our diversified resources and the ability to draw upon our experienced team and partnerships at any time. **Jenny Jones, PE,** will call upon any resources you may need, and can assure you that, if required, additional technical expertise is only a phone call away. We are pleased to offer the City a consulting firm that is local, provides a wealth of experience in natural gas projects, has complementary engineering discipline in-house capabilities, and has an experienced, professional team that has served Georgia clients **for over 50 years on more than 8,800 successful projects.**

Our Georgia municipal clients include the following.

- Athens-Clarke County
- Bulloch County
- Chatham County
- Chatham County-Savannah MPC
- Cherokee County
- Cherokee County School District
- City of Albany
- City of Alpharetta
- City of Atlanta
- City of Augusta
- City of Avondale Estates
- City of Bloomingdale
- City of Brookhaven
- City of Buford
- City of Cairo
- City of Carrollton
- City of Chamblee
- City of College Park
- **City of Covington**
- City of Dalton
- City of Dawsonville
- City of Decatur
- City of Doraville
- City of Duluth
- City of Dunwoody
- City of East Point
- City of Fayetteville
- City of Flowery Branch
- City of Forest Park
- City of Gainesville
- City of Garden City
- City of Grovetown
- City of Jasper
- City of Jesup
- City of Johns Creek
- City of Kennesaw
- City of Lawrenceville
- City of Lilburn
- City of Locust Grove
- City of Mcdonough
- City of Milton
- City of Norcross
- City of Palmetto
- City of Peachtree City
- City of Peachtree Corners
- City of Perry
- City of Pooler
- City of Port Wentworth
- City of Richmond Hill
- City of Rincon
- City of Roswell
- City of Sandy Springs
- City of Savannah
- City of Smyrna
- City of Social Circle
- City of Thomasville
- City of Tucker
- City of Valdosta
- City of Warner Robins
- City of Winder
- Clay County
- Clayton County
- Cobb County
- Cobb County School District
- Columbia County
- Columbus Consolidated Government
- Cumming-Forsyth County Chamber of Commerce
- Dawson County Purchasing Department
- Dekalb County
- Douglas County
- Effingham County
- Fayette County Development Authority
- Forsyth County
- Fulton County
- Glynn County
- Gwinnett County
- Habersham County
- Hall County

- Henry County SPLOST Management
- Macon-Bibb County
- Murray County
- Oconee County
- Paulding County DOT
- Perry-Houston County Airport Authority
- Putnam County Charter School System
- Troup County
- Whitfield County

EXPERIENCE WITH THE CITY OF COVINGTON

Kimley-Horn has succesfully delivered two projects for the City in the last 10 years–a culvert replacement and a downtown parking study.

EXPERIENCE LOCATED IN THE CITY OF COVINGTON

Kimley-Horn is familiar with the City and the area surrounding it, as demonstrated in our project experience below.

- Piedmont Healthcare, Airspace Analysis and Helistop Siting
- Serverfarm, Site Development
- Falconwood Farms Traffic Industrial Development
- SK Microworks America
- United Rentals Covington Site Improvements
- Highway 212 and 20 Mixed-Use Development
- EZ Car Wash–Covington
- Confidential EV Client Site Design for EV Chargers
- SR 142 at Hartland Drive GDOT ICE Traffic Analysis
- Project Hazelbrand–Traffic Impact Study
- Lochridge Boulevard Environmental Site Assessment
- Covington Multifamily Site Civil Engineering
- Dorchester Place Due Diligence
- DaVita Dialysis Site Design and Permitting
- 3110 Highway 278 Site Planning
- City of Covington Culvert Replacement
- Covington Downtown Parking Study
- Peoples Self Storage
- Crown Castle Atlantic Herron Project
- Crown Castle Atlantic Holmes Project
- Mount Pleasant Traffic Analysis
- Covington Comprehensive Transportation Plan
- Covington Hydro Study

MUNICIPAL ORGANIZATIONS WHERE SIMILAR SERVICES WERE PROVIDED

Kimley-Horn has completed similar services for the following municipalities.

- Augusta Utilities
- City of Adairsville, GA
- City of Augusta, GA
- City of Buford, GA
- City of Charlottesville, VA
- City of Ellensburg, WA
- City of Live Oak, FL
- City of Tomball, TX
- Colorado Springs Utilities
- Knoxville Utilities Board (KUB)
- Roanoke Gas Company
- Various municipalities through the AGL DOT program

RESUMES

Resumes for our key team members are included in the Appendix, starting on page 21.

RELEVANT PROJECT EXPERIENCE

1. CITY OF ELLENSBURG, SYSTEM LOOP AND SERVICE LINE

ELLENSBURG, WA



OWNER: City of Ellensburg

OWNER CONTACT INFORMATION:
Darin Yusi
509 962 7229
yusid@ellensburgwa.gov

ROLE OF FIRM: Prime

CONTRACT VALUE: $168,425

YEAR COMPLETED: Ongoing

DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: The City of Ellensburg selected Kimley-Horn to provide the planning and design of approximately 6,200 linear feet of 6-inch HDPE natural gas pipe. The design aimed to create a loop within the system and establish a fresh service connection to a granite facility. The design incorporated multiple trenchless installations to successfully traverse a BNSF railway, a WSDOT road, and two stream crossings. Furthermore, Kimley-Horn is providing support for obtaining permits concerning the BNSF railway and WSDOT road crossings.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Ryan Clark, PE | QA/QC | Ryan developed, implemented, and monitored QA/QC processes to ensure all project deliverables meet required standards and regulatory compliance.

Nick Skillen, PE | Project Engineer | Nick provided coordinated engineering tasks, ensuring technical accuracy and compliance with regulatory standards; managed resources; and supported Jenny in achieving project objectives on time and within budget.

Ray Singh | Project Analyst | Ray assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

2. GREENVILLE UTILITIES COMMISSION (GUC), NC 11 NORTH NATURAL GAS EXTENSION

GREENVILLE, NC

OWNER: GUC

OWNER CONTACT INFORMATION:
Dillon Wade, PE
252 551 1594
wadede@guc.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $152,129

YEAR COMPLETED: 2025



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: Kimley-Horn is currently assisting GUC with the design of an approximately 12,600 LF, 8-inch medium density polyethylene natural gas distribution main that will run along NC11 North from the intersection of MLK Jr. Hwy to Staton Mill Road. Project includes preparation of construction plans, traffic control plans, erosion control plans and specifications; preparation and submission of required permits, including, CSX Railroad Encroachments, North Carolina Department of Transportation (NCDOT) encroachments, North Carolina Department of Environmental Quality (NCDEQ) and United States Army Corps of Engineers (USACE) permits if required; coordination of meetings with GUC Gas Department personnel to finalize route(s) and sizing of the distribution facilities; and preparation and administration of Construction Specifications and Construction Bid Documents.

KEY TEAM MEMBERS INVOLVED:
Ryan Clark, PE | Project Manager | Ryan provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

3. CITY OF TOMBALL, SOUTH CHERRY STREET STEEL MAIN REPLACEMENT DESIGN

TOMBALL, TX

OWNER: City of Tomball

OWNER CONTACT INFORMATION:
Drew Huffman
281 290 1466
dhuffman@tomballtx.gov

ROLE OF FIRM: Prime

CONTRACT VALUE: $46,500

YEAR COMPLETED: 2022



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: Kimley-Horn was retained by the City of Tomball to design approximately 7,000 linear feet of 6-inch MDPE natural gas along South Cherry Street from Anna Street to just north of Holderreith Road. The project also included abandoning a 4-inch steel gas pipeline, service connection leads, and service connection transfers.

The alignment was generally placed in the eastern side of the parkway, adjacent to an existing 12-inch City of Tomball water line. The project also included a CenterPoint Energy Transmission corridor crossing, permit coordination with Harris County and various public and franchise utility crossings. HDD was utilized for a majority of the project with open-cut sections as necessary for connections and horizontal alignment changes not suited for HDD.

KEY TEAM MEMBERS INVOLVED:
Mike Alexander, PE | QA/QC | Mike developed, implemented, and monitored QA/QC processes to ensure all project deliverables meet required standards and regulatory compliance.

4. AGL, PROJECT FORAGE

VALDOSTA, GA

OWNER: AGL

OWNER CONTACT INFORMATION:
Joseph White
912 239 6508
josewhit@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $462,729

YEAR COMPLETED: 2025



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: Kimley-Horn provided design services for a 4.5-mile natural gas distribution pipeline replacement, extension, and retirement project in Valdosta, GA, aimed at serving a new customer along Inner Perimeter Road. The project was divided into two segments. Segment 1 involved replacing 1,750 linear feet of the existing 8" steel (STL) pipeline—600 linear feet of which were service lines—along W. Hill Avenue and beneath I-75, with 2,070 linear feet of new 12" STL. Segment 2 included replacing 6,715 linear feet of 6" STL along East Hill Avenue, from South Forrest Street to Clay Road, and installing 17,600 linear feet of new 12" STL extending from Fry Street to Barack Obama Boulevard to Cypress Street to Blanchard Street to East Hill Avenue/Highway 221 to Inner Perimeter Road. Additionally, 3,850 linear feet of new 8" STL was installed along Inner Perimeter Road and Hollywood Street, terminating at the new customer connection. Kimley-Horn managed the geotechnical and CP/AC subconsultants.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Ryan Clark, PE | QA/QC | Ryan developed, implemented, and monitored QA/QC processes to ensure all project deliverables meet required standards and regulatory compliance.

Nick Skillen, PE | Project Engineer | Nick provided coordinated engineering tasks, ensuring technical accuracy and compliance with regulatory standards; managed resources; and supported Jenny in achieving project objectives on time and within budget.

Ray Singh | Project Analyst | Ray assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

5. AGL, BRUNSWICK TIDEWATERS INDUSTRIAL PARK

BRUNSWICK, GA

OWNER: AGL

OWNER CONTACT INFORMATION:
Joseph White
912 239 6508
josewhit@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $385,785

YEAR COMPLETED: Ongoing



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project is a distribution gas pipeline project to extend approximately 20,000 linear feet of 6" HP steel and 5,000 linear feet of 4" MHP PLS and two (2) regulator stations to serve the Tidewaters Industrial Park. The installation will tie-in to the existing HP gas main that currently terminates at Darien River and will extend north along US Highway 17 to GA Highway 251 at I-95.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny is providing project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Ryan Clark, PE | QA/QC | Ryan developed, implemented, and monitored QA/QC processes to ensure all project deliverables meet required standards and regulatory compliance.

Nick Skillen, PE | Project Engineer | Nick coordinates engineering tasks, ensuring technical accuracy and compliance with regulatory standards; manages resources; and supports Jenny in achieving project objectives on time and within budget.

Anna Lentz, EIT | Project Analyst | Anna assisted with technical tasks, conducted research, supported the project engineers, and ensured compliance with project specifications and standards.

6. AGL, PIEDMONT ENHANCEMENT PROJECT

ATLANTA, GA

OWNER: AGL

OWNER CONTACT INFORMATION:
Matthew Poelking, PE
404 273 8144
mrpoelki@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $1,854,279

YEAR COMPLETED: 2023



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: Located within a highly congested area of Atlanta's Buckhead district, the Piedmont Enhancement Project integrated two projects. The Pressure Improvement (PRIM) project intended to improve gas pressures in the Buckhead area. The Distribution Integrity Management Program Project (DIMP) replaced old existing distribution pipes. The PRIM component included the design of approximately 12,600 linear feet of 12" HP steel distribution main, 4,000 linear feet of 12" plastic pipe, one regulator station, and one rectifier and anode groundbed. Approximately 4,500 linear feet of the 12" HP steel replaced the existing 6" HP steel from Pelham Road running north along Piedmont Road to I-85. The remaining 8,100 linear feet of 12" HP steel was installed from Fountainhead.

Kimley-Horn was also selected for the environmental portion of this project. Kimley-Horn completed a complex Phase I Environmental Site Assessment, which resulted in Phase II soil sampling at several locations along the project corridor. One location, adjacent to a dry cleaner, contained contaminated soils that needed to be removed and discarded at an acceptable landfill. The team also provided a soil management and safety plan for contractor use. The Kimley-Horn environmental team also prepared the NPDES construction stormwater permit and coordinated with the Georgia Environmental Division to ensure permit compliance. During construction, our team was onsite daily to complete storm event inspections, water quality sampling, agency reporting, and worked closely with the contractor to certify that erosion and sediment controls were property installed and maintained.

KEY TEAM MEMBERS INVOLVED:
Ryan Clark, PE | Project Manager | Ryan provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Jenny Jones, PE | Project Engineer | Jenny coordinated engineering tasks, ensuring technical accuracy and compliance with regulatory standards; managed resources; and supported Ryan in achieving project objectives on time and within budget.

Nick Skillen, PE | Project Engineer | Nick also coordinated engineering tasks with Jenny, ensuring technical accuracy and compliance with regulatory standards; managed resources; and supported Ryan in achieving project objectives on time and within budget.

Marcus Rubenstein, CPESC | Environmental Project Manager | Marcus completed a complex Phase I Environmental Site Assessment, produced soil management and safety plans, obtained stormwater permitting, and provided compliance oversight.

7. AGL, TOTO CREEK HDD

DAWSONVILLE, GA

OWNER: AGL

OWNER CONTACT INFORMATION:
Chris Brittian
770 570 8292
wcbritti@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $31,350

YEAR COMPLETED: Ongoing



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: Kimley-Horn is working with AGL and the USACE on the design and installation of approximately 900 lf of 6-inch HP steel pipe. This installation will require the use of HDD technology to cross under Lake Lanier. The project site is located near SR 136/Price Road, close to Toto Creek Park Road.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny is providing project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Mike Alexander, PE | QA/QC | Mike developed, implemented, and monitored QA/QC processes to ensure all project deliverables meet required standards and regulatory compliance.

Nick Skillen, PE | Project Engineer | Nick coordinates engineering tasks, ensuring technical accuracy and compliance with regulatory standards; manages resources; and supports Jenny in achieving project objectives on time and within budget.

8. AGL, TALBOTTON TAP STATION

TALBOTTON, GA



OWNER: AGL

OWNER CONTACT INFORMATION:
Josh McCrary
404 623 7255
tmccrary@southernco.com

ROLE OF FIRM: Prime

CONTRACT VALUE: $111,975

YEAR COMPLETED: 2025

DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: This project included engineering design for the installation of Over Pressure Protection (OPP) at the Talbotton Tap within the Griffin Service Center in Georgia. The former City Gate Station just north of the intersection of Washington Avenue and Project Street was retired as part of this project. Kimley-Horn's services included survey/site layout at the Talbotton Tap and City Gate Station Retirement Site, hot taps/tie-ins, electrical, design of new station/retirement of existing station, and any associated designs as necessary to complete the work as specified in the documents provided by AGL.

KEY TEAM MEMBERS INVOLVED:

Jenny Jones, PE | Project Manager | Jenny is providing project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nick Skillen, PE | Project Engineer | Nick coordinates engineering tasks, ensuring technical accuracy and compliance with regulatory standards; manages resources; and supports Jenny in achieving project objectives on time and within budget.

9. KUB, NATURAL GAS SYSTEM MONITOR AND CONTROL STUDY

KNOXVILLE, TN

OWNER: KUB

OWNER CONTACT INFORMATION:
Tim Kelly
865 320 2681
timothy.kelly@kub.org

ROLE OF FIRM: Prime

CONTRACT VALUE: $87,400

YEAR COMPLETED: 2025



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: Kimley-Horn was selected to produce a natural gas monitor and control study report for KUB. A PER was first developed to analyze the existing monitor and controls system state to identify areas of concern. Recommendations per regulations and other industry trends were further expanded to determine specific monitoring and controls system enhancements. Project tasks included gathering and evaluating data on the existing monitor and control system and assets at various locations, including regulator stations, gate stations, end of line (EOL) pipeline monitoring points, large commercial/industrial meter sets, programmable logic controllers (PLCs), and other supervisory control and data acquisition (SCADA) control equipment. Kimley-Horn reviewed the locations of existing key/emergency valves, recommended remote odorant monitoring locations, and provided alarm recommendations and communication recommendations. Kimley-Horn also identified short-term and long-term concerns within the system, provided possible solutions, and reviewed emerging or alternative technologies/equipment/analytical tools for KUB to consider. Collaborating with KUB subject matter experts and stakeholders during the project was essential. As a result, the study allowed KUB to reliably serve customers, improve current operations, and plan for asset replacement and improvement.

KEY TEAM MEMBERS INVOLVED:

Nick Skillen, PE | Project Manager | Nick is providing project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Mike Alexander, PE | QA/QC | Mike developed, implemented, and monitored QA/QC processes to ensure all project deliverables meet required standards and regulatory compliance.

10. CITY OF ADAIRSVILLE, ON-CALL CONTACT

ADAIRSVILLE, GA

OWNER: City of Adairsville

OWNER CONTACT INFORMATION:
Steve Smith
678 409 6092
ssmith@adairsvillega.net

ROLE OF FIRM: Prime

CONTRACT VALUE: $38,000

YEAR COMPLETED: Ongoing



DESCRIPTION OF THE PROJECT DEMONSTRATING RELEVANCE TO THE CITY'S NEEDS: Kimley-Horn was selected as the prime consultant for this on-call contract and has been providing natural gas services. Two projects have been completed to date, which includes the following.

City of Adairsville, GA 140 HDD Design and Joe Frank Harris Parkway HDD Design Projects, Bartow County, GA:
The City of Adairsville engaged Kimley-Horn through their on-call contract to assist with the design of two (2) HDDs for shorted casing projects crossing two different GDOT roadways: GA 140 and South Highway 41/Joe Frank Harris Parkway.

Prior to design, Kimley-Horn conducted a site visit to identify suitable locations for HDD bore pits and pipe stringout. Kimley-Horn also submitted the necessary GDOT permits through GUPS. The plan sets included both plan and profile views of the HDD, along with all required permitting details. Kimley-Horn also assisted the City with public advertisement of the contracts in accordance with the State of Georgia public bid procedures.

KEY TEAM MEMBERS INVOLVED:
Matt Dunagin, PE | Program Manager | Matt provided project oversight of the project's planning, execution, and completion while ensuring safety, regulatory compliance, budget adherence, and effective communication among stakeholders.

Jenny Jones, PE | Project Manager | Jenny provided project planning and coordination; management of budget, resources, quality, and health and safety; regulatory compliance; stakeholder communication; technical oversight; performance monitoring; and comprehensive documentation.

Nick Skillen, PE | Project Engineer | Nick coordinated engineering tasks, ensuring technical accuracy and compliance with regulatory standards; managed resources; and supported Jenny in achieving project objectives on time and within budget.

PROJECT MANAGEMENT APPROACH

COMMITTED PROJECT LEADERSHIP

Effective overall management is essential to delivering successful projects completed on schedule and within budget. The approach to any project begins with an effective and experienced program manager who understands the program requirements and is committed to developing a team that provides the right staff for a project and maximizes the expertise and experience of each individual. Kimley-Horn has carefully selected a team of expert engineering professionals with a wealth of experience and a thorough understanding of how local governmental and municipalities operate. We do not utilize pure managers who have not experienced all facets of a project. Each of our project managers also serve as project engineers and are heavily involved in each task to ensure a quality product.

TEAM SELECTION

Kimley-Horn recognizes that each task under a general professional engineering services contract is unique. Therefore, each assignment will be managed as an independent project. For assignments under this as-needed engineering services contract, Kimley-Horn proposes to follow a general process as outlined below. Selecting the right team after communicating a need for professional services, Program Manager Jenny Jones, PE, and the appropriate supporting professionals will meet with the City to review the assignment, scope of services, and alignment of service expectation. We will discuss the City's definition of project success and essential factors. After the initial meeting, we will provide a draft scope of services, staffing plan, and fee budget for review by the City. We will assign the appropriate task leaders depending on project needs. Key team members will be involved on every assignment to ensure communications, continuity, and delivery of exceptional service. As noted, Kimley-Horn is unique in that we are one profit center, allowing us to pull the available and qualified resources from our bench to correctly staff a project.

SCOPE AND FEE PREPARATION

A detailed project work plan will be developed for each assignment. This will be provided in the form of a formal and detailed scope of services with a description of tasks, assigned staff, deliverables, schedule milestones, internal quality reviews, client meetings, presentations, external client reviews, and deliverables. This will be coordinated with and accompanied by a task and staff-based level of effort (by hours) fee estimate and task plan. The work plan will be reviewed with the City to assure complete understanding of the services, budget, schedule, and deliverables prior to Notice to Proceed (NTP).

NOTICE TO PROCEED

Kimley-Horn will hit the ground running once the desired services of a task are requested and communicated effectively. Only upon receiving executed authorization and a Notice to Proceed, we will schedule a formal project kick-off meeting with Jenny Jones and the team. At the kick-off, we will revisit project success factors previously defined during our initial assignment review meeting. Kimley-Horn will schedule and conduct regular project status and review meetings with the City to evaluate progress and to adjust services as needed. Our preference is for face-to-face meetings as a cooperative forum for candid discussion and resolution of unforeseen occurrences or design challenges; however, we also have tools for efficient virtual meetings. Regular meetings allow project participants to be fully informed, resolve issues, and review intermediate deliverables. For all associated meetings, we will prepare meeting summaries, including a listing of decisions made and action items to ensure that we have fully communicated. If on review of the meeting summary it is discovered that decisions were not fully communicated, we will issue a revised summary noting updates. This documentation allows our clients to record decisions that had been made early in the project or perhaps by previous staff members. Our document reminders help the project team avoid delays and stay on track. We will provide a monthly project status report with monthly invoices.

COMMUNICATION

Regular meetings are important but are not our only means of communication. We will tailor our communication style to meet the preferences and schedule of the City staff. We regularly track lists of outstanding items for each project and use the list to remind each responsible party of their task and deadlines.

Kimley-Horn has implemented state-of-the-art systems for online and virtual meetings where we can provide presentations, documents for review, real-time mark-ups, and virtual face-to-face communication.

PROJECT SUCCESS EXAMPLE

AGL, Project Forage, Valdosta, GA: This project involved a 4.5-mile distribution gas pipeline replacement, extension, and retirement in Valdosta, GA, with the purpose of serving a new customer along Inner Perimeter Road. This complex and unique project did not have a clear route, which required coordination and a detailed investigation with the project team, including local permitting agencies, private owners, external design teams, multiple subconsultants, GDOT, and other stakeholders to pinpoint the best route for this gas main extension.

This project was led by Jenny Jones, PE, who assembled a team of qualified individuals from various offices and specialized subconsultants from across the nation. Kimley-Horn subcontracted the geotechnical services and corrosion services (CP/AC) for this project. Our first step was to develop a clear and concise scope, fee, and schedule that all team members could adhere to. The client evaluated our progress by comparing it to the schedule of values to ensure both budget and scope compliance. At the project's onset, we implemented a cloud-based document management system, granting all team members access to necessary files and information. Weekly meetings with both the team and the client were held, and all participants received a punchlist outlining completed and pending tasks. We foster open communication among all members to ensure alignment and clarity during the project.

Throughout the design and permitting phases, we encountered several challenges that led to route adjustments and delays in the schedule. One of the most complex aspects of the project was crossing I-75. After multiple revisions and iterations to secure approval from GDOT, the design was successfully finalized, utilizing three HDDs to navigate the congested utility corridor and space-limited area. During the construction period, Kimley-Horn attended the preconstruction meeting, coordinated and provided technical support, resolved construction-related issues, and provided team support to the project team as needed. This one-of-kind project spanning over two (2) years is a shining example of our principles put into practice, utilizing all available resources and skillsets tailored to meet the project and client demands.



BILLING RATES

Kimley-Horn will work under various compensation methods. For well-defined scopes, we typically will propose a lump-sum fee contract with a detailed hourly estimate by task for the clients review and concurrence. Those scope list all assumptions and clarifications. Lump-sum tasks may align with the clients goal of maintaining a firm budget for the project. Alternatively, where a project scope is indeterminate such as on-going or as-needed services, we will typically work under a time and materials contract with a not to exceed amount that may be adjusted or reduced as the project requirements dictate. Our current hourly labor rate schedule is below.

Classification	Rate	Personnel
Analyst I	$130-$160	Mackenzie Norris Nate Morgan Accountant
Analyst II	$170-$200	Anna Lentz Ray Singh Hyejin Park Colin Stiles
Professional	$200-$230	Nick Skillen Hendrik Burger
Senior Professional I	$255-$325	Jenny Jones Ryan Clark Matt Dunagin Mike Alexander Colter Williams
Senior Professional II	$350-$410	Marcus Rubenstein
Senior Technical Support	$120-$300	CADD Tech
Technical Support	$100-$175	Summer Intern

- Effective through June 30, 2026
- Subject to adjustment thereafter
- Internal reimbursable expenses will be charged at 5% of labor billings
- External reimbursable expenses will be charged at 15% mark-up, or per the contract
- Subconsultants will be billed per the contract

OPEN RECORDS

Kimley-Horn understands that all materials included in this submittal are the property of the City, and they will make every effort to protect the confidential elements listed on page 37.

Kimley»Horn

Kimley-Horn and Associates, Inc.

Hourly Labor Rate Schedule | Category A

Classification	Rate	Personnel
Analyst I	$130 - $160	Mackenzie Norris Nate Morgan Accountant
Analyst II	$170 - $200	Anna Lentz Ray Singh Hyejin Park Colin Stiles
Professional	$200 - $230	Nick Skillen Hendrik Burger
Senior Professional I	$255 - $325	Jenny Jones Ryan Clark Matt Dunagin Mike Alexander Colter Williams
Senior Professional II	$350- $410	Marcus Rubenstein
Senior Technical Support	$120 - $300	CADD Tech
Technical Support	$100 - $175	Summer Intern
Support Staff	$85 - $145	Office Administrator

Effective through June 30, 2026

Subject to annual adjustment thereafter

Internal Reimbursable Expenses will be charged at 5% of Labor Billings

External Reimbursable Expenses will be charged at 15% mark-up, or per the Contract

Sub-Consultants will be billed per the Contract

kimley-horn.com | 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009 | 770 619 4280

APPENDIX

RESUMES

YEARS OF EXPERIENCE 13

ALPHARETTA, GA



JENNY JONES, PE

PROGRAM MANAGER AND LEAD ENGINEER

Jenny brings 13 years of diverse project experience, with expertise in natural gas pipeline design and utility coordination, project management, and permitting. Her technical background includes the design of horizontal jack and bores and HDDs beneath major roadways, railroads, and water bodies, as well as utility conflict analysis. She has been instrumental in conducting numerous route studies and analyses for AGL projects and has successfully led projects from conception through construction, effectively navigating complex challenges throughout the process. Additionally, Jenny has strong capabilities in civil site design, jurisdictional permitting, and National Pollutant Discharge Elimination System (NPDES) permitting. She is proficient in AutoCAD Civil 3D, BoreAid, Pipeline Toolbox, and ArcGIS Pro. Jenny brings proven leadership and hands-on experience to the Kimley-Horn team. ***Benefit to the City: Jenny has extensive experience in natural gas projects and collaboration with various Georgia municipalities, GDOT, and gas agencies. Her expertise will bring improved energy efficiency and cost savings.***

PROFESSIONAL CREDENTIALS

Bachelor of Science, Environmental Engineering, Mercer University

Professional Engineer in GA, AL, TN, and WA

PROJECT EXPERIENCE

- AGL, Peachtree to Piedmont Pressure Improvements (PRIM) Project, Atlanta, GA
- AGL, DOT Projects, Multiple Locations, GA
- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Banks County Pipeline and Station Design, Banks County, GA
- AGL, 16-inch Gas Main Relocation - Georgia Ports Authority (GPA) Ocean Terminal, Savannah, GA
- AGL, Cumming Fire Valves, Cumming, GA
- AGL, Project Forage, Valdosta, GA
- AGL, Rome High Pressure Distribution Routing Study, Floyd County, GA
- AGL, Talbotton Tap Station, Talbotton, GA
- AGL, Brunswick Tidewaters Industrial Park Pipeline and Regulator Station, McIntosh County, GA
- AGL, 250 Logistics Parkway HDD, Jackson, GA
- AGL, SR 85 at Whitewater Creek, Fayette County, GA
- AGL, Lowndes County Econ-1 Gas Main Extension, Valdosta, GA
- AGL, SR 135 Bridge Replacement and Pipeline, Hazelhurst, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, Valentine Industrial HDD, Jefferson, GA
- AGL, Bald Ridge Marina Road at GA 400 Main Replacement, Cumming, GA
- AGL, Toto Creek HDD, Dawsonville, GA
- City of Ellensburg, System Loop and Service Line, Ellensburg, WA
- City of Adairsville, GA 140 HDD Design Project, Adairsville, GA
- City of Adairsville, Joe Frank Harris Parkway HDD Design Project, Adairsville, GA
- City of Adairsville, SR 3/Old Highway 41 Gas Extension and HDD Project, Adairsville, GA

YEARS OF EXPERIENCE
15

VIRGINIA BEACH, VA

RYAN CLARK, PE

PRINCIPAL-IN-CHARGE



PROFESSIONAL CREDENTIALS

Bachelor of Science, Civil Engineering, Virginia Polytechnic Institute and State University

Professional Engineer in GA, DE, ID, NC, NY, OH, PA, VA, WI, and WV

Ryan has earned a reputation for strong performance through his leadership of complex natural gas projects. During the past 15 years, he has successfully delivered projects routed within congested urban locations, situated within transmission easements, requiring permitting from multiple municipalities and agencies, and/or requiring delivery on aggressive schedules. He also is skilled in station design, including the design of launchers and receivers to support pigging operations. Ryan has valuable experience with permitting and design in roadway ROW. He also is highly skilled in jack and bore and HDD design and operations. Ryan has designed hundreds of successfully completed drills ranging up to 4,400 feet. He excels at leading cross-functional teams to deliver projects on time and within budget and will work closely with his carefully selected team members to bring best practices to you on this important project. ***Benefit to the City: Ryan Clark has led hundreds of natural gas projects for clients across the nation. He has deep knowledge of natural gas industry codes and standards ensuring efficiecy and compliance with the highest safety and regulatory requirements.***

PROJECT EXPERIENCE

- AGL, Gilmer County Pipeline Expansion Project, Gilmer County, GA
- AGL, Glennville Project Engineering and Land Surveying, Appling and Tattnall Counties, GA
- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Mars Hill Tap Station, Cobb County, GA
- AGL, Central Region - Jackson Station to McDonough, Valdosta, GA
- Florida City Gas (FCG), Pioneer to South Bay Pipeline Retrofits and ILI Engineering, Palm Beach, FL
- Peninsula Pipeline Company (PPC), Callahan Pipeline Expansion Project, Callahan, FL
- AGL, Peachtree to Piedmont PRIM Project, Atlanta, GA
- AGL, Multiple Department of Transportation (DOT) Projects, Gas Main Infrastructure Analysis, Multiple Locations, GA
- AGL, Banks County Pipeline and Station Design, Banks County, GA
- AGL, 16-inch Gas Main Relocation - Georgia Ports Authority (GPA) Ocean Terminal, Savannah, GA
- AGL, Cumming Fire Valves, Cumming, GA
- AGL, Project Forage, Valdosta, GA
- AGL, Rome High Pressure Distribution Routing Study, Floyd County, GA
- AGL, Lucas Road to Rome #4 Tap Station Line Hydrotest, Cartersville, GA
- AGL, Talbotton Tap Station, Talbotton, GA
- AGL, Brunswick to Tidewaters Industrial Park Pipeline and Regulator Station, McIntosh County, GA
- AGL, 250 Logistics Parkway HDD, Jackson, GA
- AGL, SR 85 at Whitewater Creek, Fayette County, GA
- AGL, Athens Fire Valves, Clarke County, GA
- AGL, Lowndes County Econ-1 Gas Main Extension, Valdosta, GA
- AGL, SR 135 Bridge Replacement and Pipeline, Hazelhurst, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, Riverdale 4 Pipeline, Riverdale, GA
- AGL, City Gate #1 Tap Station, Savannah, GA

YEARS OF EXPERIENCE
17

PEACHTREE CORNERS, GA

MATT DUNAGIN, PE

QA/QC MANAGER



PROFESSIONAL CREDENTIALS

Bachelor of Science, Civil Engineering, Clemson University

Professional Engineer in GA and SC

Matt is an established and trusted consultant who brings 17 years of diverse municipal experience to the Kimley-Horn team-ranging from infrastructure design, utility relocation, and rehabilitation to civil site development and transportation-related projects. His experience includes design, drafting, specification preparation, public bidding, construction management, and inspection for various aspects of natural gas systems, water and wastewater systems, and transportation and pedestrian facilities. Matt's project experience has encompassed natural gas distribution mains, potable water distribution systems, sanitary sewer collection systems and pump stations, sanitary sewer rehabilitation, stormwater collection systems, comprehensive land development, hydraulic studies, and federal/state/local permitting. ***BENEFIT TO THE CITY: Matt is experienced with and understands the unique demands managing on-call services, having provided these services for the Cities of Adairsville, Chamblee, Cumming, Jasper, and Buford.***

PROJECT EXPERIENCE

- Chatham County, L. Scott Stell Park Utility Design, Savannah, GA
- City of Buford, Rowen High Pressure Natural Gas Main Relocation, Buford, GA
- City of Chamblee, Broad Street Utility Relocation, Chamblee, GA
- Chattanooga Gas Company (CGC), Chattanooga Fire Valves 2021, Chattanooga, TN
- City of Ellensburg, System Loop and New Service, Ellensburg, WA
- City of Buford, On-Call Natural Gas Layouts and Reporting, Buford, GA
- City of Chamblee, Rail Trail Segment Nos. 1, 5, 6, and Pierce Drive, Owner's Representative, Chamblee, GA
- City of Buford, Southside Water Pollution Control Plant Tertiary Filter Replacement, Buford, GA
- City of Adairsville, American Rescue Plan Act (ARPA) Sewer Improvements, Adairsville, GA
- City of Gainesville, SR 60 at Chattahoochee River Utility Relocation Project, Gainesville, GA
- City of Atlanta, RM Clayton Water Reclamation Center (WRC) General Services, Atlanta, GA
- City of Chamblee, Arrow Creek Streambank, Chamblee, GA
- City of Chamblee, 2022 Local Maintenance and Improvement Grant (LMIG) Paving Project, Chamblee, GA
- City of Chamblee, Village Park Turf Fields, Chamblee, GA
- City of Buford, Shadburn Ferry Road Storm Drainage Improvements, Buford, GA
- Oconee County, Hydraulic Sewer Model Development, Oconee County, GA
- City of Buford, Thunder Road Drainage Improvements, Buford, GA
- City of Jasper, Water Plant Rehabilitation Phase 2, Jasper, GA
- City of Buford, 2024 LMIG Paving Project, Buford, GA
- City of Buford, New Bethany Road Sewer Main Extension, Buford, GA
- City of Jasper, Lead Service Line Inventory and Compliance, Jasper, GA
- City of Chamblee, SR 141 at Parsons Drive/Peachtree Road/North Shallowford Road, Chamblee, GA
- City of Chamblee, Arrow Creek Park Floodway Remediation, Chamblee, GA
- City of Chamblee, Rideshare Pocket Park, Chamblee, GA

YEARS OF EXPERIENCE
19

NASHVILLE, TN

MIKE ALEXANDER, PE

QA/QC MANAGER



PROFESSIONAL CREDENTIALS

Bachelor of Science, Mechanical Engineering, Georgia Institute of Technology

Professional Engineer in GA, AL, FL, TN, TX, and UT

Mike has 19 years of experience leading complex natural gas projects, including a decade of engineering and management experience with one of the largest natural gas utilities in the country. He specializes in design for transmission and distribution systems, and his expertise encompasses all aspects of engineering, construction, and operations, including natural gas pipeline design, metering, and regulating stations, renewable natural gas upgrading and injection, hydrogen blending, pipeline replacement programs, routing analysis, and horizontal directional drill (HDD). Mike also brings valuable experience in integrity management projects, regulatory affairs, and compliance, as well as pipeline program execution and management. Mike has successfully completed projects in states nationwide, many of which had aggressive timelines and complex permitting requirements. ***BENEFIT TO THE CITY: Mike has extensive experience in natural gas systems and has prior experience with a major gas utility provider that gives him valuable insight into the construction and operation side, increasing value to our clients.***

PROJECT EXPERIENCE

- AGL, Central Region - Jackson Station to McDonough, Valdosta, GA
- AGL, Dalton Interconnects, Bartow and Murray Counties, GA
- AGL, Calhoun 2 Tap Station, Calhoun, GA
- AGL, Clifton Springs Station, DeKalb County, GA
- AGL, I-16 Macon Relocation Project, Macon, GA
- AGL Browns Bridge Tap Station, Cumming, GA
- AGL, Glennville Project Engineering and Land Surveying, Appling and Tattnall Counties, GA
- AGL, Camp Creek Pipeline, Fulton County, GA
- AGL, Mars Hill Tap Station, Cobb County, GA
- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Gilmer County Pipeline Expansion Project, Gilmer County, GA
- AGL, Sewell Road Heater, Atlanta, GA
- AGL, Wayne County Tap Station, Wayne County, GA
- AGL, Riverdale 4 Pipeline, Riverdale, GA
- AGL, Athens Fire Valves, Clarke County, GA
- Florida Public Utilities (FPU), Nassau County Pipeline, Nassau County, FL
- City of Tomball, South Cherry Street Steel Main Replacement Design, Tomball, TX
- Dominion Energy Utah (DEUT), Eureka Feeder HDD, Eureka, UT
- FCG, NW Hialeah Expansion, Medley, FL
- FCG, Pioneer to South Bay Pipeline Retrofits and In-Line Inspection (ILI) Engineering, Palm Beach and Hendry Counties, FL
- FCG, Miller Gate Station Renewal, Olympia Heights, FL
- FCG, SE Hialeah Gate Station Renewal, Miami, FL
- FCG, NW Hialeah Meter Retrofit, West Palm Beach, FL
- FPU, Northlake Boulevard, West Palm Beach, FL
- PPC, Callahan Pipeline Expansion Project, Callahan, FL

YEARS OF EXPERIENCE
5

ALPHARETTA, GA

NICK SKILLEN, PE, LEED GREEN ASSOC.

PROJECT ENGINEER



PROFESSIONAL CREDENTIALS

Bachelor of Science, Civil Engineering, University of Georgia

Professional Engineer in GA, FL, and TN

LEED Green Associate

Nick has a wide range of natural gas project experience to bring to the table. He has worked on distribution projects, transmission projects, station M&R projects, and more. He is skilled in M&R station design both with mechanical, site civil, and electrical design for regulator, over pressure protection, odorization, and metering projects. He has performed various trenchless HDDs and J&Bs and has performed difficult linear pipeline utility conflict design on distribution systems. For transmission projects, he has completed the design for hydrotesting, pipeline replacement, pipeline integrity analysis, and more. He is proficient in record drawing design for various linear and station natural gas projects and enjoys seeing various projects be successfully designed and built from start to finish. He regularly uses software, including Microsoft Project, AutoCAD Civil3D, ArcGIS Pro, Excel, and others often needed on these types of natural gas projects. ***BENEFIT TO THE CITY: Nick has extensive experience providing design for a variety of natural gas projects in the Southeast.***

PROJECT EXPERIENCE

- AGL, Peachtree to Piedmont PRIM Project, Atlanta, GA
- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Project Forage, Valdosta, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, Savannah City Gate #1 Tap Station, Savannah, GA
- AGL, Lucas Road to Rome #4 Tap Station Line Hydrotest, Cartersville, GA
- AGL, Hampton to Thomaston Line Pipe Replacement and Hydrotest, Milner, GA
- AGL, Cumming Fire Valves, Cumming, GA
- AGL, Riverdale 4 Pipeline, Riverdale, GA
- AGL, Banks County Pipeline and Station Design, Banks County, GA
- KUB, Natural Gas System Monitor and Control Study, Knoxville, TN
- CGC, 2021 Fire Valves, Chattanooga, TN
- AGL, Sewell Road to Johnson Header Remote Controlled Valves (RCVs), Atlanta, GA
- AGL, Talbotton Tap Station, Talbotton, GA
- AGL, Athens Fire Valves, Clarke County, GA
- AGL, Griffin Spalding County Airport Relocation, 16-inch Fincherville Lateral, Griffin, GA
- AGL, East Athens Regulator Station Renewal, Athens, GA
- AGL, Griffin Sub-Meter Station, Griffin, GA
- AGL, Old Holton Road City Gate 1 and 2 Station Renewal, Macon, GA
- KUB, Cherokee Trail Regulator Station Natural Gas Heater, Knoxville, TN
- AGL, Clifton Springs Station, DeKalb County, GA
- Nicor Gas, Dubuque Phase VI Pipeline Replacement, Freeport, IL
- Kinder Morgan, Synthetic Natural Gas (SNG) to Tennessee Gas Pipeline (TGP) Toca Meter Station, St. Bernard Parish, LA
- AGL, I-20 at SR 138/SR 20 Review of Existing Gas Main, Multiple Locations, GA
- City of Ellensburg, System Loop and New Service, Ellensburg, WA

YEARS OF EXPERIENCE
5

HARRISBURG, PA

HENDRIK BURGER, PE

PROJECT ENGINEER



Hendrik is a skilled design engineer with five years of experience in the natural gas and propane industry, specializing in station design, distribution systems, and pipeline commissioning. Hendrik has led projects from conception to construction, navigating complex regulations and technical challenges. His expertise spans metering and regulating stations, pipeline replacement programs, and industrial applications, including propane bulk plants, ovens, and analog control systems. ***Benefit to the City: With a background in both field and project engineering, Hendrik bridges the gap between design and execution, ensuring practical, efficient, and regulatory-compliant solutions.***

PROFESSIONAL CREDENTIALS

Bachelor of Science, Mechanical Engineering, Temple University

Professional Engineer in GA, OH, and PA

PROJECT EXPERIENCE

- AGL, Cumming to Hall County Project, Forsyth and Hall Counties, GA
- AGL, Riverdale FEED Study Design, Riverdale, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- TC Energy, River Road Pipeline, Marietta, PA
- Nisource, Inc., Columbia Gas of Pennsylvania, Vineyard, York County, PA*
- Nisource, Inc., Columbia Gas of Pennsylvania, I-95 Crossing, State College, PA*
- Nisource, Inc., Columbia Gas of Pennsylvania, Center Hall POD Rebuild, State College, PA*
- Nisource, Inc., Columbia Gas of Virginia, Norfolk Odorizer, Norfolk, VA*
- Nisource, Inc., Columbia Gas of Pennsylvania, Main Replacement, Redlion, PA*
- Nisource, Inc., Columbia Gas of Pennsylvania, Hanover Foods, Hanover, PA*
- Confidential Client, Confidential Project, Confidential Location, PA*
- Confidential Client, Project Hairspray, Appomattox, VA
- Confidential Client, Data Center Project, Falls Township, PA
- Rose Bowl Operating Company, Plumbing Infrastructure, Pasadena, CA
- CRCP, 1301 Main Street, Royersford, PA

*Completed prior to joining Kimley-Horn

YEARS OF EXPERIENCE 26

ALPHARETTA, GA

MARCUS RUBENSTEIN, CPESC

ENVIRONMENTAL AND GIS



As an ecologist, certified wildlife biologist, and a Certified Professional in Erosion and Sediment Control, Marcus specializes in all regulatory aspects of the CWA. Working in both the private and public sectors, Marcus has diligently built relationships while constantly seeking growth in his field. Marcus frequently serves as a technical expert and has been involved in more than 30 federal and state enforcement cases and citizen suits related to jurisdictional waters, erosion and sedimentation, and water quality. Marcus has received formal training in environmental site assessments, wetland delineations, erosion, sediment control, threatened and endangered species, and stream restoration. These trainings enable Marcus to be a valuable client advocate and project manager on large, complex projects. ***Benefit to the City: As an environmental professional, Marcus has conducted and managed stream and wetland delineations for hundreds of miles of infrastructure corridors, specifically natural gas pipelines; he has worked with several local Georgia municipalities; and he is knowledgeable in federal and state environmental regulations.***

PROFESSIONAL CREDENTIALS

Bachelor of Science, Wildlife Management
University of Georgia

Certified Professional in
Erosion and Sediment Control

Environmental Professional as Defined in
§312.10 of 40 CFR 312

Tennessee Qualified Hydrologic
Determination Professional

Georgia Soil and Water Conservation Commission
Level II Certified Design Professional

PROJECT EXPERIENCE

- AGL, Gilmer County Pipeline Expansion Project, Gilmer County, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, Columbia County Pipeline Environmental Services, Columbia County, GA
- AGL, Glennville Project Engineering and Land Surveying, Appling and Tattnall Counties, GA
- AGL, Clifton Springs Station, DeKalb County, GA
- AGL, Mars Hill Tap Station, Cobb County, GA
- AGL, Peachtree to Piedmont PRIM Project, Atlanta, GA
- AGL, Rome High Pressure Distribution Routing Study, Floyd County, GA
- AGL, Camp Creek Pipeline, Fulton County, GA
- AGL, SR 135 Bridge Replacement and Pipeline, Hazelhurst, GA
- FCG, Pioneer to South Bay Pipeline Retrofits and ILI Engineering, Palm Beach, FL
- PPC, Callahan Pipeline Expansion Project, Callahan, FL
- AGL, Flat Shoals and I-20 Bore Realignment, DeKalb County, GA
- AGL, SR 38 Satilla River Bridge Replacement and Pipeline, Pierce and Ware Counties, GA
- Martin Marietta, Ball Ground Quarry Permitting, Cherokee County, GA
- Florida Public Utilities (FPU), Nassau County Pipeline, Nassau County, FL
- City of Dawsonville, Main Street Park, Dawsonville, GA
- City of Johns Creek, Old Alabama Road Streambank, Johns Creek, GA
- City of Johns Creek, Creekside Constructed Wetlands Design and Environmental Permitting, Johns Creek, GA
- AGL, i-SRP STRIDE Phase II - Duluth Pipeline, Gwinnett County, GA*

**Completed prior to joining Kimley-Horn*

YEARS OF EXPERIENCE
8

ATLANTA, GA

COLTER WILLIAMS, PWS

ENVIRONMENTAL AND GIS



As an environmental scientist, Colter focuses on environmental consulting, specializing in various regulatory aspects. He is a Professional Wetland Scientist (PWS), with experience that includes wetland and stream delineations, protected species surveys, geographical information systems analysis and mapping, and environmental permitting for solar, residential, commercial, recreational, mixed-use, and linear utility and transportation projects throughout the Southeast. His experience includes permitting through Section 404 of the Clean Water Act (CWA) for impacts to jurisdictional surface waters regulated by the United States Army Corps of Engineers (USACE) and Georgia Environmental Protection Division (GAEPD) stream buffer variances. Colter also has conducted and prepared numerous Phase I Environmental Site Assessments (ESAs) throughout the Southeast, including linear infrastructure, solar, residential, commercial, and healthcare projects. ***Benefit to the City: Colter has experience providing environmental services for natural gas systems and other energy projects throughout the Southeast.***

PROFESSIONAL CREDENTIALS

Bachelor of Science, Environmental Science, Iowa State University

Professional Wetland Scientist

Georgia Soil and Water Conservation Commission Level 1A Certified Personnel

PROJECT EXPERIENCE

- AGL, Gilmer County Pipeline Expansion Project, Gilmer County, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, Columbia County Pipeline Environmental Services, Columbia County, GA
- AGL, SR 135 Bridge Replacement and Pipeline, Hazelhurst, GA
- AGL, Clifton Springs Station, DeKalb County, GA
- AGL, Mars Hill Tap Station, Cobb County, GA
- AGL, Peachtree to Piedmont PRIM Project, Atlanta, GA
- AGL, Camp Creek Pipeline, Fulton County, GA
- AGL, Rome High Pressure Distribution Routing Study, Floyd County, GA
- AGL, SR 85 at Whitewater Creek Bridge Replacement, Brooks, GA
- FPU, Nassau County Pipeline, Nassau County, FL
- Atmos Energy Corporation, Buckner Lane Relocation North Phase Construction Drawings, Spring Hill, TN
- PPC, Callahan Pipeline Expansion Project, Callahan, FL
- FCG, Pioneer to South Bay Pipeline Retrofits and ILI Engineering, Palm Beach, FL
- AGL, SR 38 Satilla River Bridge Replacement and Pipeline, Pierce and Ware Counties, GA
- City of Lawrenceville, Creekside Crossing Ponds Concept Design, Lawrenceville, GA
- City of Spring Hill, Buckner Lane Widening, Spring Hill, TN
- Gwinnett County, Ivy Creek Greenway, Gwinnett County, GA
- Invenergy, Terrace Top Solar Project, Jennings, FL
- Heelstone Development, Bulldog Solar Energy Project, Warrenton, GA
- Invenergy Wind Development, Nassau Solar Project, Nassau County, FL
- Invenergy, Cottonwood Solar Project, Lee, FL
- Invenergy, King William Solar Project, Multiple Locations, VA
- Emeren Group, Bigleaf Solar Project, Montgomery, AL
- Pine Gate Renewables, Drawhorn Solar Project, Sparta, GA
- Pine Gate Renewables, Camelot Solar Project, Perry County, IL

YEARS OF EXPERIENCE 4

ALPHARETTA, GA

HYEJIN PARK, CEP-IT, WPIT

ENVIRONMENTAL AND GIS



Hyejin is an environmental scientist with over four years of experience in environmental sciences and project management. Hyejin excels in leading stream and wetland delineations for jurisdictional determinations and is a trusted consultant for energy clients, providing comprehensive environmental due diligence, field work, permitting, and agency coordination. Hyejin's responsibilities include coordinating with various agencies such as the USACE, US Fish and Wildlife Service (USFWS), State Historic Preservation Office (SHPO), GAEPD, and local authorities to ensure regulatory compliance and effective project management. Hyejin is also proficient in conducting Phase I and Phase II Environmental Site Assessments, securing nationwide and individual permits, and completing National Environmental Policy Act (NEPA) Reviews and Environmental Assessments for telecommunications, solar, and Department of Transportation (DOT) projects. Her technical skills are further highlighted by her advanced proficiency in ArcGIS and ArcPRO, as well as her experience with AutoCAD. ***Benefit to the City: Hyejin has served a pivotal role in major natural gas projects in Georgia, such as the Piedmont Enhancement project and Wade Green Road PRIM with AGL, and she will leverage her environmental experience from these projects and apply them to any City of Covington natural gas project.***

PROFESSIONAL CREDENTIALS

Bachelor of Science, Environmental Science, Virginia Polytechnic Institute and State University

Certified Environmental Professional in Training, The Academy of Board Certified Environmental Professionals

Wetland Professional in Training, Society of Wetland Scientists

PROJECT EXPERIENCE

- AGL, DOT Projects, Multiple Locations, GA
- AGL, Peachtree to Piedmont PRIM Project, Atlanta, GA
- AGL, Wade Green Road PRIM, Kennesaw, GA
- AGL, SR 38 Satilla River Bridge Replacement and Pipeline, Pierce and Ware Counties, GA
- AGL, Camp Creek Pipeline, Fulton County, GA
- CGC, Fire Valves 1 and 2, Chattanooga, TN
- Pineview Solar, Pineview Solar Project, Pitts, GA
- Pine Gate Renewables, Mitchell Solar Project, Mitchell County, GA
- SolAmerica Energy, GA Wilkinson Rozelle, Wilkinson County, GA
- Pine Gate Renewables, Drawhorn Solar Project, Sparta, GA
- Pine Gate Renewables, Broxton Solar Energy Project, Coffee and Jeff Davis Counties, GA
- Sonny Solar, Sonny Solar – 40 MW NEPA Environmental Assessment, Elbert County, GA
- Bulldog Solar, Bulldog Solar – 40 MW NEPA Environmental Assessment, Warren County, GA
- Walden Renewables Development, Forsyth Solar Project, Monroe County, GA
- Pine Gate Renewables, Berrien Solar Energy Project, Monroe County, GA
- Pine Gate Renewables, Sandersville Solar Energy Project, Washington County, GA
- Lightstar Renewables, Capitol Hill Solar Project, Bartow, GA
- Treaty Oak Clean Energy, Rockdale BESS Project, Rockdale, GA
- City of Starkville, Highway 182 Build Phase 1, Starkville, MS
- Hinds Solar, Hinds Solar Project, Hinds County, MS

YEARS OF EXPERIENCE
3

PEACHTREE CORNERS, GA

COLIN STILES, GISP, UAG

ENVIRONMENTAL AND GIS



Colin is an ecologist with over three years of experience in ecology and environmental science. He specializes in performing stream and wetland delineations and providing environmental site assessments for a variety of energy projects, including natural gas and solar. In addition, Colin has geospatial expertise in ArcGIS map and application development, GPS field data collection, and geospatial data collection and management. His responsibilities include coordinating with USACE, USFWS, SHPO, GA EPD, and local authorities to ensure regulatory compliance and effective project management. Colin is also a certified Geographic Information Systems Professional and a certified Unmanned Aircraft Pilot. ***Benefit to the City: Colin is experienced in providing environmental and GIS on natural gas projects and solar developments for public and private sector clients. His background in GIS technology will help the City with informed decision making on any project under this contract.***

PROFESSIONAL CREDENTIALS

Master of Science, GIS and Geoinformatics, Colorado School of Mines

Bachelor of Science, Geography, University of North Carolina, Charlotte

Bachelor of Arts, Environmental Studies, University of North Carolina, Charlotte

Geographic Information Systems Professional

Unmanned Aircraft Pilot

PROJECT EXPERIENCE

- KUB, Knox Lateral Class Study and HCA Analysis, Knoxville, TN
- Southern Company Gas, Savannah Chatham Route Study, Savannah, GA, Ecologist
- BrightNight US, Pepper Hammock Solar Project, Multiple Locations, GA
- Walden Renewables Development, Forsyth Solar Project, Monroe County, GA
- Hinds Solar, Hinds Solar Project, Jackson, MS
- Emeren US, Bigleaf Solar Project, Montgomery, AL
- Sonny Solar, Sonny Solar – 40 MW, NEPA Environmental Assessment, Elbert County, GA
- Redeux Energy Partners, Redd Creek Solar Project, Abbeville, SC
- AES Clean Energy Development, Pepper Farm Solar Project, Pearl River, MS
- Grenergy USA, Shubuta Creek Solar Project, Heidelberg, MS
- Emeren US, Cherokee Solar Project, Cherokee County, AL
- Sun Tribe Development, Flat Shoals Energy Center, Molena, GA
- Pine Gate Renewables, Drawhorn Solar Project, Hancock County, GA
- SE US Development, Multiple Solar and BESS Projects, Multiples Sites in Arkansas, Illinois, and Louisiana
- Pine Gate Renewables, East Atmore Solar Project, Atmore, AL
- Pine Gate Renewables, Camelot Solar Project, Perry County, IL
- Grenergy USA, Beaver Creek Solar Project, Baldwin County, GA
- Cypress Creek Renewables, Coopertown Solar Project, Multiple Sites, TN
- Galehead Power, Plan of Developments (PODs) and SR-299 Applications for Solar Projects on Bureau of Land Management (BLM)-Managed Lands, Moapa, NV
- City of Lawrenceville, Creekside Crossing Ponds Concept Design, Lawrenceville, GA
- DeKalb County, Needham Park Stream, DeKalb County, GA

FIRM'S COMMENTS ON THE PROPOSED AGREEMENT

Kimley-Horn has reviewed and accepts the contents of the proposed agreement language set forth that will be incorporated as the successful contractor's contract.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/20/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Edgewood Partners Insurance Agency 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	**CONTACT NAME:** Jerry Noyola **PHONE (A/C, No, Ext):** 7702207699 **FAX (A/C, No):** **E-MAIL ADDRESS:** greylingcerts@greyling.com
INSURED KIMLASS Kimley-Horn and Associates, Inc. 421 Fayetteville Street, Suite 600 Raleigh, NC 27601	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** National Union Fire Ins Co of Pittsburg / 19445 **INSURER B :** Allied World Assurance Co (U.S.) Inc. / 19489 **INSURER C :** New Hampshire Insurance Company / 23841 **INSURER D :** Lloyd's of London / 85202 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 370182796 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR X Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:			GL5268169	4/1/2025	4/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 1,000,000 $ 25,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
A A	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			CA4489663 CA2970071	4/1/2025 4/1/2025	4/1/2026 4/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
B	X **UMBRELLA LIAB** [X] OCCUR X **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			03127930	4/1/2025	4/1/2026	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
C C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y/N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC067961230 WC013711885	4/1/2025 4/1/2025	4/1/2026 4/1/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 2,000,000 $ 2,000,000 $ 2,000,000
D	Professional Liability			B0146LDUSA2504949	4/1/2025	4/1/2026	Per Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Coverage

CERTIFICATE HOLDER

Sample Certificate

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Gregg Bachtel

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CONSULTANT'S AFFIDAVIT OF EMPLOYMENT ELIGIBILITY

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of **City of Covington** has registered with, is authorized to use and uses the Federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, the undersigned Contractor will continue to use the Federal work authorization program throughout the contract period.

The undersigned further agrees that, should it employ or contract with any Subcontractor(s) in connection with the physical performance of services pursuant to this contract with the **City of Covington.** Contractor will secure from such Subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **City of Covington** at the time the Subcontractor(s) is retained to perform such service. Contractor hereby attests that its Federal work authorization user identification number and date of authorization are as follows:

2023677

E-Verify Company ID Number

11/17/2022

Date of Authorization

Kimley-Horn and Associates, Inc.

Name of Contractor

Request for Qualifications for Annual Consulting Services | #2025-15 RFQ

Name of Project

I (We) hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on the 16th day of July , 2025 in Alpharetta, GA
(City), (State).

Signature of Authorized Officer or Agent

Zachary Dufour, PE, CPESC | Vice President

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 16th DAY OF July, 2025

Kelsey E Evans

Notary Public

My Commission Expires: July 05, 2026



SAVE AFFIDAVIT

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit under oath, as an applicant for a public benefit, as referenced in O.C.G.A. §50-36-1, administered by the Georgia Department of Community Affairs, the undersigned applicant verifies one of the following with respect to my ability to enter into a contract with the City of Covington:

1) ✓ I am a United States citizen.

OR

2) _____ I am a legal permanent resident of the United States.

OR

3) _____ I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act and lawfully present in the United States with an alien number issued by the Department of Homeland Security or other federal immigration agency. My alien number issued by the Department of Homeland Security or other federal immigration agency is:

_____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. §50-36-1(f)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

driver's license

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed this the 16th day of July, 2025 in Alpharetta, GA (City), _____ (State).

_____

*Signature of Applicant

Zachary Dufour, PE, CPESC

Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 16th DAY OF July, 2025

NOTARY PUBLIC

My Commission Expires: JULY 05, 2026





CONFIDENTIAL

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Kimley-Horn and Associates, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) **5**

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

421 Fayetteville Street, Suite 600

6 City, state, and ZIP code

Raleigh, NC 27601

Requester's name and address (optional)

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

5	6	–	0	8	8	5	6	1	5

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Tammy Fox **Date** March 1, 2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Kimley»Horn

Expect More. Experience Better.



JENNY JONES, PE

PROGRAM MANAGER AND LEAD ENGINEER

770 545 6108

jenny.jones@kimley-horn.com









City of Covington, Georgia

Statement of Qualifications to Provide:

ANNUAL CONSULTING SERVICES - CATEGORY A

RFQ No. 2025-15 | August 5, 2025

KLEINFELDER
Bright People. Right Solutions.

TABLE OF CONTENTS

Section	1	Letter of Interest	1
	2	Team and Qualifications	2
		Subcontractors	3
		Organizational Chart	4
		Qualifications	5
	3	Project Management Approach	10
Appendix	A	Resumes	
	B	Relevant Project Experience	
	C	Billing Rates	
	D	Required Forms	

- Consultants Affidavit of Employment Eligability
- SAVE Affidavit
- Current W-9
- Certification of Insurance



SECTION 1:
LETTER OF INTEREST

August 5, 2025

Mr. Mike Jewell
Gas Director
City of Covington
2194 Emory Street
Covington, GA 30014

RE: **Request for Qualifications for Annual Consulting Services, RFQ No. 2025-15 I Category A**

Dear Mr. Jewell:

The Kleinfelder Team is pleased to submit our qualifications to provide **On-Call Consulting Services** for the City of Covington's (City) natural gas system. We are confident that we can provide the required expertise and services to support the City's objectives. The following are our team's strengths and benefits:

- **Past Performance** — Kleinfelder has a very strong **oil & gas business** line providing engineering services for natural gas clients for over 27 years. We have a proven record of helping solve our clients' challenges, meeting or exceeding their expectations, producing quality work on time, all while working within or below budget.
- **Local Presence in Atlanta** — We have over 55 professionals dedicated to natural gas in our Atlanta office. Additionally, for this SOQ, we complimented our team with **SinglePoint** to provide land surveying and land acquisition services, and **PCS (Project Cost Solutions)**, a minority owned firm with a strong construction cost estimating background, to provide professional cost estimating services. Our team consists of all local professionals with an understanding and approach that will provide benefits to the City. We have resources to carry out this contract and can begin quickly in a manner that meets or exceeds your expectations.
- **Trenchless Technologies (HDD) Experience** — Kleinfelder brings unparalleled expertise and experience in horizontal directional drills (HDDs) and other trenchless technologies. Our HDD team is not only experienced in design, but they also possess significant field experience from HDD installations. That experience is incorporated into our designs to help eliminate/reduce risks during construction. Beyond that, our geotechnical team is also experienced in these technologies not often found with traditional engineering firms.
- **Timely, Successful Permitting** — Kleinfelder has completed and received authorization from various permitting authorities including the USACE, EPD, DOT, railroads including CSX and local/county municipalities for many natural gas projects throughout the southeast. Kleinfelder can secure permits without delays by providing complete and thorough permit packages to the agencies. Many of these permits are authorized without comments or requests for additional information.
- **The Design Lead and Primary Point of Contact for this project will be Kyle Smith, PE**, whose contact information is below. Our team's strong reputation for delivering high-quality service and value for our clients will ultimately be the greatest asset for the City. We understand the importance of responsiveness, readiness and efficient execution of any small or large task order. We welcome the opportunity to present our experience and capabilities and look forward to working with you on this contract and providing you with outstanding service.

We acknowledge receipt of Addendum No. 1 issued July 21, 2025.

Respectfully submitted,

Mirsada Ilic, PE, PMP, LEED AP, BCEE
South Division Market Manager
milic@kleinfelder.com | 470.571.1446

Kyle Smith, PE
Program Manager
kgsmith@kleinfelder.com | 925.336.1028

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SECTION 2:
TEAM AND QUALIFICATIONS

2 TEAM AND QUALIFICATIONS

Kleinfelder, Inc. (Kleinfelder) is headquartered in California, with more than 110 regional offices and laboratories located throughout the United States. Founded in 1961, Kleinfelder provides professional engineering, construction management, environmental, and testing and inspection services to public and private agencies throughout the region on public works, infrastructure, roadways, bridges, and vertical structures. With over 3,300 personnel and multiple regional offices, Kleinfelder provides our local clients with nationwide expertise as well as individualized, market-specific support. Our extensive experience gives our team valuable historical knowledge of the local infrastructure, stakeholders, construction environment, and site conditions, as well as regional guidelines and standards.

Ranked as one of the top engineering firms by Engineering News Record, our Atlanta office is staffed by professional and technical personnel to manage and perform on any natural gas project that the City may need support on. The depth of our local staff expertise will provide flexibility to meet project requirements for any consulting task, including permitting, bidding support, construction administration, resident engineering, inspection, constructability reviews, value engineering and construction material testing.

We specialize in providing innovative solutions for the planning, design, construction, and maintenance of energy infrastructure. Kleinfelder's expertise extends across various sectors within the energy industry, including oil and gas, electric and gas utilities, renewable energy and energy transition. Our team's use of new technologies and emerging tools continue to put us at the forefront of innovation and efficiency.

We understand the energy market and align our processes and solutions to help ensure we meet the needs of our clients. We focus on the complete project lifecycle, developing optimal solutions while seeking to reduce costs and minimize risks.

Our comprehensive approach helps to deliver flexibility and timely responsiveness in any situation that may arise during project development. This unique combination of technical expertise and our client-centric approach, allows Kleinfelder to play a significant role in advancing our client's energy goals with a focus on value, efficiency, reliability, and environmental responsibility.



KLEINFELDER AT A GLANCE

64 YEARS
Six Decades and Growing

3,300+
Employees

110+
Offices in the U.S., Canada, & Australia

$700+M
Annual Revenue

KEY MARKETS

PRIVATE SECTOR
(OIL & GAS, POWER, FACILITIES, INDUSTRIAL)

PUBLIC SECTOR
(STATE, LOCAL, TRANSPORTATION)

WATER
(POTABLE, WASTE, STORMWATER)

ENR RANKINGS

#21 - Top 50 Construction Management Firms
#26 - Top 50 Program Management Firms
#26 - Top 100 Professional Services Firms
#45 - Top 500 Design Firms
#76 - Top 200 Environmental Firms

SUBCONTRACTORS

SinglePoint Services, founded in 2007 and located in Monroe, GA – less than 20 miles from Covington, has been a leading survey and land acquisition firm specializing in delivering innovative and tailored solutions for the utility and pipeline industry, to drive success while respecting the environment and communities. With a proven track record of excellence, SinglePoint provides comprehensive services that streamline project development, mitigate risks, and ensure regulatory compliance. Their seasoned professionals leverage cutting-edge technology and industry best practices to deliver accurate, efficient, and cost-effective results. We retained SinglePoint for:

- Precision land surveys where advanced technology is utilized for accurate mapping and data collection
- Right-of-way acquisition to negotiate fair and transparent agreements with landowners to secure necessary access, workspace, and additional land rights for the City.

Project Cost Solutions (PCS) is a trusted cost advisory and construction estimating firm with over 150+ years of combined experience supporting public and private clients across the Southeast. PCS specializes in delivering high-confidence cost estimates, value engineering, bid analysis, and constructability reviews for complex infrastructure projects. As a Georgia-based firm, PCS brings a deep understanding of regional construction markets, regulatory frameworks, and capital project lifecycles.

PCS has supported utility and natural gas clients—including AGL Services Company—on enterprise-level estimating standardization and best practices implementation. Additionally, the firm has led detailed estimating and bid review services for large-scale water and wastewater projects across Georgia, including the Walnut Creek Wastewater Treatment Plant Expansion and the USF Linear Sewer Project in DeKalb County, each exceeding $90 million in construction value.

PCS is rooted in industry best practices (AACEI, PMI), and offer specialized expertise in:

- Capital cost estimating across planning, design, and construction phases
- QA/QC of contractor estimates and change order reviews
- Standardized estimating procedures and training
- Value engineering and lifecycle cost analysis
- Owner's representative services during procurement



PCS is well-positioned to support our team for the City of Covington on-call consulting services for its natural gas system needs and capital improvement program through a collaborative, responsive, and technically sound delivery model.

Kleinfelder has teamed with both SinglePoint Services and PCS on other natural gas projects. Our companies work seamlessly with each other, allowing not only for a smooth subcontracting process but also for easier communication and execution of project tasks.

All services will be completed in our respective Atlanta offices. As previously stated, Kleinfelder's Atlanta based professionals have been supporting southeast natural gas projects for over 27 years and have availability to provide the City of Covington with the required services for this contract.

When requested, our response time is very short and will be commensurate with the City's needs; it is common that we provide technical support ("boots on the ground") within a day or prepare a proposal for urgent projects in short timespans.

Our team organizational chart of selected professionals is included on the following page. One-page resumes for key personnel have been provided in Appendix A.

ORGANIZATIONAL CHART



Mirsada Ilic, PE[NC], PMP, LEED AP, BCEE*
Client Account Manager



Kyle Smith, PE*
Project Manager



Ryan Parker, PE*
Technical Review

TECHNICAL SUPPORT STAFF

LAND SURVEY, SUE, AND LAND AQUISITION

SinglePoint Services
Brian Hammock*
Josh Trawick, PLS*
Kelsey Downs*
Mary Prather*
Surveying crews providing support

ENGINEERING SUDIES, MEMORANDOMS, DESIGN, AND POLICY ASSISTANCE

Ryan Parker, PE*
Keely Lane, PE
Josh Richardson
Demi Owoeye, EIT
Ciara S. Winfield, EIT*
Edson DeJesus*
Markus Paiz, EIT
Jacob Clapp, PE*
Liz Bissonnette, PE
Andrew Dorris, PE
Justin Bush

ENVIRONMENTAL

Andy Lydick*
Meg Mendyk
Michael Burns, PG

COST ESTIMATING

Project Cost Solutions (PCS)
Thomas Humphries, PE, CCP, PMP*

CONSTRUCTION OBSERVATION

Dhruv Patel*
Jared Ballard, PE
Chase Drake

GIS/ASSET MANAGEMENT

Susan Williams*
Jason Wheatley, GISP
Narongsak Lawrence
Johnathan Mann, GISP
Aaron D'Amario

LEGEND

* Key person resume/bio included in Appendix A
Subcontractors: SinglePoint Services & PCS

QUALIFICATIONS

Kleinfelder's natural gas expertise includes both distribution and transmission pipeline engineering projects varying from greenfield design to compliance, asset management, integrity, reliability and capacity related upgrades, replacements, relocations for third party utilities work, replacements for inline inspection (ILI), exposed pipe analyses, routing and feasibility studies, cost estimating, maintenance and operations consulting, and uprate driven replacements.

Kleinfelder has performed and/or supported all phases of a project, including but not limited to initial scope and design criteria development, ecological and environmental permitting, natural gas infrastructure detailed design, policy assistance, project management and administration, cost estimating, value engineering, bidding and construction administration. Our design team works closely with clients to evaluate design, schedule, and budget constraints to identify the optimal solution and has strong expertise in the following areas:

- Feasibility / Route Studies
- New Pipeline Installations
- Pipeline Replacements & Extensions
- Field Engineering
- Construction Management
- Uprates & Downrates
- Pipeline Retirement
- Trenchless – HDD Installation and Replacement
- ILI Retrofit
- In-situ Hydrotest Design and Certification
- Valve Automation
- Distribution Line Sizing/Hydraulic Analysis

The project descriptions included in the Appendix of this SOQ further demonstrate our deep expertise in natural gas with a variety of scopes for multiple operators. Projects have ranged in size from replacing a small valve set to installing long line, large diameter transmission main. With an industry leading understanding of natural gas equipment, code, standard requirements, and industry best practices, we collaborate with our clients to find the ideal solutions to best fit the project needs and requirements.

We anticipate that the typical life cycle of any task order awarded through the City of Covington Annual Consulting Services Contract RFQ #2025-15 may consist of the scope items organized in a larger "work breakdown structure" (WBS) and briefly described in the following subsections:

SURVEYING

Our surveying teaming partner, SinglePoint Services, will conduct planimetric and topographical surveys and Subsurface Utility Engineering (SUE) services for City natural gas projects. Their land surveying crews will operate under the direction of a Georgia Licensed Professional Land Surveyor. SinglePoint is experienced in researching recorded documents and have performed surveys for boundaries, easements, topography, the location of SUE utility designation, and potholes for level A and B work. SUE markings will adhere to APWA and ASEC coding. SinglePoint routinely performs surveying on completed projects to record as-built conditions. The surveyed data is developed into an as-built record drawing that includes planimetric information, a digital terrain model, and one-foot contours as requested. Copies of raw survey data and final field data, including sketches and photos as developed by the field crew, will be delivered along with the AutoCAD .dwg and a PDF of the drawing.

DESIGN DEVELOPMENT

Kleinfelder team will adhere to professional engineering practices and applicable codes such as 49 CFR Part 192 and ASME B31.8 for the natural gas projects.

The Kleinfelder Team and the City of Covington will work together during this phase so that the design intent and project expectations are exceeded, or met, at a minimum. It is also the phase in which the design itself will achieve the refinement and coordination necessary for a polished product. In this phase, engineering elements of the project, project scheduling, and project cost estimates will be further developed.

Design drawings will be dimensioned and will include necessary explanatory notes, schedules, and legends. As applicable, drawings will be prepared for the mechanical, civil, structural, and electrical disciplines.

Trenchless Designs (Horizontal Direction Drill – HDD and Jack & Bore)

Locations for trenchless installation methods (HDD or bore) will be considered and identified early in the project, based on information obtained during data collection and survey. For larger diameter steel lines, major utility crossings / structures

(bridges, culverts, etc.) will be candidates for trenchless methods along with wetland and water body, roads and railroad crossings. For small diameter plastic lines, trenchless installation may be preferred for large portions of the project due to cost and convenience.

For large diameter lines and high pressure steel lines, Kleinfelder understands it is often desired to keep the number of trenchless installations to a minimum due to the increased construction costs over open-cut installations.

When the use of a trenchless approach is preferred for large diameter and steel lines, a separate drawing will be prepared for each HDD and/or jack & bore design which is anticipated to include elevation information, utility information (type, size, location, and depth), soil boring logs, significant obstacles, and the HDD or jack & bore alignment and profile. Kleinfelder will coordinate with the City to determine the City's tolerances and minimum design parameters, but at a minimum Kleinfelder will attempt to adhere to the following rules of thumb:

- Minimum bend radius for steel pipe will be 100 times the pipe diameter. Minimum bend radius for plastic pipe installations will be evaluated on a case-by-case basis.
- Entry and exit angles will be kept to a minimum (between 8 & 16 degrees for the entry and between 5 & 12 degrees for the exit).

Every effort will be made to keep the maximum drill depth to a minimum to allow location of the pipe by conventional means. A unique design plan will be prepared for each proposed HDD and jack & bore installation concurrently with the topographic surveys and geotechnical investigations.

For small diameter plastic lines, Kleinfelder understands that trenchless installation by directional drill is less costly, lower environmental impact, and faster than open trench, often making it the preferred method by asset owners and contractors. Kleinfelder has extensive experience providing engineered designs for these applications as well. Given the reduced risk and complexity associated with small diameter drill methodologies, Kleinfelder provides a value oriented design which ensures safety and reliability, while prioritizing flexibility and cost.

PERMITTING PHASE

When requested, our team will provide permitting assistance. We have substantial and recent experience in the permitting process through local issuing authorities, Georgia Department of Transportation (GDOT), U.S. Army Corps of Engineers (USACE), Georgia Environmental Protection Division (GA EPD), and railroad companies. Erosion and Sediment Control Plans (ESCPs) will be prepared according to the latest standards and specifications outlined in the Georgia Soil Water and Conservation Commission (GA SWCC) Erosion and Sediment Control Manual, to obtain erosion and sedimentation control approval and to submit a Notice of Intent (eNOI) form requesting a Certificate of Coverage (COC) under the Construction General Permit. In addition to this approval and coverage, stream buffer variances, encroachment agreements and encroachment permits from applicable road and railroad companies will be obtained, when required. Our Atlanta team is very familiar with the application processes as we have obtained similar permits for the utility projects we designed.

We have been involved in numerous GDOT-related relocation projects and are very familiar with the GDOT encroachment process and permitting, including the online encroachment submittal portal. If needed our team can provide project-specific traffic control plans.

In addition to engineers with extensive permitting experience, Kleinfelder has in-house experienced environmental scientists including biologists/ecologists, geologists, and archaeologists who will provide the environmental assessments, planning, permitting, and compliance support required by the City of Covington. Our professionals will support all phases of projects, from conceptual design and planning, final design and review, agency reviews, permitting, construction and post construction. Specific services include the following:

- Riparian Buffer, Stream, and Wetlands Delineation: Our ecology team routinely provides these services.
- Environmental Permitting: Kleinfelder provides support for U.S. Army Corps of Engineers Clean Water Act §401/404 jurisdictional determinations, nationwide permits, individual permits, stream buffer permitting, and State/National Environmental Policy Act (SEPA/NEPA) documentation support, as needed.
- Phase I and II Environmental Site Assessments: Our team performs these environmental due diligence and site remediation studies for municipal, utility, and industrial clients throughout the region on a routine basis.
- Soil Contamination Testing: If a need arises, Kleinfelder's local geology and engineering team will efficiently support site investigation.

EASEMENT ACQUISITION

Our subcontractor, SinglePoint Services, will develop a schedule of anticipated base costs for working space, and temporary easements for the City of Covington review and approval. Anticipated costs will be based on documented real estate studies, comparable properties, certified appraisals, industry standards, etc. Studies and other sources used to prepare the schedule of base values will be submitted for approval. The schedule will be used as a basis for negotiations and to address different property characteristics anticipated along the pipeline alignment.

BIDDING ASSISTANCE

If requested, the Kleinfelder team will provide engineering services to the City of Covington during the bidding phase of the project. The proposed services may consist of the following tasks:



- Provide a signed and sealed set of reproducible bidding documents;
- Prepare a list of prospective bidders;
- Assist the City of Covington in obtaining bids and preparing contracts for construction;
- Attend and participate in a pre-bid conference;
- Respond to requests for technical information from prospective bidders and assist City of Covington in the issuance of addenda as appropriate to clarify, correct, or change the bidding documents. Assemble contract documents, including copies of signed contract forms and updated drawings and specifications incorporating revisions made by addenda; and
- Review Technical Component of Bid Submissions and assist in construction contractor selection
- Make recommendations for the construction schedule and schedule of values.

CONSTRUCTION ADMINISTRATION

Our team typically provides construction administration services on all projects we design. Therefore, during the construction phase of the project, Kleinfelder, as requested, will provide the following services:

- Represent the City of Covington to the extent provided in the contract documents.
- Review shop drawings and contractor submittals.
- Respond to Requests for Information (RFIs).
- Participate in project coordination and/or field observation meetings and prepare meeting agendas and minutes.
- Conduct inspections.
- Reject work that does not conform to the contract documents.
- Assist the City of Covington in review and approval of change orders and pay applications.
- Participate in the project's operational test period and final inspections, where applicable. Prepare the punch list. Furnish recommendations for final acceptance.
- Prepare record (as-built) drawings.





With no exception, we have provided all services requested in RFQ #2025-15 for Natural Gas through the hundreds of projects we have executed for our municipal and private natural gas clients in the Southeastern United States but also across the country. The following tables depict some of those projects completed in the last 5 and in the last 10 years. Please note that, due to our extensive experience and volume of projects in the natural gas space, we grouped projects per clients, as listing them all would exceed available space allocated for this SOQ.

Below is a partial list of projects Kleinfelder completed in the last 5 years.

CLIENT	STATE	NO. OF PROJECTS	SCOPE
SOUTHERN COMPANY GAS	FL, **GA**, TN	261	Ecological and Environmental Permitting, Conceptual and Preliminary Engineering Studies, Building and Site Architecture, Natural Gas Design, DOT Permitting, GIS, Bidding Services, Conceptual and Preliminary Engineering Design, Writing Technical Memorandums, Project Management, Owner's Representative, Construction Administration, and Construction Observation.
KINDER MORGAN	AL, AZ, CA, FL, **GA**, LA, MS, NC, NJ, TX, VA	79	Ecological and Environmental Permitting, Conceptual and Preliminary Engineering Studies, Natural Gas Design, DOT Permitting, GIS, Bidding Services, Conceptual and Preliminary Engineering Design, Project Management, Owner's Representative, Construction Administration, and Construction Observation.
CONFIDENTIAL CLIENT	NC, SC	188	Ecological and Environmental Permitting, Conceptual and Preliminary Engineering Studies, Building and Site Architecture, Natural Gas Design, DOT Permitting, GIS, Bidding Services, Conceptual and Preliminary Engineering Design, Writing Technical Memorandums, Project Management, Owner's Representative, Construction Administration, and Construction Observation.
ENBRIDGE GAS NORTH CAROLINA (FORMERLY DOMINION ENERGY NORTH CAROLINA)	NC	57	Ecological and Environmental Permitting, Conceptual and Preliminary Engineering Studies, Natural Gas Design, DOT Permitting, Conceptual and Preliminary Engineering Design, Project Management, Construction Administration, and Construction Observation.
FLORIDA GAS TRANSMISSION COMPANY, LLC	FL	7	Natural Gas Design, DOT Permitting, and Project Management.

Below is a partial list of projects Kleinfelder completed in the last 10 years.

CLIENT	STATE	NO. OF PROJECTS	SCOPE
SOUTHERN COMPANY GAS	**GA**, TN, VA	394	Ecological and Environmental Permitting, Conceptual and Preliminary Engineering Studies, Building and Site Architecture, Natural Gas Design, DOT Permitting, GIS, Bidding Services, Conceptual and Preliminary Engineering Design, Writing Technical Memorandums, Project Management, Owner's Representative, Construction Administration, and Construction Observation.
KINDER MORGAN	AL, AZ, CA, FL, **GA**, KS, LA, MS, NC, NJ, NM, OH, SC, TX, VA	106	Ecological and Environmental Permitting, Conceptual and Preliminary Engineering Studies, Natural Gas Design, DOT Permitting, GIS, Bidding Services, Conceptual and Preliminary Engineering Design, Project Management, Owner's Representative, Construction Administration, and Construction Observation.
CONFIDENTIAL CLIENT	NC, OH SC, TN	305	Ecological and Environmental Permitting, Conceptual and Preliminary Engineering Studies, Building and Site Architecture, Natural Gas Design, DOT Permitting, GIS, Bidding Services, Conceptual and Preliminary Engineering Design, Writing Technical Memorandums, Project Management, Owner's Representative, Construction Administration and Construction Observation.
DOMINION ENERGY CAROLINA GAS TRANSMISSION, LLC	SC	5	Conceptual and Preliminary Engineering Studies, Natural Gas Design, DOT Permitting, Conceptual and Preliminary Engineering Design, and Project Management.
ENBRIDGE GAS NORTH CAROLINA (FORMERLY DOMINION ENERGY NORTH CAROLINA)	NC	58	Ecological & Environmental Permitting, Conceptual and Preliminary Engineering Studies, Natural Gas Design, DOT Permitting, Conceptual and Preliminary Engineering Design, Project Management, Construction Administration, and Construction Observation.
EQUITRANS, L.P.	NC	4	Ecological and Environmental Permitting, Natural Gas Design, and Project Management.
FLORIDA GAS TRANSMISSION COMPANY, LLC	FL	17	Natural Gas Design, DOT Permitting, and Project Management.

We included a sample of our relevant project descriptions in Appendix B, selected from our data base of literally hundreds of natural gas projects executed in the Southeast of United States



SECTION 3:
PROJECT MANAGEMENT APPROACH

3 PROJECT MANAGEMENT AND APPROACH

The Kleinfelder Team will execute all tasks that may be assigned under Category A of Annual Consulting Services for the City of Covington natural gas system. We understand that no work should begin without a written notice to proceed (NTP) signed by an authorized City of Covington representative.

The anticipated tasks will typically consist of preparation of surveys, reports, technical memorandums, assessments, environmental impact studies, planning, design drawings, and specifications for construction and improvements to City of Covington natural gas system. In addition, DOT permitting, policy assistance, bidding support, engineering studies, construction administration, cost estimating and value engineering may also be required and will be provided by our team.

At Kleinfelder, our Quality Management Program (KQMP) works with Delivery, Markets, and the Kleinfelder Global Technical Network to establish and implement processes to:

- Confirm Kleinfelder meets applicable client, regulatory, and accreditation agency quality requirements
- Facilitate efficient and effective delivery of client services and deliverables and
- Continuously improve processes and operations.



KQMP is designed to provide multiple, flexible paths to deliver services that meet or exceed client expectations. Kleinfelder has developed several quality management program manuals, and supporting quality procedures addressing specific quality standards for off-the-shelf use on projects. Kleinfelder will also develop project specific quality management plans, as needed, to meet client quality requirements.

Kleinfelder provides project control services for a wide range of industries, applying its expertise on various energy, facilities, government, and transportation projects. Specifically, our project controls team in the southeast supports our project management and delivery teams on numerous natural gas projects. We have proven experience with Key Performance Indicators and determination of the appropriate systems, tools, and processes to meet clients' specific needs within a pre-determined budget.

When paired with the excellence in technical delivery based on competent natural gas professionals with decades of experience in the industry, this approach produces results that meet and often exceed our clients' expectations. A couple of examples of our unique approach – success stories include:

- McGinnis Ferry Road Pressure Improvement Project for Southern Company Gas: Kleinfelder designed an approximately 2.9-mile 12" steel, high pressure distribution, natural gas line through Fulton, Gwinnett and Forsyth counties. The pipe was mainly installed within the existing right-of-way of McGinnis Ferry Road and the project included an HDD of the Chattahoochee River and Peachtree Industrial Boulevard. Our design and construction leads performed field visits early in design process and developed designs that are vetted against actual site conditions, so that construction documents were comprehensive, resulted in an expedited bidding (fewer RFIs) and minimized number of change orders during construction.
- Pipeline Relocation Program, Colonial Pipeline Company: Kleinfelder assists Colonial with their relocation program; evaluating proposed conflicts from encroaching parties such as DOTs, railroads, developers, etc., designing relocations to eliminate the conflicts, permitting the relocation designs and assisting Colonial through the bid and construction phases of projects. Since 2020, Kleinfelder has been working with Colonial on the Major Mobility Investment Program (MMIP) consisting of many transportation projects in the Atlanta metropolitan region, several of which have impacted Colonial pipelines and/or rights-of-way.
- Pipeline 49 for National Grid: Kleinfelder engaged with National Grid, internal and external subject matter experts, as well as the project team to minimize risk for an innovative trenchless design where constructability, subsurface geologic conditions, and environmental impacts were forefront in developing a feasible solution that National Grid has since been able to construct successfully.
- Blackwater HDD for UNITIL: This project ultimately required the design of two HDDs. The drills were located in populated areas with multiple underground utilities and overhead wires. We performed SUE (subsurface utility engineering) in the beginning phase of design, and were to quickly produce the HDD designs.
- Governor Printz OHP Line for Delmarva Power: Kleinfelder's surveyor established survey-grade control points and PID references with an aerial flight.
- Kinder Morgan's CSX Encroachment project: our team value engineered construction operations and optimized field oversight resulting in a saving of over $100K.
- Denville Trunk Main Replacement for New Jersey Natural Gas: quality of design resulted in flowless and fast permitting significantly ahead of the planned construction date.
- Operations Pipeline for Baltimore Gas and Electric: we expedited project schedule by recommending design and overall project execution in two parts, thus allowing for an earlier construction start date.
- PECO's Accelerated Gas Infrastructure Modernization: for this project, Kleinfelder completed over 50 AGIMP trenchless replacement designs, 9,800 LF of trenchless design, and over 100 geotechnical borings, on time and within the budget.



APPENDIX A:
RESUMES



KYLE SMITH, PE

Project Manager

Mr. Smith is an experienced utility engineering and project management professional with more than 12 years of engineering experience, including oversight of engineers and drafters to complete pipeline and station designs. Kyle has led the design effort as the engineer of record for multiple pipeline workstreams including linear replacements, in-situ hydrotest, ILI retrofit (make piggable projects), tap station renewal, and MAOP/MCAP remediation. Accomplishments include:

- Responsible for the oversight of six engineers in completing pipelineengineering design
- Completed engineering design for six miles of 8" steel high pressuredistribution pipeline with unique HDD design to navigate severe elevationdifference of ~1000 ft
- Completed ILI retrofit design for six miles of 12" pipe including design oflauncher and receiver, multiple valve assemblies, and 34 retrofit locations
- Completed engineering design for various short replacements of steel highpressure distribution and steel transmission pipelines ranging in size from 4"through 24"
- Completed ILI retrofit design for three miles of 24" pipe, including design oflauncher, receiver, and 7 retrofit locations
- Completed ILI retrofit design for thirty-two miles of 24" pipe, with 28 retrofitlocations
- Completed engineering design for hydrotest of 9 miles of 12" and 16" pipeand several regulator stations
- Completed engineering design for Regulating Interconnect Station renewals
- Completed engineering design for LNG Metering & Regulating Stationrenewal
- Completed engineering design for hydrotest of one mile of 24" pipe in heavyurban location

Years of Experience

12

Education

Bachelors, Mechanical Engineering, San Francisco State University, San Francisco, CA

Registrations/Certifications

Professional Engineer (PE)-Mechanical
No. PE042182, GA
No. M38022, CA
No. 120637, TN
No. 062072607, IL
No. 0402062934, VA
No. 92315, FL
No. PEN.0035705, CT
No. 57110, MA
No. 056222, NC

10-Hr General Industry Safetyand Health, OSHA

SELECT PROJECT EXPERIENCE

Buford Hwy ILI Retrofit Project, Chamblee, GA

As the Lead Engineer/Engineer of Record, Mr. Smith performed a piggability analysis, lead the site selection effort and design for both a new pig launcher and pig receiver at each end of the pipeline.

Norfolk RR to Central Ave Hydrotest Project, Atlanta, GA

As the Project Manager/Engineer of Record, Mr. Smith developed the hydrotest procedure and performed hydrotest leak modeling and on-site test certification for one-mile section in a heavy urban setting for the purpose of MAOP reconfirmation and integrity assessment.

West Chattanooga-Hamilton Expansion Project, Chattanooga, TN

As the Lead Engineer/Engineer of Record, Mr. Smith designed six miles of high-pressure distribution gas main extension through public roadways and private easements including several stream crossings. Steep terrain required specific pipeline design features; performed stress calculations for the designated operating pressure and for external traffic and construction loads. Sized the pipe wall thickness. Several trenchless installations via Horizontal Directional Drill required specific calculations for geometry and stress analysis. Performed hydrostatic strength test calculations to ensure adequate test pressure for the pipeline per Federal code and operator requirements.

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RYAN PARKER, PE

Independent Technical Reviewer

With successful design abilities and strong people/communication skills, Mr. Parker has more than 14 years civil engineering experience, with a particular focus in pipelines. His current project manager portfolio includes managing $9 million in projects, and thrives in leading teams to support large, complex pipeline projects. Ryan serves as one of our primary oil and gas program managers and is a coleader of Kleinfelder's internal Oil and Gas Community of Practice. In this role, he is able to lead our nationwide staff in achieving the high level of quality for which Kleinfelder is known.

Years of Experience

14

Education

Bachelors, Civil Engineering, North Carolina State University, North Carolina

Registrations/Certifications

Professional Engineer (PE)-Civil
No. PE040929, GA
No. 042102, NC
No. 33359, SC
No. 81133, FL
No. PE.0056141, CO

NPDES Certified, Level II Certified Design Professional, GA

Level III Certification: Design of Erosion and Sediment Control Plans, NC

SELECT PROJECT EXPERIENCE

Southern Company Gas, McGinnis Ferry PRIM, GA

Project Manager for an approximately 2.9-mile 12" steel, high pressure distribution, natural gas line through Fulton, Gwinnett and Forsyth counties in Georgia. The pipe was mainly installed within the existing right-of-way of McGinnis Ferry Road and the project included an HDD of the Chattahoochee River and Peachtree Industrial Boulevard. The design was taken through a 30/60/90 process and Kleinfelder assisted the client with bidding support and construction administration. In addition to design, Kleinfelder provided environmental services, from wetland and stream delineation to erosion & sediment control inspections during construction, as well as geotechnical investigations for all the trenchless crossings on the project.

Colonial Pipeline Company, Rhodes St Relocation, College Park, GA

Engineer of record for the relocation of approximately 200' of 16" steel pipe due to the expansion of a GDOT intersection. Provided extensive coordination with GDOT and the city, including on-site meetings. Kleinfelder provided the design of the relocation along with erosion and sediment control design.

Confidential Client, Line 479, NC

Project Manager for the replacement of an existing transmission line that had inadequate records with a new 12", 27-mile line. The design included three HDDs, numerous conventional bores at road and railroad crossings, three remotely actuated mainline valves, a launcher, and six regulator stations. The project also included route development, geotechnical investigations, wetlands and stream delineation, threatened endangered species surveys, surveying and as-builts, and erosion/ sediment control design. Permitting included county, local municipality, NCDOT, CSX railroad, power authorities, SHPO, US Fish and Wildlife, USACE, NCDEQ, and FAA.

Confidential Client, Line 470, NC

Project Manager for design and permitting project consisting of the upgrade and replacement of an 8-inch pipeline to a 20-inch steel transmission main via lift and lay through a major US city. The design consisted of approximately eight miles of 20-inch transmission pipeline and includes three HDD's, 5+ conventional bores, two remote actuated main line valves, and two launcher/receivers. The design also includes mechanical, process and electrical design of a meter and regulator stations.

Due to the existing line being in urban areas of the city, along with limited workspace, proposed developments, wetlands, streams, rivers, and associated buffers, route development was a major challenge. Permitting included multiple jurisdictions: LIAs, NCDOT, Norfolk Southern railroad, water, sewer, & power authorities, USACE, and NCDEQ. Portions of the route followed a major stream and sewer outfalls requiring coordination with multiple entities to obtain the required permits.

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MIRSADA ILIC, PE, PMP, LEED AP BD+C, BCEE

Principal in Charge

A Principal Civil Engineer, Mirsada has 35 years of program and project management experience in leading multidisciplinary teams to successfully execute infrastructure design and construction projects. Her civil engineering experience encompassing natural gas pipelines, water and wastewater conveyance and treatment, hydraulic and hydrologic modeling, pump stations, booster station, watershed management plans, stream restoration and stabilization, site civil design, stormwater management, facilities, air dispersion modeling, bidding assistance, construction administration and more. Mirsada's experience includes preliminary master planning, engineering studies, analysis, and construction documents preparation (design drawings and technical specifications) for municipal/public, commercial, industrial, mixed use and residential facilities.

In addition to the extensive background in hydraulic modeling and fluid mechanics, Mirsada has led multiyear professional architectural and engineering contracts that involve multidisciplinary team working on multiple task orders, very similar to the one requested by the City of Covington. Some of those contracts include:

Cobb County Department of Water Resources

- DeKalb County Department of Watershed Management, Professional Engineering Design Services and Construction Management (multiple contracts)
- DeKalb County Roads and Drainage Department, Professional Engineering Design (multiple contracts/renewals)
- Fulton County Department of Water Resources Professional Engineering Services (multiple contracts/renewals)

Years of Experience

35

Education

Master of Civil Engineering, Sherbrooke University

Bachelor of Civil Engineering, Sarajevo University

Registrations/Certifications

Professional Engineer (PE)-Civil
No. PE027867, GA
No. 059301, NC
No. 43322, SC
No. 43322, FL
No. 6201070117, MI
No. 855594, OH
No. 131308, TN
No. 117723 Quebec

LEED Accredited, US, No. 10292259

PMI PMP Certification No. 4054772

GSWCC Level II Certified, GA No. 114

GSWCC Level II Design Professional (2005) & Refresher Courses (every 3 years)

SELECT PROJECT EXPERIENCE

AGLC, 10-mile Long 8" Diameter Natural Gas Pipeline, Liberty County, GA
Topographic and planimetric survey, subsurface utility engineering, environmental assessments (Phase I, archeological assessment and permitting with both USACE and GAEPD), engineering design (CP/AC included), land acquisition, and as-built drawings. Additionally, we provided a full time NPDES inspector during pipeline construction. Principal-in-charge and project manager responsible for quality, project budget, schedule and overall project execution.

Water Main - Kimball Bridge Road, GA
Surveying, civil engineering design and permitting with multiple permitting agencies (GDOT, City of Roswell, and Fulton County) for a new proposed 12-inch water line located along the north side of Kimball Bridge Road at GA400. Design lead and project manager responsible for project budget, schedule and overall project execution..

Fairoaks Water Line, GA
Our team provided construction administration and construction management (full time construction oversight) for the construction on one mile long 8" diameter DIP pipeline on Fairoaks Road in Decatur. Managed resources, schedule, budget, our LSBE subcontractor, progress meetings, reviewed and approved contractor's pay applications, RFI's and submittal logs.

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EDSON DEJESUS

Civil Engineer

Edson DeJesus is a resourceful and results-driven Civil Engineer with more than eight years of experience in civil and construction design, specializing in pipeline and infrastructure design, construction inspection, and regulatory compliance.

Years of Experience

8

Education

Bachelor of Civil Engineering, Kennesaw State University

Registrations/Certifications

GSWCC, Level II Certified Plan Reviewer, GA No.0000090219

Professional Affiliations

Young Pipeline Professionals, From date: 09/07/2020 to Present

SHPE (Society of Hispanic Professional Engineer, Member since Jan 2017 to Present

SELECT PROJECT EXPERIENCE

Southern Company Gas, McGinniss Ferry PRIM, GA
Designer for 12-inch-high pressure steel natural gas distribution pipeline installed within the existing right-of-way of McGinnis Ferry. The proposed installation method consisted of designing two complex horizontal directional drilling (HDD) and two Jack & Bores.

Atlanta Ave to University Ave., GA
Designer for the proposed project consisted of installing ~3,000 feet of new 12" high pressure steel natural gas transmission pipeline.

Southern Company Gas, Mt. Vernon Highway to Abernathy Line, GA
Designer for relocation of two 12" pipelines on Peachtree Dunwoody & 6" pipeline on Mt. Vernon. The proposed SCG project consisted of 854 feet of new 12" high pressure natural gas and 600 feet of 6" high pressure natural gas.

Colonial Pipeline Co, SR-400 North Express Lanes Line 2 Crossing, GA
The project located in Sandy Springs consists of relocating CPC's 36 -inch mixed-use refined products pipeline known as Line02 under SR400. This project is necessary due to the expansion of the highway which is part of the GAMMIP expansion project. Designer for trench less drilling, a stream crossing, and the removal and abandonment of portions of the existing line.

Confidential Client, Line 490, Edgecombe and Nash Counties, NC
Designer for replacing approximately 10-miles of 6" pipe between Langley Rd RS to Junction D OPP, to allow for in-line inspection of the pipeline. Design also includes replacement of the existing station and construction of new stations as they will be required to tie-in to the existing distribution system. Grading and stormwater management, and erosion control design.

Confidential Client, Line 232 Replacement, NC
Client required the design of approximately 13 miles of 12" steel transmission main from the existing Line 448 Station in Clinton to approximately the Line 112 Tie-In along Turkey Highway in Turkey. Design includes a launcher and receiver at either end of the new line to support ILI of the line, a regulator station at the termination point of the new line, and the replacement of the existing Southeast Blvd Regulator Station.

Kinder Morgan, KMS CFPL Kissimmee Relocation, FL
Deisgner for 10-inch pipeline in Kissimmee in Osceola County. This project included the engineering design and field services to relocate approximately 700 ft of 10-inch diameter pipeline using horizontal directional drill (HDD) technologies that runs adjacent to a Sunrail line.

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MARKUS PAIZ, EIT

Mechanical Engineer

Mr. Paiz is a utility engineering professional with more than four years of experience designing ILI retrofits, valve replacements, hydrotests, and stations. Non-design work includes experience performing post-construction data QC, project closeout, and MAOP validation for natural gas pipelines and regulator stations. Markus's background includes strong design and leadership experience with project groups. Accomplishments include:

- Completed ILI retrofit design for five miles of 24" transmission pipe and seven retrofit locations.
- Completed ILI retrofit design for six miles of 16" transmission pipe and four retrofit locations.Completed engineering design and leak modeling for hydrotest of 968' of 16" transmission pipe.
- Completed engineering design for one 10" mainline valve site.
- Completed engineering design and material sizing for regulators and large station facility natural gas equipment.

Years of Experience

4

Education

Bachelor of Mechanical Engineering, Kennesaw State University

Registrations/Certifications

Engineer-in-Training (EIT/FE)

10-Hr Construction Safety and Health, OSHA

Professional Affiliations

Young Pipeline Professionals, Member

SELECT PROJECT EXPERIENCE

Suwanee Tap Station Partial Renewal
Mr. Paiz scoped project and developed Design Basis Memorandum document and created engineering design drawings and exhibits for ongoing design project. He analyzed trend data and operational history, sized regulators, heaters, filters, pipe. Additionally, he coordinated and led meetings with structural and electrical engineering disciplines and managed surveyor and project financials.

Panthersville to Norcross ILI Retrofit
ILI Retrofit Design for seven locations. Mr. Paiz presented risk analysis and smart tool selection table. He executed successful smart tool run. As-built and closed out jack and bore replacement project. As-built and closed out 20 retrofit locations. Additionally, he managed subcontractors, tool run vendor, and environmental firm.

Suwanee to Norcross, Hydrotest
Engineer design for 968' of 16" steel pipe to assess an integrity threat. Mr. Paiz developed hydrotest procedure and leak modeling. He prepared as-built drawing and closed out project following construction and managed surveyor and project financials.

Bogart to Alto, 3rd Leaking Valve
As the Project Engineer, Mr. Paiz provided design for one new 10" valve site and two 4" blowdowns.

D-0684 Norcross Station Project
Mr. Paiz rovided engineering design for partial station retirement.

Macon to Milledgeville Closeout
Mr. Paiz closed out 17 Retrofits, three Tap Dig Sites, one 3-Mile Relay, two In-situ Hydrotests.

Bogart to Alto, Leaking Valve 1 and 2
As-built and closed out two valve replacement projects.

Asset Knowledge, Atlanta
Utilizes Code of Federal Regulations, Part 192 to provide clients with key deliverables. Reviews and revises Transmission and Station as-built drawings in preparation for MAOP validation. Completes comprehensive written technical reports and MAOP design and pressure calculations. Completed initial MAOP validation including requesting document retrieval, applying as-built information, and associating construction drawings and test records with the associated pipeline or station.

AGLC, Operating Diagram Routing
Perform final reviews on operating diagrams and upload them to client. Apply GIS, as-built information, and field visit data to deliver accurate and fully revised oprating diagrams.

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CIARA WINFIELD, EIT

Mechanical Engineer

Ms. Winfield is a utility engineering professional with eight yaers of industry experience. She is experienced in project planning, MAOP validation, design, construction support, working with design teams and is highly proficient in technical communications.

- Skilled in historical research and data reconciliation to make 30-60-90- IFC plans that provide solutions to pipeline anomalies.
- Proficient in post construction data reconciliation to make as-builts and closeout packages.
- Uses professional experience to recommend material specifications to create cohesive and compliant pipelines.
- Knowledgeable in completing hydrotest designs and reviews to meet OPM and CFR requirements.
- Coached several members of the team from MAOP technical skills
- Proficient in MAOP validation, corrective action plans, and site evaluations of pipelines
- Proficient in the protocols of quality control for several MAOP validation processes.

Years of Experience

8

Education

Bachelor of Mechanical Engineering, Mercer University

Registrations/Certifications

Engineer-in-Training (EIT/FE)

SELECT PROJECT EXPERIENCE

Regulator Station Review Process PFL & SFL Creation and Analysis

Lack of records is often the cause of issues when doing maintenance for pipeline clients. Many pipelines and distribution systems were made before the CFR had a section for pipelines. Ms. Winfield was part of a team of engineers that built PFL/SFL deliverables. Conducted research to include GIS, as-builts, and applied historical data in an accurate order of pipeline features. Completed companion documents to the PFLs/ SFLs such as Op Diagrams, Issues Analysis Reports, and MCAP recommendations.

Southern Company Gas, Digs PMO As-Built, GA and VA

Through the RSRP process, anomalies and information gaps were found. To clear them the Digs PMO ordered direct examination digs. On the front end, Ms. Winfield created plans for new dig assessments. This process included reviewing PFLs/ SFLs, drawing plans, scoping access to the site, and making a list of discoveries needed. On the back end, Ms. Winfield was part of the team of engineers who reviewed collected data and made tracible, verifiable, and complete as-builts. These as-builts were made to client specifications and quality controlled by this team.

Southern Company Gas Projects

Performed data reconciliation and made deliverables for project close-out. Provided quality control review of construction documentation to identify discrepancies, and conversed with the document's respective stakeholders to provide corrections. After achieving alignment in documentation, prepared as-built drawings based off the information found. The as-builts include information about welds, heat numbers, hydrotest, bill of materials, and applicable design calculations. Successfully completed closeout processes on the following projects: Suwanee to Norcross, Bass Junction Station, Hampton to Thomaston Line (14") RLR, Live Oak Land Fill Hydrotest, Sewell to Johnson 36" RLR, and Shalimar Rd to New Peachtree ILI Retrofit.

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JACOB CLAPP, PE

Civil Engineer

Mr. Clapp has 12 years of experience in Pipeline engineering. His experience focuses on engineering pipeline replacement/expansion projects and integrity management projects, and include pipeline designs, trenchless installation designs, route studies, in-situ hydrotesting, Inline Inspection Investigation (ILI) retrofit designs, ILI launcher and receiver station designs, project scoping, and project management. Skilled in historical research and data reconciliation to make 30-60-90- IFC plans that provide solutions to pipeline anomalies.

Years of Experience

12

Education

Bachelors, Civil Engineering, California State University

Registrations/Certifications

Professional Engineer (PE)-Civil, No. 94261, CA

SELECT PROJECT EXPERIENCE

AGLC, Southern Company Gas, Digs PMO (2023 Digs)

The original scope for the Digs PMO project has expanded into a multi-year program. Engineering, planning and execution of an estimated 92 digs (AGLC), and 46 digs (VNG). Program also included completion of an estimated 236 as-builts (AGLC), 75 as-builts (VNG), five as-builts (CGC) and completion of an estimated 311 DE Reports (AGLC), 84 DE Reports (VNG), andfive DE Reports (CGC) from previously completed projects.

Southern Company Gas, Digs Project Management Organization (PMO)

Mr. Clapp served as the Lead Engineer to provide engineering review and supervision for Digs PMO to perform Integrity Management Direct Assessments and Maximum Allowable Operating Pressure (MAOP) confirmation program. Developed drawing standards to ensure permitting application success with minimal detail for rapid drawing creation. Additionally, the DIG PMO for Southern Company Gas is used to gather asset information to confirm the MAOP per 49 CFR 192.624.

Southern Company Gas, Signal Mountain High Pressure Expansion

Mr. Clapp served as Project Manager and Engineer for a 6-mile 8-inch-high pressure steel distribution gas main expansion and regulator station design. The project required management of land survey, CP design and AC mitigation, geotechnical borings, and geohazard analysis. Due to a nearly vertical escarpment toward the top of the mountain, the pipeline was designed to be installed via Horizontal Directional Drilling (HDD). The HDD would overcome nearly 400 feet of elevation change between the entry and exit point which required detailed engineering analysis of the pipeline geometry, external forces acting on the pipeline, hydrofracture analysis, geohazard analysis and coordination with an experienced drilling contractor. New easements were identified and procured for installation within the cross-country segments.

Southern Company Gas, Pipeline Retrofit & Inline Inspection Investigation (ILI) Projects

Mr. Clapp served asLead Engineer and Project Manager for three separate ILI retrofit and pipeline inspections. The projects involved were the Columns Drive to Maner Road Line (11 miles of 24-inch pipe), Riverdale Liquefied Natural Gas (LNG) to Forsyth Line (26 miles of 16-inch pipe), and Buford Highway to Peachtree Boulevard Line (3 miles of 24-inch pipe). The scope of these projects covered the full ILI lifecycle and consisted of developing piggability studies, designing launcher and receivers to facilitate the tool run, ILI retrofit design drawings, developing project as-builts, procuring a tool vendor, overseeing the inspection, review of the ILI final report, and identifying and executing post ILI validation digs. All three projects were successfully retrofitted for ILI and had successful inspections.

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DHRUV PATEL

Petroleum/Natural Gas Engineer

Mr. Patel is a service and solutions-focused Engineer with five years of engineering experience, applying technical knowledge and previous in-field experience in assisting multiple different clients across the U.S.

Years of Experience

5

Education

Bachelors, Petroleum Engineering, West Virginia University

Registrations/Certifications

Engineer-in-Training (EIT/FE), No. EIT029934, NCEES

Professional Affiliations

Society of Petroleum Engineers (SPE), Member since Aug 2018

SELECT PROJECT EXPERIENCE

NICOR, Southern Company Gas, GA

Mr. Patel performed quality control checks on documentation for the client's system. Provided feedback downstream to ensure the client receives a higher standard and quality of work moving forward. Actively had discussions on preventative measures for generic errors and new practices that may help improve the efficiency of document generation. Utilized Atlas maps to provide information regarding client's assets and incorporated that data in the builds to provide a more accurate working condition of the asset for the client.

AGLC, Southern Company Gas, GA

Mr. Patel fostered and maintained collaborative professional working relationship with project leadership team. Recommended modifications to the client systems to eliminate system failure. Utilized GIS technology to gather information regarding client's assets and incorporating that data in the builds to provide a more accurate working condition of the asset for the client. Performed site visits at multiple locations across Georgia and Tennessee to gather specs and other information regarding the assets with lack of documentation.

Confidential Client, Starita Station, NC

Mr. Patel provided general supervision over the drilling and the pullback operations on Starita HDDs to satisfy the design requirements for the client. Maintained communication between the design team and the client representatives in the field. Aided the drilling contractor and the client in solving the issue regarding mud loss.

AGLC, Southern Company Gas, McGinnis Ferry Rd. Project, GA

Mr. Patel ensured design implementation using contractor-provided drilling data. Monitored drilling fluid composition and test measurements. Produced detailed daily field reports, including annular pressures and rod times. Verified lift-plan matched pipe stress tolerance to prevent pipe and coating damage.

Dominion Energy, Gov. Scott Farm Rd. Project, NC

Mr. Patel oversaw design execution through analysis of contractor-provided drilling data. Tracked and evaluated drilling fluid composition and test results. Compiled comprehensive daily field reports, highlighting annular pressures and rod timing metrics. Ensured lift plans aligned with pipe stress tolerances to avoid damage to pipes and coatings.

Confidential Client, Greenville County Reliability Project, SC

Mr. Patel assisted in the permitting process with Greenville County, South Carolina Department of Transportation (SCDOT), and DHEC. Reviewed and responded to Request for Information (RFI) submissions. Provided real-time solutions to design implementation challenges. Maintained constant communication between the design team, client, general contractor, and permitting agencies.

Dominion Energy, Blood Run Creek Project, NC

Mr. Patel ensured proper execution of designs by utilizing contractor-provided drilling data. Conducted monitoring and evaluation of drilling fluid composition and test measurements. Generated thorough daily field reports, detailing annular pressures and rod-time data. Verified lift plans complied with pipe stress tolerances to avoid damage to pipes and coatings.

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SUSAN WILLIAMS

GIS System Administrator

Ms. Williams has over 14 years of Esri system administration, GIS data management, GIS manager, and project experience. She is proficient in ESRI's ArcPro and ArcMap desktop software along with ESRI's online tools such ArcGIS Online, Enterprise Portal, Field Maps, Experience Builder and Dashboards. She also has experience creating and managing Enterprise Geodatabases (SDE) with capabilities such as domains/sub-types, attribute rules and deploying SDE data to Field Maps via Portal for field data collection. As an Esri systems administrator, Susan maintains hardware, software, telecommunications and associated components of the architecture. She supports Help Desk tickets as the relate to Esri software and the interdependencies with other non-GIS related software, as well as manages potential security impacts and implications. She also maintains and configures the Organizations ArcGIS Online and Enterprise Portal platforms. She is responsible for managing some of Kleinfelder's field delineation data including post processing and creating client deliverables, civil and environmental permit mapping, and landowner agreement mapping and calculations and large database management. She also has experience with Trimble GPS units for viewing and collecting GPS data in the field.

Years of Experience

14

Professional Affiliations

Women in GIS, Member since Aug 2023

SELECT PROJECT EXPERIENCE

Chesapeake Energy LLC, Midstream Oil and Gas Pipeline Installation, Marcellus/Utica Play

Project desktop analysis of environmental and historical resources of significant importance. GPS data processing and mapping preparation for field delineations, Stream and Wetland Delineation Reports, Erosion and Sediment Control (ESCGP) permits, DEP General and Joint Permit applications, landowner agreement maps. Environmental and civil permitting for required state and federal permits, including PNDI Consultation, Act 14 preparation and submittal, ESCGP permit packages, general and joint permits and hydrology reports. Perform calculations to determine aquatic resource impacts, stream flow volume and landowner payouts. Wetland delineation, species survey and GPS data collection. Groundwater contour generation and figure preparation.

Transmission Line Development and Planning, National Grid, Various Locations

Post processing delineation data for proposed transmission line upgrade. Mapping production associated with Article VII application, Wetland and Stream Delineation Report, Endangered and Threatened Species and NYSDOT application.
Post processing ETR field assessment data and mapping production for ETR assessment report.

Remediation Program for Industrial Complex

Site-wide database management. Georeferencing & digitizing current, historic and proposed data from paper documents. Site-wide figure preparation to meet NJDEP requirements. Site remediation figures and remedy selection analysis and figure production. ArcGIS online Portal and AEC Site creation and management. Utilizing ArcScene to create 3D representations of soil contamination and remediation. Groundwater hydro-distribution and surface water flow representations.

Ash Creek Combined Sewer Outfall Project, Bridgeport

On behalf of the Town of Bridgeport, Ms. Williams supported database management and organization efforts and provided mapping support in ArcGIS to the city which supports their ongoing CSO removal program.

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Years of Experience
25

BRIAN HAMMOCK
Project Manager, SinglePoint

SinglePoint

Mr. Hammock has more than 25 years in the industry and has successfully managed projects in the surveying, engineering, construction, and utility industry throughout the U.S. He has managed all aspects of projects including scheduling, budget, preliminary studies, surveying, engineering, mapping, permit and right of way acquisition, condemnations, relocations, hydrographic studies, SUE investigations, construction, and as-builts. He has been involved with several programs for various clients including transmission projects, bare steel replacements, capital projects, right of way/easement acquisitions, high consequence area projects, hydrographic studies, integrity, distribution pipeline, AC mitigation, and asset protection projects. His certifications and skills including NSPS survey, environmental professional, NCCER, CDC safety & health, staking university utility locating, DOT PDP, and Avoiding Utility Impacts, PTC DOT Supervisor Training, and more.



Years of Experience
27

JOSH TRAWICK, PLS
Land Surveyor/Mapper, SinglePoint

Mr. Trawick has more than 27 years of experience in the surveying, engineering, and construction industry has been a Georgia Professional Land Surveyor for over 20 years. He also holds licenses as both a Professional Engineer and a Professional Land Surveyor in multiple states. He has been active in a diverse range of projects including public and private utility infrastructure, residential and commercial land development, roadway projects (including projects with city/county municipalities as well as Georgia DOT), and site construction projects. Josh provides oversight and direct leadership to SinglePoint's team of professionals and technicians. Services include property surveying and land boundary determinations, retracements, easement surveys, topographic mapping, hydrographic surveying, subsurface utility location and conflict avoidance, construction staking, as-built surveys, site planning, and civil engineering design.



Years of Experience
11

KELSEY DOWNS
Project Administrator, SinglePoint

Ms. Downs brings 11 years of real estate experience, brings a specialized focus on right-of-way and utility coordination. Kelsey manages communications, resolves conflicts, and anticipates issues before they arise. She has a strong background in property law enables her to navigate land use challenges with confidence, ensuring full compliance while safeguarding her clients' best interests from initial planning through project closeout. Kelsey's hands-on approach, sharp attention to detail, and practical understanding of both legal frameworks and field operations make her a trusted and valuable resource in the industry.



Years of Experience
11

MARY PRATHER
Document Specialist/Project Coordinator, SinglePoint

Ms. Prather has 11 years of experience in the Right of Way industry. Mary brings a real depth of knowledge and skills from her extensive career in the real estate/mortgage industry where her 20+ years as a Processor, Underwriter, Originator, Trainer, and Project Manager allowed her to seamlessly transition to the Right of Way and Land Services field. She directs our staff of six Document Specialists in our Research and Support department providing training, expanding opportunities, and bringing diversity to the industry. Under Mary's leadership, SinglePoint' s Research and Development team has performed a significant number of services for a variety of utilities and municipalities including but not limited to natural gas, power, water mains, storm sewers, etc., from notifications, easements, encroachments to condemnations for projects as simple as sidewalks to major transmission lines.



THOMAS HUMPHRIES, PE, CCP, PMP

Cost Estimator

Mr. Humphries has more than 40 years in the construction industry working for consulting firms, utility and general contractors, and a building general contractor as a senior cost engineer and estimator. Thomas has a mixture of experience in both the public and private sectors. He has experience in all aspects of project management..

Years of Experience

40

Education

Bachelor of Civil Engineering
North Carolina State University

Registrations/Certifications

Professional Engineer (PE)-Civil, No, PE012865, GA

Certified Cost Professional, No. 1312

Certified Project Management Professional

SELECT PROJECT EXPERIENCE

On-call DeKalb County Construction Management Services, GA

Sr Estimator. Construction management services cost estimating and scheduling.

City of Durham Water & Sewer Department - Waterline Replacement 90% Design Validation Review, NC

Senior Estimator. Review the opinion of probable construction cost developed by the Engineer.

Forsyth County Water & Sewer Department, Water Treatment Plant #1, GA

Senior Estimator. Plant #1 increase capacity of the plant. Responsibilities included bids and proposals, price negotiation, subcontracts, purchasing, contract administration, change control, engineering, estimating, scheduling, earned value analysis, managing field operations, inspections, safety management, quality control/quality assurance, and managing numerous construction projects.

Pratt & Whitney, Value Stream Process Improvement Program, Columbus, GA

Senior Estimator. Develop the guidebook for Pratt Whitney (P&W) based on their current proposed Value Stream Management (VSM) project process. The guidebook for Project Managers (PM) will deliver comprehensive execution processes for projects to consistently obtain the intended results utilizing the following:

- Process work flow diagrams,
- Simplified procedures, and
- Work flow forms and templates.

Savanah River Nuclear Facility, Integration and Assessment Requirements Validation, Washington, D.C.

Senior Estimator. Development and validation of activity-based costing baselines for the U1a Complex and the Device Assembly Facility at the Nevada Test Site. Pursuant to DOE Order 413, developed work breakdown structures based on NNSA program function definitions, developed independent estimates of staffing requirements, staffing costs, and related programmatic expenditures.

PCS
PROJECT COST SOLUTIONS
Construction Is Personal



APPENDIX B:
RELEVANT PROJECT EXPERIENCE

MCGINNIS FERRY PRIM AND CHATTAHOOCHEE RIVER CROSSING PROJECTS, ATLANTA, GA

LOCATION
Atlanta, GA

OWNER
Southern Company Gas

OWNER CONTACT
Mark Sellers
205.470.6112
cmseller@southernco.com

DATE
2020 - 2023

CONSTRUCTION COST
Not known

FEE
$1.6M

RELEVANCE
- Routing Study
- Engineering Design Plan & Profile
- Tie-in Designs
- Geotechnical Investigation
- Real-Estate Support
- HDD Design
- Construction Support
- Foreign Utilities
- Traffic Control
- Permanent Easement
- Permitting

TEAM MEMBERS
Ryan Parker, PE
Edson DeJesus
Kyle Smith, PE
Josh Richardson
Jason Kauffman





These two projects consist of the installation of approximately 2.9 miles of new 12-inch diameter steel natural gas distribution pipeline with an MAOP of 300 psig and a horizontal directional drill (HDD) where the pipeline crosses the Chattahoochee River. For the river crossing, the numerous constraints (two power utilities, two counties, property owners, and limited access/ workspace) and sensitivity of the Chattahoochee River crossing made the planning and design of the HDD project very challenging, The HDD is approximately 1,700-feet in length and consist of 12-in high pressure distribution piping. This HDD project is part of an overall approximate 3-mile distribution project that was designed separately due to anticipated long lead times required for permitting.

The Challenge

HDD Crossing - A number of challenges existing for this crossing. The initial route was planned on the south side of McGinnis Ferry Road; however due to constraints of overhead power lines, Federal Park land, and limited workspace made crossing on the south side of the road not viable. The north side of McGinnis Ferry Road came with another set up challenges and constraints that included Federal Park land, other land, limited workspace, terrain, access, existing power utility structures, and NRHP- Eligible Site 9FO218 (potential Native American village and mound site) found during our environmental scope.

PRIM Project – One of the main challenges existed primarily due to the project being in a highly congested and urbanized area. The number of foreign utilities within the proposed alignment, especially a water line part of the Forsyth County Water & Sewer system. This required working with the county and making adjustments to the route in order to avoid utility conflicts.

The Solution

HDD Crossing - Our team worked together to provide an effective solution. It began with a site walk by the team to evaluate the constraints and develop an initial strategy for design/construction of the crossing. From the site walk, the team decided to move the route to the north side of McGinnis Ferry Road as the south side was considered by the team to be the most challenging route. Due to the constraints on the north side, the survey scope was expanded in order to fully evaluate all options. During evaluation of the potential alignment, it was determined that we could avoid Federal Park land resulting in a significant reduction in the project schedule due to elimination of this permit requirement. In addition, bore profile and workspace is being designed to minimize access, easement, landowner issues, and other constraints.

PRIM Project – SUE Level A work was performed along the alignment to assess if conflicts were present within the alignment. The benefit of early identification of foreign utilities should reduce contractor down time during construction.

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TAP AND MAIN, 5.7 MILE INSTALLATION OF 8", PAULDING COUNTY, GA

LOCATION
Paulding County, GA

OWNER
Southern Company Gas

OWNER CONTACT
Osca Paez, PE, Manager
404.683.7266
opaez@southernco.com

DATE
2022

CONSTRUCTION COST
Not known

FEE
$550,000

RELEVANCE
- Routing Study
- Engineering Design Plan & Profile
- Geotechnical Investigation
- HDD Design

TEAM MEMBERS
Josh Richardson
Jacob Clapp, PE



The Kleinfelder team designed a 5.7-mile installation of 8" steel pipe to increase Southern Company's pipeline capacity in Paulding County. The pipeline was to be designed as a high pressure (300 psig MAOP) distribution pipeline, fed via a tap from the existing Williams Transco pipeline near High Point road. The replacement entailed placing the alignment predominantly in road ROW with minimal permanent land acquisition, initial scoping identified the need for 9 HDDs and 14 Jack and Bores.

The scope of work also required collaboration with subject matter experts to perform a geotechnical study, CP and AC Mitigation Study, CP/AC design and provide a full time NACE accredited CP Inspector during construction.

Our team worked with Southern Company to split the project into two phases. Phase 1 to accommodate Paulding county's request to accelerate construction of a Jack & Bore and HDD ahead of the Bob Hunton roundabout road improvement project and install 1,500 FT of open trench along Winn Road during a local school's spring break.

Piping from Phase 1 was installed in 2019, connected to temporary Anodes and purged with Nitrogen before being left in place to be tied into Phase 2 at a later date. Construction of the remainder of the 5.7 mile installation, Phase 2, took place in 2020. During the installation of Phase 2, we collaborated with Southern Company and the construction contractor to answer technical RFIs as well as design a convenience HDD to navigate a portion of congested right of way with minimal workspace available.

We worked closely with Southern Company Gas, Paulding and Douglas County engineering representatives to obtain County utility drawings. We developed exhibits to facilitate the Gate Station land acquisition discussions, discussions with Transco-Williams, and to clearly convey proposed access and grading for multiple stakeholders. To facilitate the site selection and land acquisition of the proposed tap and gate station, our team completed a detailed site selection study.

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GAS PIPELINE RELOCATION PROJECTS, MACON AND MCINTYRE, GA

LOCATION
Macon/ McIntyre, GA

OWNER
Southern Company Gas

OWNER CONTACT
TBD

DATE
2017

CONSTRUCTION COST
Not known

FEE
$400,000

RELEVANCE
- Civil Engineering
- Geotechnical Investigation
- Trenchless Technologies

TEAM MEMBERS
Ryan Parker, PE
Josh Richardson

Southern Company Gas (SCG) contracted Kleinfelder to investigate, engineer and design several relocation projects in the Macon and McIntyre areas of Georgia. The relocation projects were part of larger pipelines where approximately 8 miles of vintage pipeline was needed to be replaced due to smaller diameter (10" to 6"), restricting MAOP and inability to allow for In-Line Inspection tools. The new pipelines (12" and 8") required route selection, easement acquisition, permitting, pipeline design, trenchless designs for multiple railroad, river and highway crossings, and multiple facility modifications.



The Challenge

These pipelines were originally installed in largely rural lands with early pipeline technology. Since then, the areas around the pipelines have been largely urbanized and have created multiple areas of high density population and infrastructure. Many parts of the existing alignments were not immediately suitable for relocation, and there was very little land available to access and replace the pipelines.

The Solution

In exploring route options, our team recommended a combination of existing and proposed easements to avoid the major obstacles needed to relocate the vintage pipelines. Additionally, the new routes also utilized several trenchless technologies, such as HDD and JAB, to minimize the footprint of construction and to facilitate the crossing of obstacles such as highways, railroads and rivers. We also recommended and subsequently designed the replacement of multiple facilities in order to increase delivery pressure and remove pressure limiting devices since the pipeline MAOP was no longer restricted by the older pipe. The new pipelines and facilities were also designed to allow for passage of In-Line Inspection tools.

Client Benefits

The result of this project allowed SCG to own a safer assets through the removal of 1930's vintage pipelines, gain better control of their transmission system and prepare for transmission ILI tools.

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SIGNAL MOUNTAIN PIPELINE EXPANSION, SIGNAL MOUNTAIN, TN

LOCATION
Signal Mountain, TN

OWNER
Southern Company Gas (Chattanooga Gas)

OWNER CONTACT
Josh McCrary,
Manager Engineering Design
404.623.7255
tmccrary@southernco.com

DATE
2021

CONSTRUCTION COST
Not known

FEE
$650,000

RELEVANCE
- Routing Study
- Engineering Design Plan & Profile
- HDD Design

TEAM MEMBERS
Ryan Parker, PE
Josh Richardson



Southern Company Gas (SCG) contracted Kleinfelder to investigate, engineer and design several relocation projects in the Macon and McIntyre areas of Georgia. The relocation projects were part of larger pipelines where approximately 8 miles of vintage pipeline was needed to be replaced due to smaller diameter (10" to 6"), restricting MAOP and inability to allow for In-Line Inspection tools. The new pipelines (12" and 8") required route selection, easement acquisition, permitting, pipeline design, trenchless designs for multiple railroad, river and highway crossings, and multiple facility modifications.

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Client Benefits

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PIPELINE RELOCATION PROGRAM, EAST U.S.

LOCATION
Eastern United States

OWNER
Colonial Pipeline Company

OWNER CONTACT
Ashley Harris
1000 Lake Street
Alpharetta, GA 30009
770.363.6350
aharris@colpipe.com

DATE
2015 - Present

CONSTRUCTION COST
Not known

FEE
$15M

RELEVANCE
- Environmental Assessment and Permitting
- Design
- Field Inspections
- Cost Estimating

TEAM MEMBERS
Ryan Parker, PE
Kyle Smith, PE
Andrew Dorris, PE
Liz Bissonnette, PE
Demi Owoeye
Edson DeJesus
Justin Bush
Dhruv Patel



Kleinfelder is providing engineering, procurement and construction management (EpCM) services for pipeline relocation projects throughout the Colonial Pipeline system.

Colonial Pipeline Company operates an underground pipeline system that includes over 5,500 miles of steel pipe across 13 States. Development in urban and suburban corridors and regular pipeline maintenance necessitate the replacement of pipeline segments under highways, under rivers, and in cross-country areas.

Kleinfelder has designed several such replacements that require open trench, bore and jack, and HDD construction techniques.

Kleinfelder is contracted to provide EpCM services that includes the following:

- Project Management, Estimating & Controls
- Design Development (Geotechnical, Civil, Electrical, Mechanical, Structural, HDD Design)
- Stream & Wetland Crossings
- Environmental Planning & Permitting
- Erosion Control
- Pipeline Alignment Plans
- Corrosion Control & Cathodic Protection Plans
- Bid Package Development & Procurement Support
- Construction Management & Monitoring
- Risk Management
- Field Inspection & Subconsultant Management
- Health & Safety Management

Program Highlights

Kleinfelder's design and construction leads performed field visits early in the design process so that designs are developed and vetted against actual conditions so that Bidding and Construction Documents are comprehensive and result in good bids and fewer changes during construction.

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HIGH PRESSURE DISTRIBUTION PIPELINE GREENVILLE, SC

LOCATION
Greenville, SC

OWNER
Confidential Client

OWNER CONTACT
Chris Albers
525 S Tryon Street
Charlotte, NC 28202
704.288.8908

DATE
2020 - 2024

CONSTRUCTION COST
Not known

FEE
$7.4M

RELEVANCE
- Study
- Surveying
- Design
- HDD
- Environmental Services
- Permitting
- Bidding Support
- Construction Administration
- Field Engineer

TEAM MEMBERS
Ryan Parker, PE
Dhruv Patel
Keely Lane, PE
Adriana Sanchez
Ciara Winfield

Pipeline Size: 12" steel (high pressure distribution)

Pipeline Length: 12.4 miles



Services Provided:

- Project management
- Feasibility study
- Route development
- Surveying – design & as-built
- Alignment design
- Traffic control design
- Facility design
- Horizontal directional drill (HDD) design
- Laydown yard design & permitting
- Geotechnical engineering
- Environmental planning & permitting
- SCDOT and Duke power encroachment & Greenville County permitting
- Bid package development & procurement support
- Construction administration assistance
- On-site field engineer support during construction
- MAOP verification

Consulting Firms Involved & Assigned Responsibilities:

- Professional Property Surveyors (PPS): Surveying services
- BC Cannon Traffic Safety: Traffic control design
- Electrical & Instrumentation Unlimited (EIU): AC mitigation design
- Wilcox & Mabe Soil Solutions, PLLC: Seasonal high water table evaluation & hydraulic conductivity testing

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URBAN TRANSMISSION PROJECT CHARLOTTE, NC

LOCATION
Greenville, SC

OWNER
Confidential Client

OWNER CONTACT
Chris Albers
525 S Tryon Street
Charlotte, NC 28202
704.288.8908

DATE
2018 - Present

CONSTRUCTION COST
Not known

FEE
$985,000

RELEVANCE
- Route Development
- Environmental Planning & Permitting
- State & Local Permitting
- Civil Geotechnical & Mechanical Engineering
- HDD Design

TEAM MEMBERS
Ryan Parker, PE
Demi Owoeye, EIT
Edson DeJesus
Andy Lydick

The project consists of the upgrade and replacement Line 372 from an 8-inch pipeline to a 20-inch steel transmission main through the City of Charlotte. The design consists of approximately eight miles of 20-inch transmission pipeline in southwest portion Charlotte, North Carolina.

The design includes three HDDs, five Jack & Bore, two remote actuated main line valves, and two launcher/receivers. The design also included mechanical, process and electrical design of a meter and regulator stations.



The Challenge

Due to existing lines in urban areas of Charlotte, along with limited workspace, proposed developments, wetlands, streams, rivers, and associated buffers, route development was a major challenge. In addition, the project required permitting from multiple jurisdictions such as counties, municipalities, Department of Transportation, Water & Sewer Authorities, Encroachment for Foreign Line Crossing, Army Corp of Engineers, Department of Environmental Quality, etc. The challenges on this project were to understand the local requirements such a tree save areas and water quality buffers. Portions of the route followed a major stream and sewer outfalls requiring coordination with multiple entities to obtain the required permits.

The Solution

Through lessons learned in previous projects, the team, which comprised of our engineers, the surveyor, Client Engineering Project Manager, Client Construction Manager, and Land Agents, developed alternative routes and worked with the stakeholders to perform site walks to determine the most feasible route for the constraints and challenges within schedule and budget.

Client Benefits

The team was able to overcome the challenges with creative HDD designs, using “lift and lay” in some portions and working with land agents on challenging properties.

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NC-98 ENHANCEMENT PROJECT DURHAM, NC

LOCATION
Durham, NC

OWNER
Dominion Energy North Carolina

OWNER CONTACT
Rhonda Lemon
2020 Energy Drive
Apex, NC 27502
919.367.2755

DATE
2021 - Present

CONSTRUCTION COST
Not known

FEE
$1.7M

RELEVANCE
- Route Development
- Relocation Design
- Environmental Planning & Permitting
- Surveying & Land Acquisition
- Geotechnical Engineering
- HDD Design

TEAM MEMBERS
Ryan Parker, PE
Keely Lane, PE
Edson DeJesus
Andrew Dorris, PE

Pipeline Size: 6” steel (distribution)

Pipeline Length: 8.2 miles



Services Provided:

- Project management
- Route development
- Surveying & land acquisition
- Relocation design
- Laydown yard design & permitting
- Horizontal directional drill (HDD) design and field inspection
- Geotechnical engineering
- Environmental planning & permitting
- NCDOT encroachment & City of Durham permitting

Consulting Firms Involved & Assigned Responsibilities:

- Professional Property Surveyors (PPS): Surveying & land acquisition services

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NATURAL GAS - ROAD WIDENING PROJECT HOLLY SPRINGS , NC

LOCATION
Holly Springs, NC

OWNER
Dominion Energy North Carolina

OWNER CONTACT
Rhonda Lemon
2020 Energy Drive
Apex, NC 27502
919.367.2755

DATE
2021 - 2024

CONSTRUCTION COST
Not known

FEE
$296,000

RELEVANCE
- Route Development
- Environmental Planning & Permitting
- Relocation Design
- Geotechnical Engineering
- HDD Design
- Surveying

TEAM MEMBERS
Ryan Parker, PE
Liz Bissonnette, PE

Pipeline Size: 12” steel (distribution)

Pipeline Length: 1.9 miles



Services Provided:

- Project management
- Conflict analysis with proposed NCDOT project
- Route development
- Surveying
- Relocation design
- Horizontal directional drill (HDD) design and field inspection
- Geotechnical engineering
- Environmental planning & permitting

Consulting Firms Involved & Assigned Responsibilities:

- Professional Property Surveyors (PPS): Surveying services

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NATURAL GAS DISTRIBUTION PROJECT
COLFAX, NC

LOCATION
Colfax, NC

OWNER
Confidential Client

OWNER CONTACT
Kenneth State
2625 Uwharrie Rd
High Point, NC 27263
336.941.0103

DATE
2024

CONSTRUCTION COST
Not known

FEE
$119,000

RELEVANCE
- Route Development
- Environmental Planning & Permitting
- Relocation Design
- Geotechnical Engineering
- HDD Design
- Surveying

TEAM MEMBERS
Ryan Parker, PE

Pipeline Size: 2" & 4" MDPE (distribution) and ¾" MDPE (service)

Pipeline Length: 4,150 feet



Services Provided:

- Project management
- Conflict analysis with proposed NCDOT project

Route development

Relocation design

Horizontal directional drill (HDD) design

- MAOP verification

Consulting Firms Involved & Assigned Responsibilities:

- Regional Land Surveyors: Surveying & platting services

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USF LINEAR SEWER PROJECT DEKALB COUNTY, GA

LOCATION
DeKalb County, GA

OWNER
DeKalb County Governemnt

OWNER CONTACT
Esmeralda Bonilla
Water Resources Project Manager
esmeralda.bonilla@stantec.com
Direct 770.492.2651
esmeralda.bonilla@stantec.com

DATE
2024 -2025

CONSTRUCTION COST
Not known

COST ESTIMATE AMOUNT
$57,320,600 (Base Bid for Section 1)
$35,212,384 (Base Bid for Section 2)

CONTRACT AMOUNT
Authorized via Task Order

RELEVANCE
- Cost Estimation

TEAM MEMBERS
Thomas Humphries, PE, CCP, PMP

Project Cost Solutions (PCS) supported the cost estimating and bid analysis process for the USF Linear Sewer Project, which spans two major bid sections commissioned by DeKalb County.

Section 1 includes over $57 million in base bid items and focuses on large-diameter gravity sewer installation (up to 60"), significant bypass pumping operations, construction of 4' to 8' diameter manholes, and extensive erosion and sedimentation control. Other components include clearing and grubbing, driveway and sidewalk restoration, fencing, landscaping, and stream protection measures such as temporary diversion, riprap, and trenchless casing installations.

Section 2 adds more than $35 million in base bid scope and continues the linear infrastructure effort through additional neighborhoods and stream corridors. The section includes gravity sewer installation (primarily 36" to 54"), multiple trenchless crossings (jack-and-bore, HDD), manhole adjustments, trench safety, bypass systems, and environmental protections. The section also includes $294,000 in alternate bid items for additive scopes, such as additional stream bank stabilization and manhole modifications.

PCS analyzed over 150 combined bid line items across both sections, reviewed constructability assumptions, confirmed specification alignment, and provided validation of estimated quantities and unit pricing. PCS also ensured DeKalb County had a clear, itemized understanding of total projected costs for evaluation, award, and budget planning.

PROJECT COST SOLUTIONS

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RELEVANT NATURAL GAS PROJECTS

SinglePoint

Southern Company Gas - Atlanta Gas Light, Chattanooga Gas Company, Virginia Natural Gas

- Service Territory wide contract since 2007 for Land Services / Acquisition and Land Survey for both Distribution and Transmission Pipeline Projects

Chesapeake Utilities Corporation - Florida Public Utilities, Peninsula Pipeline Company, Florida City Gas

- Service Territory wide contract since 2016 for Land Services / Acquisition and Land Survey for both Distribution and Transmission Pipeline Projects

Atmos Energy – Kentucky, Tennessee

- Service Territory wide contract since 2007 for Land Services / Acquisition and Land Survey for both Distribution and Transmission Pipeline Projects

City of Perry, GA

- Contract to provide Land Services / Acquisition and Land Survey Services to the City for various City Road Improvement and Utility projects (natural gas, water, sewer)

Mid-State Energy

- Service Territory wide contract for Land Services / Acquisition and Land Survey for both Distribution and Transmission Pipeline Projects



APPENDIX C:
BILLING RATES

The proposed Kleinfelder team brings extensive experience in designing and permitting natural gas projects, including trenchless installations. Hourly rates for key project team personnel and their roles are presented below. Our current 2025-26 fee schedule listing all labor classifications is presented on the next page.

NAME	PROJECT ROLE	HOURLY RATE ($/HOUR)
KYLE SMITH	Project Manager	$220
RYAN PARKER	Technical Review	$220
MIRSADA ILIC	Client Account Manager	$235
KEELY LANE	Senior Natural Gas Engineer	$190
JOSH RICHARDSON	Pipeline Engineer	$180
CIARA S. WINFIELD	Design Engineer	$125
EDSON DEJESUS	Design Engineer	$125
JACOB CLAPP	Senior Pipeline Engineer	$190
ANDY LYDICK	Environmental Lead	$180
DHRUV PATEL	Construction Support	$125
SUSAN WILLIAMS	GIS	$125
SUBCONTRACTOR – SINGLEPOINT – LAND SURVEYING AND LAND ACQUISITION		
BRIAN HAMMOCK	Program Manager	$180
JOSH TRAWICK	Professional Land Surveyor	$180
KELSEY DOWNS	Project Coordinator	$100
MARY PRATHER	Document Specialist	$75
TWO MAN SURVEY CREW	Land Surveying	$175
THREE MAN SURVEY CREW	Land Surveying	$220
SUBCONTRACTOR – PCS – CONSTRUCTION COST ESTIMATING		
THOMAS HUMPHRIES	Cost Estimator	$165

KLEINFELDER 2025/2026 FEE SCHEDULE

Pricing Valid April 2025 through March 2026

PROFESSIONAL STAFF RATES*

Professional	$	95/ hour
Staff Professional I	$	105/ hour
Staff Professional II	$	125/ hour
Project Professional	$	165/ hour
Senior Professional	$	180/ hour
Principal Professional	$	215/ hour
Senior Principal Professional	$	235/ hour
Designer/Drafter I	$	75/ hour
Designer/Drafter II	$	85/ hour
Designer/Drafter III	$	95/ hour
Designer/Drafter IV	$	105/ hour
Project Manager I	$	175/ hour
Project Manager II	$	190/ hour
Project Manager III	$	205/ hour
Senior Project Manager	$	220/ hour
Project Controls Professional	$	120/ hour
Senior Project Controls Professional	$	145/ hour

TECHNICAL STAFF RATES

Technician	$	75/ hour
Senior Technician	$	90/ hour
Inspector	$	80/ hour
Senior Inspector	$	95/ hour
Construction Manager	$	175/ hour

ADMINISTRATIVE STAFF RATES

Administrative Specialist	$	90/ hour
Senior Administrative Specialist	$	120/ hour
Administrative Supervisor	$	135/ hour

Public works projects or projects receiving public funds may be subject to Prevailing Wage laws. The above rates do not apply to projects subject to prevailing wages. Hourly rates for those projects will be supplied separately.

* Applies to all professional rates including but not limited to civil, mechanical, chemical, electrical, geotechnical, and environmental engineers; industrial hygienists; geologists; hydrogeologists; hydrologists; and computer specialists.

Hourly rates assume that other direct costs will be billed and reimbursed by the client. Kleinfelder reserves the right to adjust the fee schedule on projects where other direct costs are not reimbursed.



APPENDIX D:
REQUIRED FORMS

CONSULTANT'S AFFIDAVIT OF EMPLOYMENT ELIGIBILITY

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of **City of Covington** has registered with, is authorized to use and uses the Federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, the undersigned Contractor will continue to use the Federal work authorization program throughout the contract period.

The undersigned further agrees that, should it employ or contract with any Subcontractor(s) in connection with the physical performance of services pursuant to this contract with the **City of Covington.** Contractor will secure from such Subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **City of Covington** at the time the Subcontractor(s) is retained to perform such service. Contractor hereby attests that its Federal work authorization user identification number and date of authorization are as follows:

No. 1374923

E-Verify Company ID Number

April 4, 2008

Date of Authorization

Kleinfelder, Inc.

Name of Contractor

Annual Consulting Services

Name of Project

I (We) hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on the 30th day of July, 2025 in Atlanta (City), Georgia (State).

Signature of Authorized Officer or Agent

Mirsada Ilic, PMP, LEED AP BD+C, BCEE
South Division Market Manager

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30th DAY OF July, 2025

Notary Public

My Commission Expires: July 12, 2029

A Michele Jamros
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
My Commission Expires 07/12/2029

SAVE AFFIDAVIT

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit under oath, as an applicant for a public benefit, as referenced in O.C.G.A. §50-36-1, administered by the Georgia Department of Community Affairs, the undersigned applicant verifies one of the following with respect to my ability to enter into a contract with the City of Covington:

1) X I am a United States citizen.

OR

2) _____ I am a legal permanent resident of the United States.

OR

3) _____ I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act and lawfully present in the United States with an alien number issued by the Department of Homeland Security or other federal immigration agency. My alien number issued by the Department of Homeland Security or other federal immigration agency is:

_____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. §50-36-1(f)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

State of Georgia Drivers License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed this the 30th day of July, 2025 in Atlanta (City), Georgia (State).



*Signature of Applicant

Mirsada Ilic, PMP, LEED AP BD+C, BCEE
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30th DAY OF July, 2025.

NOTARY PUBLIC A Michele Jamros

My Commission Expires: July 12, 2029

A Michele Jamros
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
My Commission Expires 07/12/2029

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

KLEINFELDER, INC.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

770 FIRST AVE, SUITE 400

Requester's name and address (optional)

6 City, state, and ZIP code

SAN DIEGO, CA 92101

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

9	4	–	1	5	3	2	5	1	3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** [signature] **Date** 01-07-2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
04/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Marsh Risk & Insurance Services 633 West 5th Street, Suite 1200 California License No. 0437153 Los Angeles, CA 90017 USA	PHONE (A/C. No. Ext):	FAX (A/C. No.):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A: Zurich American Ins Co	16535
The Kleinfelder Group, Inc. 770 First Ave., Suite 400 San Diego CA 92101 USA	INSURER B: American Guarantee & Liability Ins Co	26247
	INSURER C: See additional Page for Participating Carriers	
	INSURER D:	
	INSURER E:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GLO6124594-04	04/01/2025	04/01/2026	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$15,000
	POLICY X PRO-JECT LOC						PERSONAL & ADV INJURY	$1,000,000
	OTHER:						GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
A	AUTOMOBILE LIABILITY			BAP 6124595-04	04/01/2025	04/01/2026	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	
B	UMBRELLA LIAB OCCUR			SXS 6124597-04	04/01/2025	04/01/2026	EACH OCCURRENCE	$1,000,000
	X EXCESS LIAB CLAIMS-MADE						AGGREGATE	$1,000,000
	DED RETENTION							
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER (Mandatory in NH) Y/N: N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			WC6124596-04 All States	04/01/2025	04/01/2026	X PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE-EA EMPLOYEE	$1,000,000
							E.L. DISEASE-POLICY LIMIT	$1,000,000
C	Env. Contractor Poll/Prof E&O Claims Made Policy			FINPA2550033	04/01/2025	04/01/2026	Each Claim Aggregate	$1,000,000 $1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Certificate of Insurance

CERTIFICATE HOLDER

The Kleinfelder Group, Inc.
770 First Ave., Suite 400
San Diego CA 92101 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

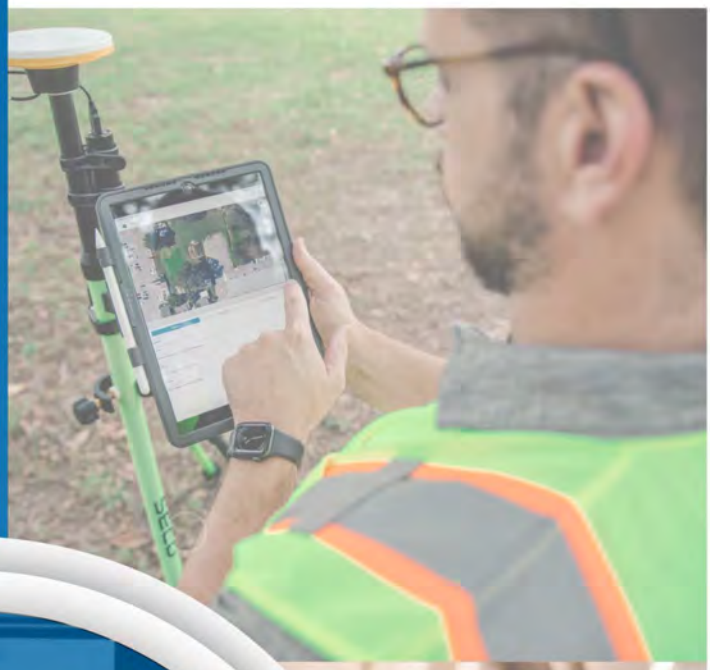
Joe Boschee

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ANNUAL CONSULTING SERVICES: CATEGORY A – ON-CALL CONSULTING SERVICES

City of Covington
5 August 2025







MAGNOLIA RIVER®

LETTER OF INTEREST

Mike Jewell, Gas Director

City of Covington

2194 Emory Street

Covington, GA 30014

Mr. Jewell,

Magnolia River Services, Inc. (Magnolia River), a subsidiary of Magnolia River International, Inc. (MRI) and the premier provider of engineering, inspection, GIS, and software solutions for utility and pipeline infrastructure and operations, is pleased to submit our proposal to the City of Covington (the City) for the Category A – On-Call Consulting Services portion of the Annual Consulting Services project.

As a trusted advisor to municipalities and utilities across the country, Magnolia River brings 25 years of experience delivering engineering, GIS, software, and inspection solutions to utility clients across the country. With more than 450 professionals supporting infrastructure and operations in over 30 states, we offer the City a reliable and knowledgeable partner for on-call support. Our team is prepared to serve as a trusted advisor—providing strategic insight, technical expertise, and responsive service that support the City's goals for safety, compliance, and system improvement.

We have a strong track record of helping municipalities and utilities plan and execute capital projects with a balance of regulatory requirements, customer expectations, and long-term infrastructure performance. Our capabilities span feasibility and planning studies, detailed design, permitting, budgeting, and construction support. We also offer turnkey project management, giving the City access to cohesive, end-to-end services that simplify coordination and accelerate progress.

In order to provide the most effective support for the City, Magnolia River plans to collaborate with SGC Engineering, LLC (SGC), a subsidiary of MRI and affiliated entity of Magnolia River, and McFadden Engineering, Inc (McFadden). SGC will provide land surveying services and McFadden will provide environmental services.

We appreciate the opportunity to support the City and value the chance to build on our professional relationship. If you have any questions, please contact Jessica Kline, Project Manager, at (256) 612-9061 or jessica.kline@magnolia-river.com, or Kim Weaver, Municipal Lead, at (256) 957-9427 or kim.weaver@magnolia-river.com.

Magnolia River acknowledges receipt of the Addenda.

Allen Hughes

Director of Engineering

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TEAM AND QUALIFCATIONS

Firm Background

With a large team of engineers and technicians solely focused on the natural gas industry, our engineering staff, which consists of professional engineers (PEs), project managers, GIS professionals, and supporting production personnel, provides both manpower and expertise and have successfully completed numerous major linear projects, including steel and plastic replacements, casing replacements, station design, and MAOP verification work. Magnolia River currently has four licensed Georgia PEs team members.

Our engineering staff provides services ranging from permitting and replacement programs to turn-key engineering and varying levels of project management, ranging from design management to full-scale management involving design, bids, construction, and completion. Our engineering staff specializes in distribution and transmission facility designs, including linear pipeline projects, meter and regulator (M&R) stations, SCADA and electrical systems, horizontal directional drilling (HDD), route selection class location analyses, site design, and system modeling.

Industry Knowledge	
Gas Distribution	Railroad Permitting
Gas Transmission	City / County Permitting
Linear Design	As-Built Drawings
Master Meter	Service Card / Map Digitization
Compliance	Skid Fabrication Design
O&M Manuals	Cable and Conduit Schedules
Modeling	Grading Plans
HDD Design	Maintenance of Traffic
M&R Station Design	Route Selection
Permitting	Route Studies
DOT Permitting	MAOP Verification
Tie-in and Retirement Plans	Hazardous Classification Analysis
Renewable Natural Gas (RNG)	Land Acquisition Support
TIMP Review/Development	DIMP Review/Development

Products and Platforms
AutoCAD Plant 3D
AutoCAD Civil 3D
AutoCAD LT
MicroStation
ArcGIS / ArcMAP
GASWorkS
GDO - Smallworld
BoreAid
Technical Toolboxes
Google Earth
Trimble Units
Pathfinder
GASPurge
FieldLogIQ

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Topographic/Aerial Survey

Our teaming partner, SGC, has extensive experience providing survey, SUE, geospatial, GIS and mapping services to natural gas transportation, maintenance, and distribution industries, and is licensed to provide survey services in 35 states. SGC Survey understands our client's need for the highest quality survey data, delivered on time, and delivered on budget to support critical project development. SGC Survey achieves these goals by leveraging a highly skilled workforce equipped with the latest in modern measurement technology and robust, attentive project management.

Ecological/Environmental Permitting

Our teaming partner, McFadden, specializes in water and environmental engineering, supported by in-house civil engineers and geologists with deep knowledge of federal and state permitting processes. McFadden has a strong track record of delivering practical, regulatory-compliant solutions across the Southeast. Their service offerings include environmental permitting and compliance support, as well as the development of Pollution Abatement Plans (PAPs), Stormwater Management Plans, and Construction Best Management Plans for NPDES applications. McFadden also designs site-specific best management practices to address runoff diversion, sediment control, and site reclamation—helping projects move forward with reduced risk of delay or non-compliance.

Conceptual/Preliminary Engineering Studies

Our engineers regularly perform feasibility studies and conceptual engineering for new pipeline corridors, pressure regulation systems, and station upgrades. These efforts include system modeling, route analysis, constructability reviews, and early cost estimating, equipping our clients with the data needed for funding applications, stakeholder approvals, and phasing decisions.

Technical Memorandums

We routinely develop clear, actionable technical memorandums for internal decision-making, permitting justification, and board-level reporting. These documents clarify complex engineering evaluations, such as pipeline sizing, material selection, and site suitability analysis, into a format accessible to both technical and non-technical stakeholders.

Building and Site Architecture

Our engineers specialize in the design of district regulator and gate stations to deliver safe, efficient, and reliable pressure regulation for various distribution pressures. We consider the access of vehicles and personnel when designing these sites for maintenance and operation requirements. Our expertise covers the engineering, installation, and maintenance of these critical infrastructure components, optimizing performance while maintaining compliance with industry standards and regulatory requirements. We also understand making these sites as aesthetically pleasing as practical to blend into the neighborhoods where they exist.

Natural Gas Infrastructure Design

From transmission to distribution systems, our team delivers full-service design packages including alignment sheets, pipe stress analysis, valve station layout, and trench detail development. Our

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designs are stamped by Georgia-licensed Professional Engineers and developed with construction phasing and O&M considerations in mind.

DOT Permitting

We have extensive experience obtaining permits from the Georgia Department of Transportation (GDOT) for utility crossings, longitudinal installations, and work within the ROW. Our familiarity with GDOT utility accommodation policies allows us to minimize review cycles and keep projects on schedule.

GIS and Asset Management

We support utilities in developing and enhancing GIS-based asset management systems that meet regulatory expectations for traceability, mapping accuracy, and data governance. Our services include GIS schema development, GPS-based as-building, and integration with work order and maintenance tracking systems. Magnolia River has its own internal GIS Department to handle any of the City's GIS needs.

Policy Assistance

Our team partners with municipalities to draft, update, and review system ordinances, design standards, and operational policies in compliance with DOT 192. We bring insight into industry best practices, regulatory trends, and utility governance structures to support practical, enforceable, and scalable policies. We have staff members with decades of municipality operations experience to better understand Covington's challenges associated with operating a system.

Our policy support services extend to operating procedures, safety program alignment (e.g., PHMSA requirements), and utility rate analysis. We help municipal utilities strengthen internal governance and regulatory readiness.

Bid Proposals, Project Management, and Design

We assist with bid document preparation, including technical specifications, drawings, and bid schedules. Our project managers (PMP-certified and/or Georgia PEs) provide oversight across the entire project life cycle, including schedule tracking, contractor coordination, submittal review, and stakeholder communication.

Conceptual/Preliminary Engineering Studies and Design

In addition to early-stage feasibility studies, we provide preliminary design documents suitable for stakeholder presentations, permitting, and phased construction. These include preliminary piping and instrumentation diagrams (P&IDs), system models, cost models, and equipment selection narratives.

Project Management and Administration

Our project managers oversee all phases of work—from kickoff through closeout—ensuring documentation, cost tracking, invoicing, and reporting align with City protocols. We maintain regular communication with City staff and are adept at managing multi-phase or multi-vendor assignments under on-call frameworks.

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Right of Way Acquisition

We support ROW identification, title search coordination, easement negotiations, and documentation. Our ROW team works in tandem with design engineers and surveyors to ensure corridor integrity and timely access for construction.

Owner's Representative

As an owner's representative, we evaluate construction manager proposals, support contractor selection, and represent the City's interests during design build projects. Our staff ensures transparency in decision-making and alignment with the City's budget, timeline, and technical expectations.

Cost Estimating

We provide independent cost estimating services during all project phases, using current labor and material rates and benchmarking from recent municipal projects. Our estimates are detailed, transparent, and tailored to municipal budgeting formats.

Value Engineering

Our approach to value engineering prioritizes lifecycle cost, constructability, and operational impact. We offer design alternatives, cost-benefit analyses, and stakeholder workshops to identify opportunities for cost savings without sacrificing quality or safety.

Bidding Services

We support the full bidding process–from preparing bid packages to evaluating contractor submittals. Our team ensures conformance with procurement policy, provides technical addenda responses, and leads pre-bid and pre-construction meetings.

Construction Administration

Our engineers manage submittal review, RFIs, pay application processing, and contractor coordination. We maintain all construction documentation and ensure the project remains compliant with plans, specifications, and applicable codes.

Construction Observation

We provide trained, third-party inspectors to observe utility construction in real-time. These representatives monitor safety, compliance, workmanship, and schedule progress, and provide daily logs, photo documentation, and field reports to the City.

Project Team

Magnolia River is committed to building long-term relationships with our clients by providing consistent, knowledgeable personnel throughout the life of a project and beyond. Our staffing approach assigns dedicated team members–familiar with the project's progress and internal workflows–promoting both continuity and operational efficiency. A project manager will lead the project team, supported by a qualified technical lead and a core team that includes a QA/QC lead, design engineer, and design technician.

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With our natural gas expertise, our team is well prepared to implement the City's scope of work (SOW) by utilizing personnel who are both experienced and customer focused. Each of these individuals has been selected based on their extensive qualifications. Please note that the selected project team is not guaranteed and is subject to change based on availability, unforeseen circumstances, workload, and prior commitments.

EXPERIENCE

We are highly proficient in the design, operation, and maintenance aspects of natural gas systems, and utilize our expertise to design with construction, operational efficiency, and system maintainability at the forefront. As such, we employ highly experienced engineers and designers to accomplish this. In fact, three of our licensed Professional Engineers have combined experience of over 100 years as gas system operators. We also employ project managers and engineers to guide the clients through every step of the design process–from initial feasibility to project construction. Magnolia River currently serves over 110 active clients in 30 states. Of those active clients, over 75 are municipalities.

The following summary covers some of the projects successfully completed for clients:

- **PHMSA Grant Support**
  Magnolia River has supported clients with PHMSA grant applications since 2022, offering a turn-key approach for awardees. Our team is experienced in environmental assessment, project planning, and full-scope project management. We assist clients with reimbursement requests, compliance reporting, and required project documentation throughout the grant lifecycle.
- **Comprehensive Project Management**
  We provide full project lifecycle management for distribution and transmission projects. Our dedicated Project Managers oversee work from design and engineering through construction inspection, GIS documentation, and as-built development. On past projects, Magnolia River managed all contractor and subcontractor invoices, helping clients stay within budget and meet key milestones.
- **Distribution Design**
  Over the past decade, Magnolia River has designed more than 2,000 miles of distribution replacement projects across Texas, Louisiana, Mississippi, and Alabama.
- **Transmission Design**
  Magnolia River has completed transmission projects up to 36 inches in diameter. Our work has included route selection, linear design, HDD (horizontal directional drilling) planning, meter and regulator station design, hydrotest planning, launcher/receiver integration, and mainline valve installation.
- **System Modeling**
  Our modeling team has completed more than 60 system models covering over 10,000 miles of pipeline. With expertise in both GASWorkS and Synergi, our staff brings more than 70 years of combined modeling experience.
- **TVC Record Review and MAOP Verification**
  Magnolia River has reviewed over 90,000 records to support TVC (traceable, verifiable, complete) documentation for transmission and distribution mains. For MAOP

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verification, we have analyzed 232 miles of transmission mains and 242 miles of distribution mains for multiple clients.

Please find past performance examples in Appendix A – Past Performances.

RESUMES

Please find resumes for the selected team members in Appendix B – Resumes.

PROJECT MANAGEMENT APPROACH

Project Management Strategy

Magnolia River's project management approach centers on clear planning, open communication, and a collaborative team structure. We oversee every aspect of the project lifecycle–from initiation through close-out–prioritizing timely execution, transparent reporting, and high-quality deliverables. Our processes are supported by integrated IT platforms, standardized procedures, and continuous performance monitoring, allowing Project Managers to track schedules, budgets, documentation, and quality in real time.

Each project is governed by a Project Management Plan (PMP), which outlines scope, responsibilities, deliverables, communication protocols, and meeting schedules. This structured foundation promotes accountability and alignment throughout execution. All submittals follow a 10-business-day review cycle with a five-day response window for RFIs–supporting a consistent and collaborative project pace.

Real-Life Example

This project management approach was successfully applied on a recent cast iron and bare steel replacement project for a municipal utility in Alabama. The project, identified as high-risk in the client's DIMP, involved the replacement of over five miles of aging main pipe and over three miles of legacy service lines. Magnolia River provided full engineering services including pipe sizing, construction drawings, material lists, and budget estimates. We also developed bid packages, hosted pre-bid and kickoff meetings, and supported permitting and PHMSA Tier 2 environmental assessment. Our team inspected construction, updated GIS records, and delivered GPS-accurate as-builts with full traceability compliance.

Our PMP outlined a phased approach that consisted of real-time reporting, weekly check-ins, and milestone tracking. Leveraging our integrated IT tools and flexible staffing model, we kept the project on schedule despite unexpected delays. The final deliverables were completed ahead of schedule and our client praised our team for proactive communication and coordination with permitting agencies.

BILLING RATES

Magnolia River offers flexible compensation models tailored to the unique requirements of each assignment. We commonly work under both lump sum and time-and-materials (T&M) structures, including not-to-exceed agreements when appropriate.

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Our approach to pricing is informed by past performance, historical cost data, internal production metrics, and clearly defined scopes of work. This allows us to provide fair, transparent, and accurate estimates that align with project expectations and client preferences.

Please find a copy of Magnolia River's Professional Services Rate Schedule in Appendix C – Billing Rates.

OPEN RECORDS

Magnolia River acknowledges that all materials submitted in response to this RFQ are subject to the Georgia Open Records Act and the City of Covington's policies. Our submittal does not contain trade secrets, proprietary commercial data, or confidential financial information.

FORMS

Please find the required forms in Appendix D – Forms.

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APPENDIX A – PAST PERFORMANCES

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Project Owner:	Magnolia River Services, Inc.
Client:	Confidential (Ongoing for 10+ years)
Project Name:	System Modeling and Distribution Improvement Projects
Project Description:	Magnolia River was a subcontractor for the cities of Covington, Royston, Social Circle, Hartwell, and Nickville, as well as working at Fort Stewart.
Scope Responsibility:	Magnolia River modeled gas systems to determine optimum pipe sizing and designed system improvements to the client's distribution system to improve the pressures to their customers.
Contract Value:	$147,000

Project Owner:	Magnolia River Services, Inc.
Client:	Confidential (Ongoing for 10+ years)
Project Name:	Pre-1984 Pipeline Replacement
Project Description:	Magnolia River was selected to provide engineering designs for the replacement of pre-1984 plastic pipeline within the client's system in the coastal regions of Texas. Magnolia River has designed over 1,100 miles of replacement for this program.
Scope Responsibility:	Firstly, the client performed an internal at-risk assessment on their system to identify mains within the system that needed to be addressed. Criteria in the assessment included plastic pipe installed prior to 1984, leaks, and steel. Magnolia River reviewed the identified main and proceeded to look for logical replacement areas adjacent to the identified main. Designs were generally one mile in total length and included services to be tied over or replaced. Magnolia River reviewed available on-line resources for other existing utility information to be included as part of the design. Magnolia River designed the main locations and identified the appropriately sized EFV's or curb valves from existing load information. Magnolia River was also tasked to provide the completion of many internal forms and documentation that were part of the construction package issued to contractors for construction to include an environmental review, permitting through county and city agencies, railroad agencies, pipeline easements and flood control districts. Magnolia River provided assistance to the surveyors

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	staking the projects, as well as the construction contractors when issues arose in the field.
Contract Value:	$6,567,908

Project Owner:	Magnolia River
Client:	Confidential (2025)
Project Name:	Cast Iron and Bare Steel Replacement – PHMSA Grant
Project Description:	Pipeline replacement projects were identified in the client's Distribution Integrity Management Plan (DIMP) as high-risk leak prone and corrosion hazards. The projects will replace cast iron and bare steel pipelines. Based on high level construction estimates, projects identified could be completed within a 9-to-12-month period.
Scope Responsibility:	The project included replacing approximately 5.6 miles of cast iron high risk/leak prone main pipe, ranging from 2-inch to six-inch diameter, and replacing approximately 396 bare steel and legacy plastic service lines for a total of 3.4 miles of service line pipe. The project included replacing approximately one mile of 2-inch steel high risk/leak prone main pipe installed in 1970 with dresser couplings every 40 feet, presenting numerous potential leak points to replace, which included five bare steel service lines totaling approximately 225 feet of service line pipe. Magnolia River proposed cost-effective solutions, designed the overall cast iron and unprotected steel replacement to include pipe sizing, prepared construction drawings, material list, and construction estimate / budget for phases of pipe replacement, and prepared bid packages, held pre-bid, bid, and construction kickoff meetings. In addition to the engineering work, Magnolia River performed environmental assessment for PHMSA Tier 2 requirements, assisted the client with updating their GIS, inspected the construction of the pipe replacement work, and provided as-built mapping with GPS accuracy and tracking and traceability compliance. This project is ahead of schedule (seven months), on budget, and will be one of the earliest completed PHMSA grant projects in the nation.
Contract Value:	$280,000

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Project Owner:	Magnolia River
Client:	Confidential
Project Name:	PHMSA NGDISM Grant Management and Tier 2 Assessment
Project Description:	Magnolia River and McFadden, our teaming partner, successfully navigated the 2023 funding recipient through the Tier 2 environmental assessment process and are currently awaiting PHMSA approval.
Scope Responsibility:	Magnolia River collaborated with McFadden to navigate the 2023 funding recipient through the Tier 2 environmental assessment process and are currently awaiting PHMSA approval. The Tier 2 tasks include: 1) Project planning, management, and coordination of activities; 2) A site visit to review project route for environmental concerns; 3) The review of individual maps for environmental conditions; 4) The development of documentation for addressing environmental considerations identified in Tier 2 assessment process; and 5) Input PHMSA Tier 2 assessment information into Power Apps online portal for submittal. Magnolia River has taken the next step in designing the actual replacement plan, adhering to the intent of the client's grant application.
Contract Value:	Tier 2: $32,650; Replacement Plan: $99,484

Project Owner:	Magnolia River Services, Inc.
Client:	Confidential
Project Name:	System Model
Project Description:	This project called for the gas system modeling of the client's distribution system.
Scope Responsibility:	Magnolia River modeled the client's natural gas system to help identify any existing pressure concerns and to develop a tool for future system planning. Magnolia River provided full professional modeling services, including GIS data cleanup, customer demand data importation, the creation of a GASWorkS model with customer data, model calibration, and system optimization to mitigate low pressures. Magnolia River also ran scenarios detailing the future growth concerns of the client's system in order to determine if the system could handle the expected growth without uprating portions of the system.

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Contract Value:	$23,500

Project Owner:	Magnolia River Services, Inc.
Client:	Confidential
Project Name:	Springfield to Calvary Turnkey Project
Project Description:	Magnolia River provided comprehensive project management, design, and inspection services for a system improvement and reinforcement project. The project included 16 miles of 6-inch HP steel pipeline, two miles of 6-inch IP HDPE, and approximately 15 miles of 2-inch IP HDPE. Additionally, the scope covered the design and installation of one fully automated purchase station--which included a tie-in, meter station, regulator station, water bath heater, odorization, canopies, site grading plan, electrical plan, and RTU--along with five district regulator stations, several smaller stations, launcher/receiver systems, and two block/section valves.
Scope Responsibility:	Magnolia River's responsibilities encompassed complete turn-key project management, from initial design to final inspection. This included evaluating the distribution system, pipeline and station design, permitting, creating plan sets, bidding assistance, contractor selection, construction management, and the development of hazardous operation procedures and as-built documentation. Magnolia River also coordinated third-party services such as surveying, land acquisition, and environmental permitting. Project permits were obtained from agencies including the Kentucky Transportation Cabinet, the City of Lebanon, the U.S. Army Corps of Engineers (USACE), and the Kentucky Energy and Environmental Cabinet. Magnolia River handled all permitting requirements, working closely with regulatory bodies and submitting necessary documentation. Magnolia River also managed the project's construction entirely, conducting weekly conference calls to keep stakeholders updated on progress. Construction management was staffed by multiple Magnolia River inspectors. In the first phase, which focused on thedistribution (HDPE), two utility inspectors were involved. The second phase, focusing on the steel pipeline, involved three inspectors. Over the course of the three-year project, more than 400 HDPE fittings and pipe fusions, as well as over 2,500 welds, were inspected.
Contract Value:	$2,365,577

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Project Owner:	Magnolia River Services, Inc.
Client:	Confidential
Project Name:	Marion to Fredonia Turnkey Project
Project Description:	Magnolia River provided a client a turnkey solution to a pipeline replacement project in the cities of Marion and Fredonia, KY that included engineering design, project management, land rights acquisition, subcontractor management (survey, land, environmental, and cathodic protection), permitting, and inspection services for 11 miles of 6-inch HP steel, two miles of 4-inch IP HDPE, and roughly eight miles of 2-inch IP HDPE.
Scope Responsibility:	Magnolia River designed and managed the installation of one purchase station, which included a meter station, a regulator station, a water bath heater, odorization, canopies, site grading plan, electrical plan, and RTU design. In addition, the project also included the management, design and installation of three town border stations, and multiple small farm tap stations. The construction of this project was staffed with multiple Magnolia River inspectors, beginning with two utility inspectors for the first phase of the distribution portion (HDPE). Steel pipeline was conducted in the second phase with two inspectors. Over the course of this project (18 months), over 300 HDPE fitting and pipe fusions and 1,600 welds were inspected. Permitting for the project was obtained through various agencies, to include the Kentucky Transportation Cabinet, City of Marion, KY, USACE, and the Kentucky Energy and Environmental Cabinet.
Contract Value:	$1,940,975.35

Project Owner:	Magnolia River Services, Inc.
Client:	Confidential
Project Name:	Hwy 98 Relocation Project
Project Description:	Magnolia River provided design drawings for approximately 13 miles of 12" steel transmission main and three main line valve sites as part of a relocation design for an FDOT roadway expansion project.

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Scope Responsibility:	Magnolia River was responsible for coordinating with the FDOT design build team and reviewing all roadway design plans from the state to provide red, green, brown (RGB) reviews and markups to identify conflicts with the proposed roadway expansion project, completing a utility work schedule (UWS) of planned construction activities for the pipeline relocation, providing project management support, engineering design for the proposed piping and main line valve sites, and permitting through county and state agencies for the relocation and testing of the pipeline. In addition, Magnolia River was responsible for providing the following: surveying, AC/CP mitigation designs, geotechnical reports, environmental review and permitting support, and bid documents for the project.
Contract Value:	$665,605

Project Owner:	Magnolia River Services, Inc.
Client:	Confidential
Project Name:	SW Lakeland Expansion
Project Description:	Magnolia River provided design drawings for approximately four miles of 4" steel transmission main and two meter and regulator sites.
Scope Responsibility:	Magnolia River was responsible for selecting the project route, providing project management support, engineering design for the proposed piping and station sites, and permitting through county and state agencies for the installation and testing of the pipeline. Design included launcher/receiver, odorization, metering, regulation, pipeline heating, and instrumentation. In addition, Magnolia River was responsible for providing the following: surveying, AC/CP mitigation designs, geotechnical reports, environmental review and permitting support, and bid documents for the project.
Contract Value:	$239,518.93

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Project Owner:	Magnolia River Services, Inc.
Client:	Confidential
Project Name:	OPM Consolidation
Project Description:	Magnolia River provided a professional review of the existing OPM of each of the five operating areas with the objective of creating consolidated manuals and procedures to be utilized by the client.
Scope Responsibility:	The consolidated manuals met the requirements of 49 CFR 191, 192, 199, Alabama State Code, Mississippi Rules 48-57.2, and Chapter 40 of the Missouri Rules of the Department of Economic Development. The consolidated manual identified where federal standards were more stringent than state codes and specified the applicable requirements. In cases where state codes were more restrictive, the manual clearly defined the specific state requirements. Additionally, a review was conducted to compare existing procedures against industry best practices, consolidating multiple procedures into a single, streamlined approach where appropriate. The final documents were provided in electronic format for easy access and integration into internal systems.
Contract Value:	$137,750

Due to the confidentiality agreements we uphold and our commitment to client privacy, we do not disclose client names or contact information at this stage. Full reference details can be provided upon award or under a mutually executed non-disclosure agreement.

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APPENDIX B – RESUMES

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Allen Hughes

DIRECTOR OF ENGINEERING

EDUCATION

BS in Civil Engineering, Auburn University

37 years of experience

CREDENTIALS

Professional Engineer (PE): AL (#19483), CT (#35988), DE (#19731), GA (#20379), KS (#28183), KY (#31898), MD (#45979), ME (#17585), NC (#49023), NH (#17265), NJ (#24GE05674800), NY (#106627), OH (#86903), PA (#084240), VA (#402063794), and WV (#24958)

Member of the National Society of Professional Engineers (NSPE)

INDUSTRY KNOWLEDGE

Gas, Water, Wastewater

QUALIFICATIONS

Mr. Hughes has an extensive background in the gas, water, and wastewater industries with over 37 years of design and field experience. Mr. Hughes is a registered Professional Engineer and has been the engineer of record for various projects within the utility industry. As the former General Manager for a municipality, Mr. Hughes guided daily operations of electric, gas, water, and wastewater departments. At said municipality, Mr. Hughes initiated a Civil Engineering Department to provide engineering design and compliance support for the gas, water, and wastewater utilities. Mr. Hughes also developed fair rate structures for all rate classes to provide revenue for needed system improvements. Currently, at Magnolia River, Mr. Hughes manages all phases of each project life cycle and is responsible for day-to-day engineering services.

EXPERIENCE

TECO Peoples Gas / Fernandina Uprating / FL
Technical Lead.

- Develop a 58-page purge out of service plan for 17.5 miles of 12" transmission main. The plan includes five days of cross-compression to eliminate unnecessary releases of gas to the atmosphere.
- Develop 32-page purge into service plan including detailed nitrogen injection/pigging operations.

TECO Peoples Gas / Regulator Pilot Project / FL
Technical Lead.

- Review 10 district regulator stations to determine adequate sizing of regulators and to verify OPP. This involves calculating equivalent lengths of all piping and modeling the system to determine if pressure reductions prevented proper operation of the relief valves. Project requires a thorough understanding of manufacturer's regulator/relief valve operations.

Kinder Morgan / Multiple Projects / GA
Senior Engineering Manager.

- Manage a multiple-task project that involved reversing the natural gas flow in piping to a LNG facility.
- Design facilities to install the separation of existing 30-inch lines, including converting a 30-inch receiver trap into a launcher, converting a 30-inch launcher into a receiving trap, and removing check valve assemblies.

MAGNOLIA RIVER

Austin Gay

QA/QC LEAD

EDUCATION

BS in Civil Engineering, Auburn University

10 years of experience

CREDENTIALS

Professional Engineer (PE): AL (#37110), AZ (#72238), AR (#18529), CO (#54781), FL (#87859), IO (#P26780), IN (#PE12100440), KY (#34157), LA (#43206), ME (#PE 17484), MA (#57711), MI (#6201311408), MN (#59264), MS (#29532), MT (#72760), NE (#E-18298), NM (#26218), NY (#106403), OK (#PE 32677), SC (#40511), TN (#122018), WI (#48557-6)

PRODUCTS / PLATFORMS

GASWorkS, AutoCAD, ArcGIS, Synergi

INDUSTRY KNOWLEDGE

Gas

QUALIFICATIONS

Mr. Gay has 10 years of experience as an engineer in the natural gas industry and is a licensed PE in multiple states. He is knowledgeable in developing gas network models using GIS data and GASWorkS software. Mr. Gay also has experience managing and designing both modeling and linear/facility projects. Mr. Gay's linear/facility experience includes regulator station and over pressure protection design, pipeline replacement design, transmission pipeline design, permitting, meter station design, client interaction, and drafting.

EXPERIENCE

TECO Peoples Gas / Various Projects / FL
Technical Lead.

- Lead design team on multiple Synergi, linear distribution, linear transmission, and station projects.
- Lead design of transmission pipeline uprate, including mainline valve, farm tap, and hydrotest design.
- Lead design of multiple gate station projects, including regulator, control valve, meter specification, prefab skid design, launcher and receiver design, grounding plan design, electrical design, and pressure test planning.
- Lead design of multiple distribution replacement projects. The design included material specification, tie-in design, and pressure test design.

Atmos Energy Mid-States / Various Projects / KY, TN, and VA
Technical Lead.

- Lead design team on multple linear and station projects.
- Station designs include prefab regulator and meter station design, sizing, and material specification, water bath heater specification, odorizer specfication, pressure test plan, electrical plan, grounding plan, and supporting details.
- Linear designs include material specification and strength calculations, horizontal directional drill (HDD) design and calculations, hydrotest planning and calculations, and tie-in design and material specifications.

Spire Inc. / Westover Hardy Reinforcement / AL
Technical Lead.

- Design of 2-inch and 8-inch medium density polyethylene (MDPE) system reinforcement with multiple HDDs and interstate crossing.

MAGNOLIA RIVER

Jessica Kline

PROJECT MANAGER

EDUCATION

BS in Civil Engineering, University of Alabama at Huntsville

10 years of experience

CREDENTIALS

Engineer in Training (EIT): AL (#17364)

PRODUCTS / PLATFORMS

AutoCAD, AutoCAD Civil 3D

INDUSTRY KNOWLEDGE

Gas

QUALIFICATIONS

Mrs. Kline is experienced and knowledgeable in coordinating and implementing all elements of pipeline replacement design. Mrs. Kline has experience in HDD and JAB designs, permitting, regulator station design, various retirement draft plans, and as-built drawings through AutoCAD and AutoCAD Civil 3D.

EXPERIENCE

CenterPoint Energy / Various Projects / TX
Project Manager.

- Manage the design of approximately 1,100 miles of 2-inch - 8-inch replacement projects and 100,000 services.

Atmos Energy / Maryville Airport Station / KY
Senior Design Engineer.

- Design a large regulator station.
- Evaluate the flow and pressure requirements and performed sizing of the regulator and odorizer components.

Atmos Energy / Hwy 53 to Line 12 / KY
Design Engineer.

- Design eight miles of steel pipeline with three regulator stations and a launcher.
- Design HDDs at a railroad crossing, a creek, and several major roadways.

Atmos Energy / East Shelbyville Reinforcement / KY
Design Engineer.

- Design five miles of steel pipeline with two regulator stations and a launcher and receiver.

CenterPoint Energy / Vintage Plastic Replacement / TX
Design Engineer/Design Lead.

- Manage the design of the 2016 vintage plastic replacement projects, as well as approximately 120 vintage plastic replacement projects in 2015.
- Manage the submittal of all permit forms, staking requests, and service work order forms.

Piedmont Natural Gas / Various Projects / Multiple Locations
Design Engineer.

- Design HDDs for river crossings.

MAGNOLIA RIVER

Austin Cunningham

DESIGN ENGINEER

EDUCATION

BS in Mechanical Engineering, Lipscomb University

4 years of experience

CREDENTIALS

Engineer in Training (EIT): TN (# 36176)

PRODUCTS / PLATFORMS

AutoCAD, Smallworld GDO

INDUSTRY KNOWLEDGE

Gas

QUALIFICATIONS

Mr. Cunningham has four years of experience in the natural gas industry. He is knowledgeable in developing natural gas network models in both Smallworld GDO and AutoCAD. Mr. Cunningham also has experience developing project phasing plans for linear replacements, highway and railroad permits, and developing station design drawings.

EXPERIENCE

Atmos Energy / Various Projects / LA
Design Engineer.

- Perform linear Replacement design work.
- Develop project estimates including material and labor costs.
- Plan projects and conduct conducting contractor meetings.
- Assist with highway and railroad permits.
- Conduct field visits for project planning and field verifications.
- Create training manuals for SIIP project design in GDO.

Atmos Energy / Chalmette / LA
Design Engineer.

- Design M&R station design.
- Draft in Civil 3D.
- Draft design views in Plant 3D.

TECO / Various Projects / FL
Design Engineer.

- Perform drafting work for service permits.
- Perform drafting work for as-built systems.

Josh Smith

DESIGN TECHNICIAN

EDUCATION

AS in Computer Drafting and Design, ITT Technical Institute

9 years of experience

PRODUCTS / PLATFORMS

AutoCAD, MicroStation

INDUSTRY KNOWLEDGE

Gas

QUALIFICATIONS

Mr. Smith has nine years of experience as a CAD Technician. Mr. Smith also has designed many projects for utility clients and is responsible for designing pipeline in CAD and/or GIS. Mr. Smith has expertise in the linear design and distribution replacement of natural gas pipelines and designs during the project life cycles. He also has worked on linear design of projects in MicroStation.

EXPERIENCE

CenterPoint Energy / Pre-1984 Steel and Plastic Replacement / TX
Design Technician.

- Work on replacement design (over 50 miles per year) of pre-1984 steel and plastic replacement.
- There are more than 300 projects in central and southern regions of Texas in residential, commercial, and industrial areas that have been worked on.

Atmos Energy / HDDs and Alignment Design / TX
Design Technician.

- Work on HDD and alignment designs.

TECO Peoples Gas / HDD and Alignment Design / FL
Design Technician.

- Draft HDDs, alignment designs, and as-built designs.
- Review 50+ valve sites to be designed in 3D Design.

Spire Gulf / Alignment Design / FL
Design Technician.

- Work on HDDs and alignment designs.

Consumers Energy / Transmission Line Installation / MI
Design Technician.

- Design 36 miles of steel pipe. The pipeline is divided among more than 30 project sheet alignments in the central and northern region of Michigan in residential, commercial, and industrial areas.
- Draft the gate stations along the 36-mile pipeline.

A. Frank McFadden, P.E.
2860 Dauphin St., Suite D
Mobile, AL 36606
Contact: (251)470-6870
fmcfadden@mcfaddenengineering.com

President – McFadden Engineering, Inc.
Managing Member of Water Reclamation Solutions, LLC,

EDUCATION:
M.A., Christian Studies, Wesley Biblical Seminary, 2022
M.S., Civil/Environmental Engineering, Auburn University, 1984
B.S., Civil Engineering, Auburn University, 1981
B.A., Biology/Chemistry, Asbury College (now Asbury University), 1977
Graduate Coursework, Vanderbilt University with W. Wesley Eckenfelder, Distinguished Professor of Environmental Engineering, 1978

PROFESSIONAL REGISTRATIONS:
Professional Engineer: Alabama, Florida, and Mississippi

DISTRINGUISHING QUALIFCATIONS:
Serving in the professional engineer position on the Alabama Environmental Management Commission, the state agency overseeing the Alabama Department of Environmental Management (ADEM).

RELEVANT EXPERIENCE:

Mr. McFadden has extensive experience in water and wastewater design, water quality modeling, hydraulic modeling, site remediation, and modeling scenario analyses. As a holder of the patented wastewater treatment process (OxySharkTM), he has been involved in the permitting, design and manufacturing of this system and others for treating domestic and commercial/industrial wastewater. He has been involved in all phases of water, wastewater and environmental projects for both public and private sector clients including: development of laboratory and field sampling procedures, stream time-of-travel studies using tracer dyes and inert gases, stream flow measurement, preliminary engineering, feasibility studies, water quality modeling development and implementation, treatment plant design, pipeline design, site remediation, construction administration, and facility operation and upgrade planning. Mr. McFadden has expertise in management of a civil and environmental consulting firm specializing in innovative wastewater design, pollution control, water quality assessment and modeling for CONUS and international projects.

Harry McCaskill, E.I.T

Staff Engineer

Education

Master of Science, Systems Engineering (MSSE) • University of South Alabama, 2023
Bachelor of Science (BS) in Civil Engineering • University of South Alabama, 2021
Associate of Science (AS) • Coastal Alabama Community College, 2018

Professional Registrations

Engineer Intern Certificate: Alabama – Registration Number EI51141

Memberships

- Water Environment Federation (WEF)
- Alabama's Water Environment Association (AWEA)

Highlighted Projects

- Hybrid Lateral Flow Sand Filter Wastewater Treatment System
  - Conducted research and analysis on decentralized wastewater treatment systems within the Alabama Black Belt, aiming to resolve challenges arising from soil drainage issues prevalent in the region. Designed and implemented a solution that positioned decentralized systems as enduring treatment alternatives in areas affected by socioeconomic challenges.
  - The successful performance of the system affirmed that the effluent wastewater discharged poses no significant threat to the environment, marking a significant stride in sustainable wastewater management.
- Eastern Jackson County Consolidated Water Reclamation Facility
  - Collaborated with the design of a wastewater treatment plant for Jackson County, MS.
  - This facility aimed to enhance sustainable water management practices in the region, ensuring reliable access to treated water while supporting local industries and promoting environmental stewardship.

Experience

McFadden Engineering, Inc. **Mobile, Alabama** **December 2024 - Present**

Staff Engineer

- Currently work as an environmental staff engineer, involved with design, construction, operations, and maintenance of numerous wastewater technologies across the United States.
- Assist with wastewater and groundwater sampling for compliance purposes..
- Responsible for the design of stormwater infrastructure including detention ponds, discharge structures, and conveyance systems. .

Arcadis **Mobile, Alabama** **April 2024 - November 2024**

Water Engineer II

- Worked as a full-time Staff Water Engineer, involved with design-bid-build water treatment projects across the Southeast, with a focus on centralized wastewater and drinking water systems that enhance public health and environmental sustainability.
- Assisted with permitting applications, design scheduling, cost estimations, and design layouts for engineering projects.
- Ran calculations, reviewed engineering drawings, and gathered engineering specifications for design projects.

University of South Alabama **Mobile, Alabama** **August 2021 - July 2023**

Graduate Assistant

- Led groundbreaking environmental research, specializing in decentralized wastewater treatment solutions for the Alabama Black Belt, and contributed to publications that addressed critical challenges in wastewater treatment.

Marshall Eschete, P.G.

Senior Geologist

Education

B.S., Geology, University of South Alabama, 1992
Double Minor, Applied Sciences and English, University of South Alabama

Professional Registrations

Professional Geologist: Alabama – Registration Number 637
Professional Geologist: Mississippi – Registration Number 387
Professional Geologist: Louisiana – Registration Number 612

Memberships

- Geological Society of America
- Southwest Alabama Geological Society (past President)

Training and Certification

- OSHA HAZWOPER (OSHA 29 CFR 1910.120) and refresher courses
- Risk Based Corrective Action Assessments, The RAM Group
- Alabama Department of Environmental Management Underground Storage Tank Conferences 1999-present
- Groundwater Hydraulics, Alabama Technology Center
- The Princeton Course, Groundwater Pollution and Hydrogeology

Experience

McFadden Engineering, Inc. **Mobile, Alabama** **2010-Present**

Senior Geologist

- Senior Geologist for investigations involving subsurface releases, manufactured gas facilities, underground storage tanks, dry cleaner sites, and chemical releases to groundwater.
- Duties include supervision of crews of up to 30 workers, multiple subcontractors, preparation of Work Plans, Quality Assurance Plans, Health and Safety Plans, and Final Reports, Tier I/Tier II Risk Based Corrective Action Evaluations, Corrective Action Plans.
- Sample collection, data evaluation, modeling, waste management and disposal, liaison between regulatory agencies and clients ensuring that projects are on time and within specifications.
- Test well installation, aquifer testing, recovery well installation, remediation equipment assembly, installation, setup, operation, and maintenance.

Aerostar Environmental Services, Inc. **Mobile, Alabama** **2007-2009**

Senior Geologist

- Project Manager/Geologist for investigations of petroleum contaminated US Army Corps of Engineers Formerly Used Defense Site projects underground storage tank sites, dry cleaner sites.
- Duties included supervision of workers and subcontractors, preparation of Work Plans, Quality Assurance Plans, Health and Safety Plans, and Final Reports, Tier I/Tier II Risk Based Corrective Action Evaluations, Corrective Action Plans.
- Ensured that projects were scheduled, on time, within budget and specifications.
- Sample collection, data evaluation, modeling, waste management and disposal, liaison between regulatory agencies and clients ensuring that projects are on time and within specifications.

Matt Pastorcich, P.G.

Professional Geologist

Education

BS, Biology, University of South Alabama, 2002

BS, Geology, University of South Alabama, 2013

Professional Registrations

Professional Geologist: Alabama – Registration Number 1536

Training and Certification

- OSHA HAZWOPER (OSHA 29 CFR 1910.120) and refresher courses
- Continuing education on Aquifer Testing and Analyses
- Vapor Intrusion -ASTM E2600 Overview
- Continuing education on Cleanup Methods for Contaminated Soil and Groundwater
- Continuing education on Risk-Based Corrective Action (RBCA) for UST Sites

Experience

McFadden Engineering, Inc. **Mobile, Alabama** **2019-Present**

Project Geologist

- Project Geologist/Manager for investigations involving subsurface releases, manufactured gas facilities, underground storage tanks, dry cleaner sites, and chemical releases to groundwater.
- Duties include supervision of drilling subcontractors and field investigation activities, preparation of Site Assessment Plans & Reports, Groundwater Monitoring Plans & Reports, Health and Safety Plans, performance of Risk Based Corrective Action Evaluations, Corrective Action Plans.
- Sample collection, data evaluation, modeling, waste management and disposal, liaison between regulatory agencies and clients ensuring that projects are carried out properly under regulatory guidelines.
- Stormwater permitting activities including the development and implementation of Best Management Practice (BMP) Plans for stormwater management projects.
- Oversight of monitoring well installation, aquifer testing, recovery well installation, and related site investigation activities.
- Preparing ADEM UIC permit applications, determining site suitability for bioremediation activities, and implementation of subsurface disposal systems.

McFadden Engineering, Inc. **Mobile, Alabama** **2014-2019**

Staff Geologist

- Performed hydrogeologic investigations of chemical release sites, including natural gas, dry-cleaning, and UST sites.
- Duties included preparation of project documents including work plans and figures, data tables, and charts, using mapping software.
- Sample collection, data evaluation, modeling, waste management and disposal, liaison between regulatory agencies and clients ensuring that projects are on time and within specifications.
- Performed flood modelling studies to obtain "No-Rise Certifications" for clients using Army Corps of Engineering HEC-RAS software.
- Additional duties include overseeing and carrying out compliance sampling programs including NPDES permit sampling for clients.
- Permit compliance activities including the development of discharge monitoring reports and non-compliance forms for clients.

McFadden Engineering, Inc. **Mobile, Alabama** **2007-2014**

Technician

- Performing support activities for various civil and environmental projects including drafting, technical writing, elevation surveying, and environmental assessment activities.
- Assisting project engineers on permit applications and design work.
- Performing chemical inventories and Tier II form preparation, updating Spill Prevention, Control, and Countermeasure Plans, submittal of Hazardous Waste Notification Forms to ADEM; assisting clients with NPDES compliance.
- Performing sample collection in support of environmental assessments and ongoing monitoring.

Michael Taylor Hayes Daniels

Staff Geologist

Education

B.S., Geology, University of South Alabama, 2022
Minor, Composite Science, University of South Alabama

Training and Certification

- OSHA HAZWOPER (OSHA 29 CFR 1910.120) and refresher courses

Experience

McFadden Engineering, Inc. **Mobile, Alabama** **2022-Present**

Staff Geologist

- Assisting with investigations involving subsurface releases, underground storage tanks, dry cleaner sites, and chemical releases to groundwater.
- Assisting with the preparation of Work Plans, Quality Assurance Plans, Health and Safety Plans, and Final Reports, Tier I/Tier II Risk Based Corrective Action Evaluations and, Corrective Action Plans.
- Operation and maintenance of remediation equipment.
- Groundwater and soil sample collection, data interpretation, and modeling.
- Installation of Type II and Type III groundwater monitoring wells.
- Inspection of sites to monitor quality assurance and proper risk management is performed by subcontractors.
- Waste management and disposal of hazardous and non-hazardous waste.
- Development of GIS maps and figures for use in project evaluation as well as deliverables.
- Stormwater sampling and compliance services including discharge monitoring report preparation.

Southern Earth Sciences, Inc. **Mobile, Alabama** **2021**

Internship

- Groundwater and soil sample collection, data interpretation, and modeling.
- Installation of Type II and Type III groundwater monitoring wells.
- Inspection of sites to monitor quality assurance and proper risk management is performed by subcontractors.
- Investigations of underground storage tanks.

APPENDIX C – BILLING RATES

Confidentiality Disclaimer:
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MAGNOLIA RIVER

Professional Services Rate Schedule

Rates valid from 07/01/2025 until 06/30/2028
Provided by Magnolia River Services, Inc. ("Magnolia River")
For City of Covington, Georgia ("Client")

	Position	Rate
ENG	Drafting Technician	$ 97.00
	Senior Drafting Technician	$ 111.00
	Project Coordinator	$ 131.00
	Design Engineer/Integrity Engineer/Project Specialist	$ 138.00
	Senior Design Engineer	$ 162.50
	Senior Integrity Engineer	$ 175.00
	Professional Engineer/Technical Lead	$ 198.00
	Position	**Rate**
GIS	GIS & Data Technician	$ 81.50
	Sr. GIS & Data Technician	$ 98.00
	GIS & Data Analyst	$ 108.00
	Sr. GIS & Data Analyst	$ 118.50
	GIS & Data Specialist	$ 123.50
	Sr. GIS & Data Specialist	$ 134.00
	GIS & Data Consultant	$ 144.00
	Sr. GIS & Data Consultant	$ 159.50
	Principal GIS & Data Consultant	$ 180.50
	Senior Technical Advisor	$ 257.50
	Position	**Rate**
PM	Administration/Accounting	$ 68.00
	Technical Writer	$ 123.50
	Assistant Project Manager	$ 159.50
	Project Manager	$ 180.50
	Sr. Project Manager	$ 190.50
	Project Director	$ 257.50

- Hours in excess of forty (40) hours per week will be charged at one and a half (1.5) times the standard rate.
- Rates listed will increase each year by 3%, with the initial increase going into effect on 7/1/2026 and subsequent increases effective every year thereafter on 7/1, unless mutually agreed to otherwise in writing by Magnolia River and Client.
- Subsistence for lodging, meals, and incidentals as defined by the GSA is guaranteed and will be billed to the client for scheduled worked and travel days.
  - Mileage for mobilization and demobilization will be billed at the standard IRS rate to/from the Magnolia River employee home office/home site to the project site.

Confidentiality Disclaimer: The information contained in this document is confidential, privileged and only for the use of the named client, and may not be used, published or redistributed without the prior written consent of Magnolia River.



  - Travel time for mobilization and demobilization will be billed at the hourly rate which corresponds with the labor category. A maximum of eight (8) hours travel time per day will be charged for travel.
  - Per diem (lodging and meals) for mobilization and demobilization for the number of required travel days to/from the project location.
- Non-GSA travel costs (airfare, rental car, etc.) and Other Direct Costs (ODC) incurred by Magnolia River, such as equipment rental, software license fees/maintenance, shipping, etc., will be invoiced to Client separately at cost plus 15%.
- Included in these hourly rates, Magnolia River will obtain all software needed for it to perform its professional services. These rates do not include providing Client with a license to view or use the deliverables. Client may need its own license(s) to the software(s) to view or use the deliverables.
- All sub-contractor invoicing shall be at cost plus 20% markup. (A copy of sub-contractor invoices shall be attached with the Magnolia River invoice at time of submission).
- Payment of an invoice charging any of the above rates constitutes acceptance of the entire Rate Schedule by Client, regardless of whether Client has signed the Rate Schedule.

Client: _____

Accepted By: _____

Print Name: _____

Its: _____

Date: _____

Magnolia River Services, Inc

Accepted By: _____

Print Name: _____

Its: _____

Date: _____

Confidentiality Disclaimer: The information contained in this document is confidential, privileged and only for the use of the named client, and may not be used, published or redistributed without the prior written consent of Magnolia River.

DIRECT LABOR RATES

Labor Classification	Rate, US $ per hour
Principal Engineer	200.00
Senior Engineer/Scientist II	190.00
Senior Geologist	170.00
Project Engineer/Scientist I	140.00
Project Geologist	140.00
Staff Engineer/Scientist	125.00
Staff Geologist	125.00
Site Manager/Project Manager	115.00
Certified WWTP Operator (Grade IV)	100.00
Technician III	90.00
Technician II	85.00
Technician I	80.00
Support Services I	70.00

- Classifications may include specialists and professionals other than engineer/scientist.
- Hourly rates include salary costs, ordinary overhead and profit. Charges accrued from portal to portal.
- Invoice terms are net 30 days.
- Direct expenses are charged at the following rates plus 10% General & Administrative fee

EXPENSES

Travel and Subsistence	Cost
Incidental Out-of-Pocket	Cost
Communication, Printing & Supplies	Cost
Laboratory Fees	Cost
Vehicle mileage	$0.67 per mile
Photocopying	$0.11 per each

APPENDIX D – FORMS

Confidentiality Disclaimer:
The information contained in this document is confidential, privileged and only for the use of the named client, and may not be used, published or redistributed without the prior written consent of Magnolia River.

Article	Comments
	Attachment A: Proposed Agreement for General Consulting Services between Owner and Consultant
B.3.	Revise this Article as follows: The CONSULTANT shall perform, in a professional manner in accordance with the Standard of Care, all services described in the Scope of Services attached as Exhibit B, and incorporated by reference herein (collectively the "Scope of Services").
B.13.	Revise this Article as follows: All documents prepared or furnished by CONSULTANT pursuant to this Agreement are instruments of CONSULTANT'S professional service, and CONSULTANT shall retain an ownership and property interests therein, including all copyrights, unless otherwise agreed in writing by CONSULTANT and the City. Regarding construction drawings, CONSULTANT grants the City a license to use instruments of CONSULTANT'S professional service for the purpose of constructing, occupying, or maintaining the PROJECT. The City shall have the option to purchase copies of all finished or unfinished documents, data, studies, surveys drawings, maps, models, photographs, and reports prepared by the CONSULTANT under this Agreement, and Scope of Services for the price of Ten Dollars ($10.00). Reuse or modification of any such documents by the City, without CONSULTANT'S written permission, shall be at the City's sole risk. Documents are defined as reports, drawings, specifications, record drawings, plats, and other deliverables defined in the SERVICES, whether in printed or electronic format. The Parties acknowledge and agree that the CONSULTNAT'S Services do not include and the City shall have no rights under this Agreement to any of CONSULTANT'S products under GeoCurrent, the technology division of CONSULTANT, or the packaged software, FlowGIS, or any elements thereof, or any tailored version thereof, or any other packaged software offered by CONSULTNAT, the use of which shall be governed by: (1) the applicable End User License Agreement ("EULA") and/or Software-as-a-Service Agreement ("SaaSA"), whether such EULA and/or SaaSA is in writing or in electronic form; and (2) and payment of the required fees. The use of any third-party software shall be governed by: (1) the applicable third-party End User License Agreement ("EULA") and/or third-party Software-as-a-Service Agreement ("SaaSA"), whether such EULA and/or SaaSA is in writing or in electronic form; and (2) and payment of the required fees by the City to the third party provider for continued access.

21.	Revise this Article as follows: CONSULTANT will provide professional services so as to minimize errors and omissions through the use of a Quality Assurance Plan approved by the City. CONSULTANT will employ that degree of care and skill ordinarily exercised by CONSULTANTS practicing in the same or similar locale as the project, on projects of a similar scope and nature (the "Standard of Care").

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/6/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Edgewood Partners Insurance Center (EPIC)
2720 3rd Avenue South
Suite 100
Birmingham AL 35233

License#: 0B29730
MAGNRIV1

CONTACT NAME: Alex Ransburgh
PHONE (A/C, No, Ext): 205-581-3331 **FAX (A/C, No):**
E-MAIL ADDRESS: alex.ransburgh@epicbrokers.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : The Continental Insurance Company	35289
INSURER B : Continental Casualty Company	20443
INSURER C : Transportation Insurance Company	20494
INSURER D : American Casualty Co of Reading, PA	20427
INSURER E : HDI Specialty Insurance Company	16131
INSURER F : Travelers Property Casualty Co of Amer	25674

INSURED
Magnolia River Services, Inc.
711 Nance Ford Road SW, Suite E
Hartselle, AL 35640

COVERAGES **CERTIFICATE NUMBER:** 1769287404 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
D	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:	Y	Y	5093259512	4/1/2024	4/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	6020542513	4/1/2024	4/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE DED [X] RETENTION $ 10,000			6020542527	4/1/2024	4/1/2025	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $
B C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	WC657410648 WC7182724394	4/1/2024 4/1/2024	4/1/2025 4/1/2025	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
E F	Pollution/Professional Liability Leased & Rented Equipment			FRLHPPL0000289801 QT6301Y024665TIL24	4/1/2024 4/1/2024	4/1/2025 4/1/2025	Each Claim/Aggregate Per Item	5,000,000 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Liability and Auto Liability include blanket additional insureds (on a primary and non-contributory basis) as required by written contract; Excess/Umbrella is follow form; General Liability additional insured endorsement includes ongoing and completed operations; General Liability, Auto Liability and Workers Compensation/Employers Liability include blanket Waiver of Subrogation (where allowable by law) as required by written contract; Excess/Umbrella is follow form; All policies contain a 30 day notice of cancellation (10 for non-pay) subject to policy terms and conditions;

Certificate Holder is included as Loss Payee as respects to leased and rented equipment subject to legal liability up to replacement cost with a $10,000 deductible, (except $50,000 for items valued >$100,000) as required by written contract;

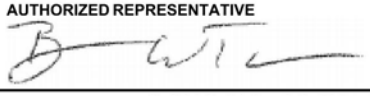
CERTIFICATE HOLDER

"for information purposes only"

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Magnolia River Services, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
PO Box 1267

Requester's name and address (optional)

6 City, state, and ZIP code
Hartselle, AL 35640

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
			–			–				

or

Employer identification number
6	3	–	1	2	5	8	7	9	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► *Emily Reischman* Date ► 12/9/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting,* later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.

2. The treaty article addressing the income.

3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.

4. The type and amount of income that qualifies for the exemption from tax.

5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,

2. You do not certify your TIN when required (see the instructions for Part II for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code,* later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships,* earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code,* later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of $50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a $500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)

2—The United States or any of its agencies or instrumentalities

3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

4—A foreign government or any of its political subdivisions, agencies, or instrumentalities

5—A corporation

6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession

7—A futures commission merchant registered with the Commodity Futures Trading Commission

8—A real estate investment trust

9—An entity registered at all times during the tax year under the Investment Company Act of 1940

10—A common trust fund operated by a bank under section 584(a)

11—A financial institution

12—A middleman known in the investment community as a nominee or custodian

13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over $600 required to be reported and direct sales over $5,000[1]	Generally, exempt payees 1 through 5[2]
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

[1] See Form 1099-MISC, Miscellaneous Income, and its instructions.

[2] However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester,* later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at *www.SSA.gov*. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at *www.irs.gov/Businesses* and clicking on Employer Identification Number (EIN) under Starting a Business. Go to *www.irs.gov/Forms* to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to *www.irs.gov/OrderForms* to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code,* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account[1]
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor[2]
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee[1]
b. So-called trust account that is not a legal or valid trust under state law	The actual owner[1]
6. Sole proprietorship or disregarded entity owned by an individual	The owner[3]
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	**Give name and EIN of:**
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity[4]
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

[1] List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

[2] Circle the minor's name and furnish the minor's SSN.

[3] You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

[4] List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships,* earlier.

***Note:** The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to *phishing@irs.gov*. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at *spam@uce.gov* or report them at *www.ftc.gov/complaint*. You can contact the FTC at *www.ftc.gov/idtheft* or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see *www.IdentityTheft.gov* and Pub. 5027.

Visit *www.irs.gov/IdentityTheft* to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

CONSULTANT'S AFFIDAVIT OF EMPLOYMENT ELIGIBILITY

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of **City of Covington** has registered with, is authorized to use and uses the Federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, the undersigned Contractor will continue to use the Federal work authorization program throughout the contract period.

The undersigned further agrees that, should it employ or contract with any Subcontractor(s) in connection with the physical performance of services pursuant to this contract with the **City of Covington.** Contractor will secure from such Subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **City of Covington** at the time the Subcontractor(s) is retained to perform such service. Contractor hereby attests that its Federal work authorization user identification number and date of authorization are as follows:

1557402

E-Verify Company ID Number

9/4/2020

Date of Authorization

Magnolia River Services, Inc.

Name of Contractor

Request for Qualifications for Consulting Services

Name of Project

I (We) hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on the 30th day of July, 2025 in Hartselle (City), Alabama (State).

Signature of Authorized Officer or Agent

Kris Fritsche, Vice President

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30th DAY OF July, 2025

Kimberly Hall Leahy

Notary Public

My Commission Expires: May 19, 2027



SAVE AFFIDAVIT

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit under oath, as an applicant for a public benefit, as referenced in O.C.G.A. §50-36-1, administered by the Georgia Department of Community Affairs, the undersigned applicant verifies one of the following with respect to my ability to enter into a contract with the City of Covington:

1) __X__ I am a United States citizen.

OR

2) _____ I am a legal permanent resident of the United States.

OR

3) _____ I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act and lawfully present in the United States with an alien number issued by the Department of Homeland Security or other federal immigration agency. My alien number issued by the Department of Homeland Security or other federal immigration agency is:

_____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. §50-36-1(f)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Driver's License

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed this the 30th day of July, 2025 in Hartselle (City), _____

Alabama (State).

_____
*Signature of Applicant

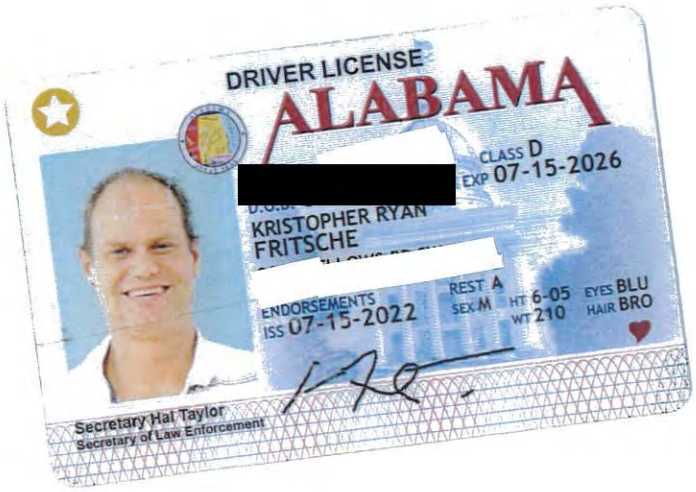
Kris Fritsche
Printed Name of Applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30th DAY OF July, 2025

Kimberly Hall Leahy
NOTARY PUBLIC

My Commission Expires: May 14, 2027




DRIVER LICENSE
ALABAMA
[redacted]
CLASS D
EXP 07-15-2026
KRISTOPHER RYAN
FRITSCHE
ENDORSEMENTS
ISS 07-15-2022
REST A
SEX M
HT 6-05
WT 210
EYES BLU
HAIR BRO
Secretary Hal Taylor
Secretary of Law Enforcement

City of Covington

RFQ#2025-15 Gas Engineering Consultant RFQ

RFP opening date 8/5/2025 Time 10:15AM

Location of Opening Conference Room

City Personnel Present

Name	Scott Cromer	Dept.	Purchasing
Name	Maranna Gilbert	Dept.	Purchasing
Name	Rob Leigh	Dept.	Gas
Name	Mike Jewell	Dept.	Gas
Name		Dept.	

RFQ's Received

RFQ # 1

Company **Sapp Engineering & Services, LLC**

Notes

RFQ # 2

Company **Campos EPC**

Notes

RFQ # 3

Company **Keck & Wood**

Notes

Catergory A & B

RFQ # 4

Company **Kleinfelder, INC**

Notes

RFQ # 5

Company **Kimley & Horn**

Notes

Category A& B

RFQ # 6

Company **Magnolia River**

Notes

RFQ # 7

Company **SGC**

Notes

RFQ # 8

Company

Notes

RFQ # 9

Company

Notes

RFQ# 10

Company

Notes

RFQ # 11

Company _____

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RFQ # 12

Company _____

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RFQ # 13

Company _____

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RFQ# 14

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RFQ # 15

Company _____

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RFQ# 16

Company _____

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RFQ # 17

Company _____

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RFQ # 18

Company _____

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RFQ # 19

Company _____

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RFQ # 20

Company _____

Notes

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_____

_____

Account Number	Status	Customer Name	Service Address	Bill Balance
00052877	INACTIVE-BALANCE DUE	HABITAT FOR HUMANITY OF NEWTON COUN	7175 PINE NEEDLE DR	42.24
00052843	INACTIVE	NEWTON COUNTY GEORGIA	7248 LASETER ST	86.16
00055298	INACTIVE-BALANCE DUE	NEWTON COUNTY INDUSTRIAL	HWY 142	89.9
00052008	ACTIVE	NEWTON CO BOARD OF EDUCA	2171 WILLIAMS ST NE	211.56
00052835	ACTIVE	NEWTON COUNTY BOC	7200 LASETER ST	257.14
00101608	ACTIVE	NEWTON COUNTY	4146 HWY 278	257.61
00053238	INACTIVE	NEWTON COUNTY GEORGIA	4308 CARROLL ST SW	276.97
00051949	ACTIVE	NEWTON COUNTY BOC	1160 PACE ST	315.19
00055298	ACTIVE	NEWTON COUNTY IDA	HWY 142	356.8
00050624	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	MILL ST	388.04
00050643	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4168 TATE ST	410.81
00050659	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4145 NEWTON DR	426.54
00050654	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4167 NEWTON DR	456.34
00052007	INACTIVE-BALANCE DUE	NEWTON CO BOARD OF EDUCA	2161 WILLIAMS ST NE	491.81
00051993	ACTIVE	NEWTON COUNTY BOC	4136 HWY 278	609.8
00052502	ACTIVE	NEWTON COUNTY BOC	COVINGTON SQUARE	709.94
00106387	ACTIVE	NEWTON COUNTY GEORGIA	7120 PUCKETT ST	800.97
00054595	ACTIVE	NEWTON COUNTY BOC	6161 TURNER LK	811.86
00052350	ACTIVE	NEWTON COUNTY BOC	USHER ST	842.92
00052353	ACTIVE	NEWTON COUNTY BOC	1124 CLARK ST NW	852.41
00051950	ACTIVE	NEWTON COUNTY BOC	1113 USHER ST	938.79
00050656	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4253 ELIZABETH ST	977.82
00055273	ACTIVE	NEWTON COUNTY BOARD OF COMM	15151 ALCOVY RD	1042.75
00052376	ACTIVE	NEWTON COUNTY BOC	CLARK ST	1078.29
00050629	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4186 MILL ST	1364.99
00052338	ACTIVE	NEWTON COUNTY BOC	1177 STALLING ST	1389.58
00050324	ACTIVE	NEWTON COUNTY BOC	8201 HAZELBRAND RD	1860.19
00053379	ACTIVE	NEWTON COUNTY BOC	4138 SCHOOL ST	2659.85
00050630	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	5126 HOSPITAL DR NE MAIN	3138.53
00052337	ACTIVE	NEWTON COUNTY BOC	1154 STALLING ST	3541.6
00050645	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	TATE ST	3687.77
00050327	ACTIVE	NEWTON COUNTY BOC	8203 HAZELBRAND RD	4883.65
00112392	ACTIVE	NEWTON COUNTY INDUSTRIAL DEVELOPMEN	HWY 142	5421.45
00050615	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	5126 HOSPITAL DR	7388.13
00052344	ACTIVE	NEWTON COUNTY BOC	1132 USHER ST	8580.01
00096550	ACTIVE	NEWTON COUNTY	8134 GEIGER ST	15105.76
00054538	ACTIVE	NEWTON CO BOARD OF EDUCA	8187 CARLTON TRL	16912.1
00054578	ACTIVE	NEWTON COUNTY BOC	6180 BROWN BRIDGE RD	19138.7
00055272	ACTIVE	NEWTON COUNTY	15151 ALCOVY RD	19537.56
00106241	ACTIVE	NEWTON COUNTY INDUSTRIAL DEVELOPMEN	CITY POND RD	22204.62
00052009	ACTIVE	NEWTON CO BOARD OF EDUCA	2109 NEWTON DR	32340.22
00055295	ACTIVE	NEWTON COUNTY IDA	INDUSTRIAL PK BLVD	58343.21
00054611	INACTIVE-BALANCE DUE	NEWTON COUNTY BOC	7101 TURNER LAKE CIR	Too old to collect, I cleared the balance
00052377	INACTIVE-BALANCE DUE	NEWTON COUNTY BOC	USHER ST	

Status	Customer Name	Service Address	Bill Balance 2022-2025	Less 2022	Add 2026 Estimate	1/1 Balance Due
INACTIVE	NEWTON COUNTY GEORGIA	7248 LASETER ST	86.16	(8.34)	-	77.82
ACTIVE	NEWTON COUNTY BOC	7200 LASETER ST	257.14	(45.50)	90.38	302.02
ACTIVE	NEWTON COUNTY	4146 HWY 278	257.61	-	109.28	366.89
INACTIVE	NEWTON COUNTY GEORGIA	4308 CARROLL ST SW	276.97	(40.93)	-	236.04
ACTIVE	NEWTON COUNTY BOC	1160 PACE ST	315.19	(59.72)	104.50	359.97
ACTIVE	NEWTON COUNTY BOC	4136 HWY 278	609.80	(116.71)	204.24	697.33
ACTIVE	NEWTON COUNTY BOC	COVINGTON SQUARE	709.94	(134.51)	235.40	810.83
ACTIVE	NEWTON COUNTY GEORGIA	7120 PUCKETT ST	800.97	-	177.97	978.94
ACTIVE	NEWTON COUNTY BOC	6161 TURNER LK	811.86	(188.51)	215.93	839.28
ACTIVE	NEWTON COUNTY BOC	USHER ST	842.92	(159.71)	279.49	962.70
ACTIVE	NEWTON COUNTY BOC	1124 CLARK ST NW	852.41	(161.51)	282.63	973.53
ACTIVE	NEWTON COUNTY BOC	1113 USHER ST	938.79	(177.88)	311.28	1,072.19
ACTIVE	NEWTON COUNTY BOARD OF COMM	15151 ALCOVY RD	1,042.75	(185.82)	378.02	1,234.95
ACTIVE	NEWTON COUNTY BOC	CLARK ST	1,078.29	(204.31)	357.53	1,231.51
ACTIVE	NEWTON COUNTY BOC	1177 STALLING ST	1,389.58	(276.99)	381.11	1,493.70
ACTIVE	NEWTON COUNTY BOC	8201 HAZELBRAND RD	1,860.19	(358.95)	614.27	2,115.51
ACTIVE	NEWTON COUNTY BOC	4138 SCHOOL ST	2,659.85	(503.97)	881.95	3,037.83
ACTIVE	NEWTON COUNTY BOC	1154 STALLING ST	3,541.60	(692.58)	1,109.71	3,958.73
ACTIVE	NEWTON COUNTY BOC	8203 HAZELBRAND RD	4,883.65	(694.36)	1,696.21	5,885.50
ACTIVE	NEWTON COUNTY BOC	1132 USHER ST	8,580.01	(1,629.44)	2,833.69	9,784.26
ACTIVE	NEWTON COUNTY	8134 GEIGER ST	15,105.76	(2,607.08)	5,194.86	17,693.54
ACTIVE	NEWTON COUNTY BOC	6180 BROWN BRIDGE RD	19,138.70	(3,359.49)	6,470.60	22,249.81
ACTIVE	NEWTON COUNTY	15151 ALCOVY RD	19,537.56	(3,609.51)	6,643.90	22,571.95
			85,577.70	(15,215.82)	28,572.95	98,934.83

Account Number	Status	Customer Name	Service Address	Bill Balance 2022-2025	Less 2022	Add 2026 Estimate	1/1 Balance Due
00052008	ACTIVE	NEWTON CO BOARD OF EDUCA	2171 WILLIAMS ST NE	211.56	(40.49)	70.85	241.92
00052007	INACTIVE-BALANCE DUE	NEWTON CO BOARD OF EDUCA	2161 WILLIAMS ST NE	491.81	(39.28)	-	452.53
00054538	ACTIVE	NEWTON CO BOARD OF EDUCA	8187 CARLTON TRL	16,912.10	(3,177.72)	5,451.72	19,186.10
00052009	ACTIVE	NEWTON CO BOARD OF EDUCA	2109 NEWTON DR	32,340.22	(7,054.31)	9,717.65	35,003.56
				49,955.69	(10,311.80)	15,240.22	54,884.11

Account Number	Status	Customer Name	Service Address	Bill Balance 2022-2025	Less 2022	Add 2026 Estimate	1/1 Balance Due
00055298	ACTIVE	NEWTON COUNTY IDA	HWY 142	356.80	(89.90)	144.56	411.46
00055295	ACTIVE	NEWTON COUNTY IDA	INDUSTRIAL PK BLVD	58,343.21	(18,960.22)	33,411.17	72,794.16
00055298	INACTIVE-BALANCE DUE	NEWTON COUNTY INDUSTRIAL	HWY 142	89.90	(89.90)	144.56	144.56
00112392	ACTIVE	NEWTON COUNTY INDUSTRIAL DEVELOPMEN	HWY 142	5,421.45	-	4,928.59	10,350.04
00106241	ACTIVE	NEWTON COUNTY INDUSTRIAL DEVELOPMEN	CITY POND RD	22,204.62	-	20,186.02	42,390.64
				86,415.98	(19,140.02)	58,814.90	126,090.86

Account Number	Status	Customer Name	Service Address	Bill Balance 2022-2025	Less 2022	Add 2026 Estimate	1/1 Balance Due
00050624	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	MILL ST	388.04	(92.49)	159.37	454.92
00050643	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4168 TATE ST	410.81	(98.20)	168.14	480.75
00050659	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4145 NEWTON DR	426.54	(100.95)	176.67	502.26
00050654	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4167 NEWTON DR	456.34	(108.01)	189.02	537.35
00050656	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4253 ELIZABETH ST	977.82	(231.44)	405.02	1,151.40
00050629	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	4186 MILL ST	1,364.99	(323.07)	565.38	1,607.30
00050630	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	5126 HOSPITAL DR NE MAIN	3,138.53	(758.15)	1,270.88	3,651.26
00050645	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	TATE ST	3,687.77	(880.46)	1,512.99	4,320.30
00050615	ACTIVE	NEWTON COUNTY HOSPITAL AUTHORITY	5126 HOSPITAL DR	7,388.13	(3,841.89)	6,716.48	10,262.72
				18,238.97	(6,434.66)	11,163.95	22,968.26



Statement of Qualifications

For the City of Covington

Request for Qualifications

For Annual Consulting Services

#2025-15 RFQ

Prepared by
Jack Sapp
Sapp Engineering & Services, LLC

SAPP ENGINEERING
& SERVICES

Specializing in Natural Gas Engineering • Project Management • Associated Services
P. O. Box 26097 • Macon, GA 31221 • (478) 342-0386 • info@sappengineering.com

July 18, 2025

Mike Jewell
Gas Director
City of Covington
2194 Emory Street
Covington, GA 30014

RE: Response to RFQ #2025-15 for the City of Covington

Sapp Engineering and Services (SES) would like to provide the enclosed documents in response to the above Request for Qualifications Annual Consulting Services for Category A – Consulting Services. All Addenda has been received for this RFQ.

I feel that my work experience in supervision and management of natural gas distribution operations, field supervision of construction projects and engineering design of natural gas systems allows me to bring more to a project than just engineering design. I can understand the needs of a client for not only a project but also how a project might impact the operations of the rest of the natural gas system.

On any project we do for a client, I first meet with the staff of the client to get their input on what they prefer for the type, size, placement and route for the proposed facilities, including main, regulator stations, meter sets and any other facilities as needed. I feel that I am working for you and my job is to take your recommendations and combine them with my experience to come up with the best design for all concerned.

The above approach is how we handle all of the projects. Jason Baker or myself will be the person that you will be working with in all phases of the project. That is the best way to assure you that you get the best quality product both in the design and the construction of the project

We look forward to working with you.

Sincerely,



Jack Sapp, PE
478-342-0386
jrsapp@sappengineering.com

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RESUME

Jack R. Sapp
200 Pete Sapp Rd
Eastman, GA 31023

email: jrsapp@sappengineering.com

Education 1968 – 1973 GA Tech Bachelor of Mechanical Engineering

Professional Registered Professional Engineer in Georgia and South Carolina
Previously-Certified Pipeline Welding Inspector
Previously-GSWCC Level II Certified Design Professional
Member National/Georgia Society of Professional Engineers

Work Experience

6/2007 – Present Owner Sapp Engineering & Services, LLC

- Natural Gas Operations and Engineering consulting work for natural gas utilities, municipal gas systems and industrial customers.
- Design, prepare bid documents, inspect and prepare as laid drawings for new installation and replacement projects from tap stations to customer meter sets.
- Conduct computer models of gas systems to plan system expansions and improvements.
- Assist customers with operations of gas systems.

6/2000 – 6/2007 Engineer D. Lance Souther, Inc.

- Natural Gas Operations and Engineering consulting work for Atlanta Gas Light Company and municipal gas systems.
- Design/build services for natural gas piping, maintenance, repairs and hot taps for municipal and industrial customers.
- Managed Construction Company to include routing and field supervision of construction crews for new and renewal plastic and steel main work up to 12".

6/1973 – 6/2000 Atlanta Gas Light Company

- 1973 – 1986 Various Operations positions in Macon.
- 1986 – 1995 Division Engineer for Macon Division.
- 1995 – 2000 Operations Manager for Atlanta Service Center-Metro Atlanta

Jason Baker

Sapp Engineering & Services, Eastman, GA · 229-563-6635 · tjbaker@sappengineering.com

Professional Summary

Engineer-in-Training and utility professional with 14+ years of experience in natural gas systems, utility operations, and infrastructure project management. Skilled in pipeline design, permitting, regulatory compliance, and team leadership. B.S. in Civil Engineering at Mercer University.

Professional Experience

Sapp Engineering and Services · Eastman, GA

Engineer in Training · July 2021 – Present

- Design natural gas pipelines for municipal projects.
- Execute permits for pipeline projects (DOT, Railroad, River Crossings).
- Perform gas load analysis and design regulator/meter sets for industrial customers.
- Consult with customers on new projects as well as help manage current projects.
- Earn B.S in Engineering at Mercer University while actively supporting projects.

Fort Valley Utility Commission · Fort Valley, GA

Operations Manager (Natural Gas, Electric, & Telecom) · August 2018 – July 2021

- Directed day-to-day operations of Natural Gas, Electric, and Telecom departments.
- Managed Operations budgets as well as individual Project budgets.
- Coordinated large-scale projects and utility repairs.
- Collaborated with department heads and local/state economic development leaders.

Foreman, Natural Gas Department · March 2015 – August 2018

- Scheduled and supervised service installations and leak repairs.
- Maintained documentation and ensured regulatory compliance with GPSC & PHMSA.

Natural Gas Operator · January 2010 – March 2015

- Installed mains/services, maintained system infrastructure and equipment.

Education

- Mercer University, Bachelor of Science in Engineering (Specializing in Civil Engineering) (2022 - 2025)
- Middle Georgia State University, Engineering Pathway Program (2021 – 2022)

Skills

- Good communicator
- Proficient in Excel, Turbo CAD, and gas load analysis software.
- Experienced in operating heavy equipment including Excavator, Backhoe, Skid steer, and Horizontal-Directional Drill.

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COMPANY STRUCTURE AND WORK PHILOSOPHY:

Sapp Engineering & Services is a small company. I am the only registered engineer in the firm at this time and because of that we will not take on any more business than we can handle personally. We have recently added an engineer, Jason Baker, who is a recent graduate of Mercer University in Macon. Our plan is for Jason to eventually be the lead engineer for the firm. Jason has natural gas operations experience from his previous positions at Fort Valley Utility Commission. While Jason was in college at Mercer, he worked on projects for Sapp Engineering as his time allowed. Jason is now full time with Sapp Engineering and handling projects as he takes on more responsibilities in the firm.

In the past I have performed all of the engineering design, computer modeling and project management work for projects. My wife, Rebecca, is our Chief Financial Officer and she handles all of the billing and other financial matters associated with the business. We do the CAD work for the regulator stations and meter sets and other facilities components of a project. We use Donaldson Garrett in Macon for all of our surveying needs. They do the field surveying and CAD work associated with the line work. We use Single Point Acquisitions for any easement or land acquisitions needed on a project. I have been a GSWCC Level II Certified Design Professional but we now sub out all of the E&S design and permitting as well as any environmental permitting to Still Waters Engineering. We have a good long term relationship with Donaldson Garrett, Still Waters Engineering and Single Point. By using them for the work they are experienced at, we only have that expense when we need that work. With this process we can keep our expenses down by only paying for the work as needed.

We use GASWorkS software to model gas systems to determine how to help solve problems such as low pressure or how to determine the best solution for adding a large industrial customer.

We have 2 employees that are doing inspection work for Southern Company Gas (Atlanta Gas Light Company) on various projects from 2" PE to 24" HP steel. We also have several retired pipeline contractors that we use for inspection on our projects if needed.

I feel that our work experience in supervision and management of natural gas distribution operations, field supervision of construction projects and engineering design of natural gas systems allows us to bring more to a project than just engineering design. We can understand the needs of a client for not only a project but also how a project might impact the operations of the rest of the natural gas system.

We will take the information obtained from meeting with the client and select the route for the main line and the equipment for the regulator station and meter set as needed. After the route is determined, the route will be surveyed to prepare the bid drawing sheets for the project. Erosion & Sedimentation Control plans will be developed and incorporated into the bid drawings and permits will be applied for as needed. Once the permits are approved the bid package will be prepared and put out for bid. Once the bids are returned, we will assist the City with the bid opening and preparation of the bid comparison sheet.

After the contract is awarded and the contractor begins work, we will manage the project as needed to assure the contractor is providing quality work. If needed, Sapp Engineering can provide an inspector to inspect the work as it is done. This service is provided at an additional charge since some Cities use City employees to inspect on a project.

Using this approach to helping a client achieve what would appear to be an impossible task, we were able to assist the City of Claxton secure a large industrial customer that they would not normally have been able to serve.

We have been assisting the City of Claxton with small projects for the last ten years. Three years ago, they contacted us to get our help to determine if they could serve a large automobile manufacturing plant that was looking to locate in their territory. The City's existing facilities would not nearly supply the volume of gas needed. If the City could not supply the gas, the customer was looking to locate in an area supplied by AGL. We met with them and looked at all of the options and by using the GasWorkS modeling software, developed a plan to install a new tap station and 12" and 8" lines to serve the facility. With our contacts at Kinder Morgan and with the help of the funding from through MGAG, we were able to help the City install the needed facilities by providing the services of designing the infrastructure, acquiring the needed permits, putting the project out for bid and managing the project through completion. They are now operating a system that is supplying 10 times more gas than they ever supplied in the past and should have the construction cost paid off in around ten years.

Attached on the next few pages is a list of some of the projects we have handled for clients over the last ten years. Not all are as large as the Claxton project but we handle small projects with the same philosophy as the large projects. All projects, no matter the size are important to the Client.

Sapp Engineering Services
Engineering Projects

Project Date	Owner	Owner Contact Info	SES Lead on Project	Project	Project Description	PROJECT COST
Apr-15	Statesboro	Joe Hollingsworth 912-531-9249 joe.hollingsworth@statesboroga.gov	Jack Sapp	System Expansion to serve Industrial Park at I-16	Conducted computer system analysis, designed expansion, prepared bid documents and providing project management for the City of Statesboro for 4 miles of 6" high pressure main for a system expansion in a new Industrial Park at I-16.	$781,700.00
May-16	Fountain Inn, SC	Kenny Jarrett 864-505-9740 kenny.jarrett@fountaininn.org	Jack Sapp	Pressure Improvement	Designed, prepared bid documents and provided project management for the City of Fountain Inn, South Carolina for approximately 5 miles of 6" HP Steel for a pressure improvement project.	$1,289,700.00
May-18	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	System Expansion for new Customer	Designed, prepared bid documents and provided project management for the Fort Valley Utility Commission to extend four miles of 6" HP Steel to serve a new industrial customer	$1,158,228.00
Dec-19	Jointly Owned Natural Gas	Wayne James 478-654-6059 wjames@msega.com	Jack Sapp	Pressure Improvement for Industrial Customer	Computer analysis, designed, prepared bid documents and providing project management for 3 miles of 12" and 2 miles of 8" to provide improved pressure and volume for the Jointly Owned Natural Gas system in the south Bibb County area. Phase 1 of 3 Phases.	$4,991,891.00
Dec-20	Tri County Natural Gas	Wendell Mathews 706-817-9424 wmmtcng@gmail.com	Jack Sapp	Crawfordville Pressure Improvement	Computer analysis, designed, prepared bid documents and provided project management for 13 miles of 6" HP Steel to supply gas for a new industrial customer in the Crawfordville area for Tri County Natural Gas.	$3,569,075.00
May-22	City of Dublin	Mathew Bradshaw 478-697-9748 bradshawm@dublinga.org	Jack Sapp	RNG Project	Designed, prepared bid documents and provided project management fo injection of natural gas recovered from dairy farms in Eatonton into gas system in Dublin	$399,000.00
Sep-22	City of Monticello	Robbie Colvin 706-819-0308 rcolvin@monticelloga.	Jack Sapp	Hydro Mulch Plant	Designed, prepared bid documents and provided project management for Hydro Mulch Plant using old Georgia Pacific plant	$52,000.00
Dec-22	LaFayette	Duran Rowlls 423-595-0849 drowlls@cityoflafayettega.org	Jack Sapp	Expansion to serve chicken houses	System analysis and recommendation on improvements needed to the system to serve several chicken houses in the Griffin Rd Area	$168,320.00
Dec-22	Georgia Pacific	Chad Harrod 404-395-3064 Chad.Harrod@GAPA	Jack Sapp	Pruge Plan	Write and coordinate a purge plan to take large diameter fuel line out of service	$500,000.00
Nov-22	Warner Robins	Montie Walters 478-808-2880 mwalters@wrga.gov	Jack Sapp	Regulator Station Upgrade Project	Engineering design, bid documents, permitting and project management to replace and upgrade regulator station #16 for the City of Warner Robins	$148,000.00
Sep-22	Statesboro	Joe Hollingsworth 912-531-9249 joe.hollingsworth@statesboroga.gov	Jack Sapp	Roundabout Landston Rd and Haevel Rd	Preliminary Engineering Design and GDOT Utility Plans and Profile Plans markup and Permit Submitted with No Cost Letter	$200,000.00
Sep-22	Thomson	Rodney Dunaway 706-699-9653 Rodney.Dunaway@thomson-mcduffie.gov	Jack Sapp	Tap Station Modification	Engineering design and project management to modify tap station to upgrade equipment	$341,269.67

Sapp Engineering Services
Engineering Projects

Project Date	Owner	Owner Contact Info	SES Lead on Project	Project	Project Description	PROJECT COST
Sep-22	Warner Robins	Montie Walters 478-808-2880 mwalters@wrga.gov	Jack Sapp	Regulator Station Upgrade Project	Engineeering design, bid documents and project management to upgrade and combine regulator stations #2, 3 & 4.	$472,822.00
Jul-22	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	System Replacement Projects	Engineering design, bid documents, permitting and project management for main and service replacement on Chamblee Dr in Fort Valley	$168,320.00
Jul-22	Dublin	Mathew Bradshaw 478-697-9748 bradshawm@dublinga.org	Jack Sapp	Sustain RNG Project	Preliminary Design of facilities for injecting Recoverable Natural Gas into Dublin's system	$200,000.00
Feb-22	Monticello	Robbie Colvin 706-819-0308 rcolvin@monticelloga.org	Jack Sapp	GDOT Permit and construction specs	Engineering design and construction specs to extend gas main up Hwy 83	$175,000.00
Jan-22	Sylvania	Stacey Mathis 912-564-7411 csylv@planters.net	Jack Sapp	Expansion Project	System analysis, engineering design, bid documents, permitting and project management to run high pressure to Ind Park	$600,000.00
Feb-23	Dublin	Mathew Bradshaw 478-697-9748 bradshawm@dublinga.org	Jack Sapp	Sustain RNG Project	Recoverable Natural Gas Project final design and construction management	$208,000.00
Mar-23	Fitzgerald	Tom Calhoun 229-325-4115 tcalhoun@fitzutilities.com	Jack Sapp	System Model	High pressure System model and design of HP Loop	$100,000.00
Apr-23	Cordele	Tina Bearden 229-947-1447 tbearden@cityofcordele.com	Jack Sapp	Meter Set Design	Redesign meter set at Crisp County Power	$150,000.00
May-23	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	Calloway Dr Regulator Station	Engineering design to replace 1" Regulator station	$160,700.00
May-23	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	Hwy 80 - Roberta	Engineering design and project management to replace 2" main in Hwy 80 in Roberta	$128,290.00
May-23	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	Forest Drive Main Replacement	Engineering design, bid documents, permitting and project management for main and service replacement on Forest Drive in Fort Valley	$125,000.00
May-23	Statesboro	Joe Hollingsworth 912-531-9249 joe.hollingsworth@statesboroga.gov	Jack Sapp	Aspen	System analysis, engineering design and project management to extend 6" HP into Ind Park and build meter set to serve Aspen	$366,413.00

Sapp Engineering Services
Engineering Projects

Project Date	Owner	Owner Contact Info	SES Lead on Project	Project	Project Description	PROJECT COST
May-23	Statesboro	Joe Hollingsworth 912-531-9249 joe.hollingsworth@statesboroga.gov	Jack Sapp	Lakeview Subdivision	Designed, prepared bid documents and provided project management for extending main and piping Lakeview Subdivision	$297,651.00
Jun-23	MSE	Wayne James 478-654-6059 wjames@msega.com	Jack Sapp	Bass Rd Bridge	Designed, prepared bid documents and provided project management for GDOT Project to replace bridge over RR at Bass Rd	$296,900.00
Jan-23	Claxton	Taylor Rush 912-618-0532 trush@cityofclaxton.org	Jack Sapp	Hwy 280 design Build	Engineering design, bid documents, permitting and project management for GDOT project to relocate existing 4" HP main and laterals to clear conflict with construction of round abouts and adding lanes	$868,706.36
May-24	Statesboro	Joe Hollingsworth 912-531-9249 joe.hollingsworth@statesboroga.gov	Jack Sapp	ECO Plastics	System analysis, engineering design, bid documents, permitting and project management for new main, regulator station and meter set to serve new customer	$141,303.00
May-24	Warner Robins	Montie Walters 478-808-2880 mwalters@wrga.gov	Jack Sapp	Frito Lay Meter Set	Engineering design, bid documents and project management to upgrade meter set for Frito Lay	$190,000.00
Mar-24	Claxton	Taylor Rush 912-618-0532 trush@cityofclaxton.org	Jack Sapp	New tap station,12" and 8" lines to serve new MEGA inductrial site	System analysis with model, engineering design, bid documents, permitting and project management for new tap station @ Hyw 80 and Kinder Morgan line with 5 miles of 12" and 3 miles of 8" to serv industrial growth at the new MEGA site at I 16 & Hwy 280	$13,000,000.00
Mar-24	Claxton	912-618-0532 trush@cityofclaxton.org	Jack Sapp	6" HP Extension	System analysis, engineering design, bid documents and project management to extend 6" high pressure main up Hwy 80 North from Hwy 280 for future Customer Growth	$1,071,047.00
Mar-24	Covington		Jack Sapp	Downtown Square Improvement	Provided gas consulting for project to renew all utilities on downtown square area	$183,844.00
Mar-24	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	SR 7 @ RR	Designed, prepared bid documents for GDOT Project	$114,800.00
Aug-24	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	Hardeman Ave & Valley View Dr	Engineering design, bid documents, permitting and project management for replaceing main and services on Hardeman Ave & Valley View Dtr	$358,340.00
Aug-24	Hawkinsville	Sara Myers 478-867-3073 sara@hawkinsvillega.net	Jack Sapp	PHMSA Grant	Designed, prepared bid documents and provided project management for project to replace bare steel mains	$635,273.00
Jul-24	IMTT	Eddie Nobles 478-788-1877 eddie.nobles@jet-infrastructure.com	Jack Sapp	Southern RR Fuel Supply	Engineering design and permitting for GDOT Bridge replacement project - fuel line in conflict	$667,191.00
Nov-24	Perry	Robert Smith 478-508-1571 robert.smith@perry-ga.gov	Jack Sapp	Jack's Links Expansion	System analysis, engineering design, permitting and project management to improve HP System, Parallel line under I75 with 6", service and meter set to serve new industrial customer	$914,566.00

Sapp Engineering Services
Engineering Projects

Project Date	Owner	Owner Contact Info	SES Lead on Project	Project	Project Description	PROJECT COST
Sep-24	Tri County	Wendell Mathews 706-817-9424 wmmtcng@gmail.com	Jack Sapp	Greensboro Bypass	System analysis with model for design, permitting, bid documents and project management to install a new main from the 400# main on the north side of Greensboro to the south side of Greensboro to get the 400# to the south side for growth and serving the Lake Oconee area	$2,809,075.71
Feb-25	BASF	Bill Deisenroth 478-979-0189	Jack Sapp	Convert portion of BASF Chaulk Plant to KAMIN	Design and project management for Kamin to take over Toddville, Davieville and part of Edgar Plant and leave part of Edgar Plant in BASF. New service from AGL and possible new sub meters.	$65,000.00
Feb-25	Kamin	Danny Robinson 478-232-6847	Jack Sapp	Convert BASF Chaulk Plant to Kamin	Design and project management for Kamin to take over Toddville, Davieville and part of Edgar Plant and leave part of Edgar Plant in BASF. New service from AGL and new sub meters.	$275,000.00
Jan-24	MSE	Wayne James 478-654-6059 wjames@msega.com	Jack Sapp	New tap station and tie in line	System analysis, engineering design, permitting and project management for changing tap station location from Kinder Morgan and 3 miles of 12" from tap station to Bass Rd @ Forysth Rd	$6,063,248.00
Jan-25	MSE	Wayne James 478-654-6059 wjames@msega.com	Jack Sapp	Pressure Improvement	System analysis with model to design, prepare bid documents, permitting and project management for additional feed into the MSE system for industrial growth.	$48,875,905.00
Jul-25	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	Reg Station Valve Replacement	Design and permitting to relocate inlet emergency valves for 4 regulator stations	$155,216.00
Jul 25	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jack Sapp	Pressure Improvement	Designed, prepared bid documents and provided project management for approximately 5 miles of 6” HP Steel for a pressure improvement project.Close the HP loop from town station to Pure Flavor. Jason Baker assisted with project Management and procurring permits.	$2,113,087.00
Jul-25	FVUC	Robert Johns 478-957-2251 rjohns@fvutil.com	Jason Baker	Main Replacement	Prepared bid documents and got permits for Bare Steel main replacement in Roberta	$155,216.00
Jul-25	Perry	Jessica Wheeler 478-988-2772 Jessica.Wheeler@Infr amark.com	Jack Sapp	Regulator Stations Valves	Design and specs to install shutoff valves on all regulator stations	$240,800.00
Apr 25	Perry	Jessica Wheeler 478-988-2772 Jessica.Wheeler@Infr amark.com	Jack Sapp	Service to new strip shopping	Design and permitting for new strip shopping at S Houston Lake & Perry Pkwy	$210,000.00
Jun-25	Statesboro	Joe Hollingsworth 912-531-9249 joe.hollingsworth@sta tesboroga.gov	Jack Sapp	Blue Mile Phase 2	Engineering design, bid documents, permitting and project management for GDOT Project for street widening in downtown Statesboro	$305,500.00
Jul-25	Claxton	Taylor Rush 912-618-0532 trush@cityofclaxton.or g	Jack Sapp	County Roundabout	Engineering design, permitting and project management for facilities adjustment for roundabout at Blue Jay Rd @ Midland	$99,750.00
Jul-25	MSE	Wayne James 478-654-6059 wjames@msega.com	Jason Baker	New HP feed off MSE for Industrial Park	Engineering design, bid documents permitting and project management for installing new main and regulator/meter station off MSE line to feed new Ind Park in Cochran	$75,000.00

ATTACHMENT A

AGREEMENT FOR GENERAL CONSULTING SERVICES

This Agreement is made and entered into effective date of _____, by and between the City of Covington (City, OWNER), and _____,

(CONSULTANT) for General Consulting Services as outlined in the Request for Qualifications Annual Consulting Services, issue date August 2025

W I T N E S S E T H:

WHEREAS, the OWNER has periodic need of professional advice and consulting services;

NOW, THEREFORE, for and in consideration of the covenants and promises to be carried out by each party herein, it is agreed by and between the parties that the OWNER shall and does hereby employ said CONSULTANT to provide certain professional advice and consulting services as follows:

ITEM A - CONSULTANT'S SERVICES

The specific services which the CONSULTANT agrees to furnish and the terms the CONSULTANT agrees to follow are set forth herein:

1. For each major task or project, the OWNER shall provide to the CONSULTANT a detailed description of the services to be performed. The CONSULTANT shall respond describing its proposed work procedure, schedule and estimated fee to complete the described services. If this response is acceptable, the OWNER shall issue a written Task Order to the CONSULTANT containing the agreed upon description of the work and consulting services fee. Each Task Order shall be numbered consecutively, shall reference this AGREEMENT, and shall be deemed an authorization for the CONSULTANT to proceed with the work when signed by the OWNER, unless otherwise stated. The provisions of this AGREEMENT shall control with respect to each Task Order. Each Task Order, after execution by both parties to this AGREEMENT, shall be incorporated into and become a part to this AGREEMENT. See **Exhibit A** for the Task Order format.

2. Signature by the authorized representative of the OWNER on each Task Order shall constitute authorization to proceed by the CONSULTANT for services defined by that Task Order.

ITEM B – TERMS AND CONDITIONS OF AGREEMENT

The parties hereto do mutually agree as follows:

1. Governing Law. This AGREEMENT and the attachments hereto shall be governed by and construed in accordance with the laws of the State of Georgia, City of Covington, Newton County, in which the work is delivered. If dispute arises out of or relates to this Agreement, or the breach thereof, and the dispute is not resolved through mediation, the parties agree that venue for any litigation will be in the courts of Newton County, Georgia and the parties hereby waive any right to initiate any action in, or remove any action to, any other jurisdiction.
2. Engagement. The City hereby engages the CONSULTANT and the CONSULTANT hereby agrees to perform the professional services hereinafter set forth.
3. Services. The CONSULTANT shall perform, in a professional manner, all services described in the Scope of Services attached as Exhibit B, and incorporated by reference herein (collectively the "Scope of Services").

SAPPE-1 OP ID: WD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Tidwell & Hilburn Insurance PO Box 27060 Macon, GA 31221 Thomas C. McEachern 478-743-9318	CONTACT NAME: Wendy Darling-Moatz PHONE (A/C, No, Ext): 478-743-9318 FAX (A/C, No): 478-742-5688 E-MAIL ADDRESS: wendyd@th-ins.com
INSURED Sapp Engineering & Services Inc PO Box 26097 Macon, GA 31221-6097	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : CNA Insurance Company — 20443 INSURER B : Valley Forge Ins Co — 20508 INSURER C : Beazley USA Services, Inc. INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	X CLAIMS-MADE ☐ OCCUR	X		6020804367	11/15/2024	11/15/2025	EACH OCCURRENCE	$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO			Covered on a separate policy			BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR							
	EXCESS LIAB ☐ CLAIMS-MADE			6020808600	11/15/2024	11/15/2025	EACH OCCURRENCE	$ 5,000,000
	DED X RETENTION $ 10,000						AGGREGATE	$ 5,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N / A		6020808581	11/15/2024	11/15/2025	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Prof. Liab.			C397F4250101	04/13/2025	04/13/2026	Prof. Lia	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CITYCO1

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Thomas C. McEachern

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ATTACHMENT B

CONSULTANT'S AFFIDAVIT OF EMPLOYMENT ELIGIBILITY

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit, the undersigned Contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is engaged in the physical performance of services on behalf of **City of Covington** has registered with, is authorized to use and uses the Federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. §13-10-91. Furthermore, the undersigned Contractor will continue to use the Federal work authorization program throughout the contract period.

The undersigned further agrees that, should it employ or contract with any Subcontractor(s) in connection with the physical performance of services pursuant to this contract with the **City of Covington.** Contractor will secure from such Subcontractor(s) similar verification of compliance with O.C.G.A. 13-10-91. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the **City of Covington** at the time the Subcontractor(s) is retained to perform such service. Contractor hereby attests that its Federal work authorization user identification number and date of authorization are as follows:

357515

E-Verify Company ID Number

9-14-2010

Date of Authorization

Sapp Engineering & Services, LLC

Name of Contractor

Annual Consulting Services for the City of Covington

Name of Project

I (We) hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on the 30TH day of JULY, 2025, in EASTMAN, GEORGIA (City),

(State).

Signature of Authorized Officer or Agent

Jack Sapp - Owner

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30 DAY OF July, 2025

Tracy Catoe

Notary Public

My Commission Expires: June 14, 2027



SAVE AFFIDAVIT

STATE OF GEORGIA
NEWTON COUNTY

By executing this affidavit under oath, as an applicant for a public benefit, as referenced in O.C.G.A. §50-36-1, administered by the Georgia Department of Community Affairs, the undersigned applicant verifies one of the following with respect to my ability to enter into a contract with the City of Covington:

1) X I am a United States citizen.

OR

2) _____ I am a legal permanent resident of the United States.

OR

3) _____ I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act and lawfully present in the United States with an alien number issued by the Department of Homeland Security or other federal immigration agency. My alien number issued by the Department of Homeland Security or other federal immigration agency is:

_____

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. §50-36-1(f)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Passport

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A §16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed this the 30TH day of JULY, 2025 in EASTMAN, GEORGIA (City), _____ (State).

_____

_____
*Signature of Applicant

Jack Sapp
Printed Name of Applicant

TRACY CATOE NOTARY PUBLIC EXP. JUNE 14, 2027 DODGE COUNTY, GA

Tracy Catoe

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30TH DAY OF JULY, 2025

NOTARY PUBLIC Tracy Catoe

My Commission Expires: June 14, 2027



Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Jack Sapp

2 Business name/disregarded entity name, if different from above
Sapp Engineering & Services,

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☑ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
200 Pete Sapp Road

6 City, state, and ZIP code
Eastman. GA 31023

Requester's name and address (optional)
City of Covington
2194 Emory Street

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
			–		–				

or

Employer identification number
2	0	–	1	1	9	2	6	3	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person ▶** Jack Sapp | **Date ▶** 7-30-2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

NATURAL GAS SALES AGREEMENT

This Natural Gas Sales Agreement (this "Agreement") is effective as of the date last signed below by and between SF ATL2, LLC dba SF ATL2 (DE), LLC, (hereinafter referred to as "CUSTOMER"), and the CITY OF COVINGTON, GEORGIA, a municipal corporation of the State of Georgia (hereinafter referred to as "SELLER"):

WITNESSETH:

WHEREAS, the SELLER owns and operates a natural gas distribution system for the purpose of providing firm and interruptible natural gas sales service to requesting customers; and

WHEREAS, the SELLER is a customer of the Williams Transco Natural Gas Company (hereinafter referred to as "Transco"), maintains firm capacity on the pipeline for natural gas system supply and has interruptible natural gas transportation agreements on TRANSCO's natural gas pipeline; and

WHEREAS, the CUSTOMER desires to purchase natural gas from the SELLER on a firm and interruptible basis to serve its facility located at 10835 Hazelbrand Rd, Covington, Georgia as provided for hereunder;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto hereinafter set forth, and other good and valuable consideration, it is agreed by and between the parties hereto as follows:

1. Nature of Service: CUSTOMER may purchase from SELLER firm and interruptible natural gas supplies in quantities up to the contract levels specified in Exhibit "A" of this Agreement. CUSTOMER shall purchase all natural gas requirements from SELLER, except that CUSTOMER may purchase natural gas from a third party if SELLER is not able to provide natural gas per the terms of this Agreement. SELLER provides the service from the TRANSCO delivery location 9002780 into SELLER's distribution system. No gas may be resold or transported to other facilities by CUSTOMER without SELLER'S written permission, which may be withheld in SELLER's sole discretion. A meter of suitable capacity and design to measure the natural gas for this service will be furnished and shall be maintained on CUSTOMER'S premises by SELLER at a suitable location agreed to by the parties, and shall be and remain the property of the SELLER. The CUSTOMER shall provide and maintain suitable spacing and fencing, as agreed by the parties, for the SELLER'S metering and regulating equipment.

2. Term: This Agreement shall commence on April 1, 2026 at 10:00 a.m. ET and shall continue in full force until June 30, 2028, at 9:59 a.m. ET, and shall continue with year to year evergreen term extensions thereafter consistent with the terms of SELLER'S Agreement with TRANSCO Natural Gas Company unless terminated by either party. As the SELLER holds firm contracts to serve CUSTOMER, this Agreement shall continue upon the same term the SELLER has with TRANSCO, unless and until terminated by either party in writing. A copy

of SELLER's agreement with TRANSCO is attached to this Agreement as Exhibit "E." SELLER will provide CUSTOMER with any amendments, updates, or renewals to the TRANSCO agreement, which will automatically form part of Exhibit "E" with no further action required by either party. SELLER may update SELLER will ensure that no terms in its agreement with TRANSCO conflict with the terms of this Agreement and in the event of a conflict, this Agreement will control. Any written non-renewal notice shall be delivered to the non-canceling party no later than 30 90 days preceding the end of the then-current term of this Agreement and shall be delivered by mail, certified mail or email to the non-canceling party. It is understood and agreed by the parties that the term of this agreement may be extended for more than one year by amendment. Such an amendment may be requested to maintain the same term as the Service Agreement with TRANSCO held by the SELLER.

3. Price: The price of natural gas for firm and interruptible service may vary monthly and shall be calculated according to Exhibit "A" to this Agreement.

4. Daily Volume of Firm Service: Except as set forth in Section 7 and as long as CUSTOMER is not in default hereunder and no event of force majeure has occurred and is continuing as described herein, SELLER shall make available to CUSTOMER daily volumes of firm gas up to the level of firm capacity acquired by SELLER in accordance with Exhibit "A" to this Agreement.

5. Notice of Curtailment: The interruptible natural gas service provided for herein (which does not include firm reservation of natural gas service provided in Exhibit "C") shall be subject to limitation by SELLER during periods of peak demand upon four (4) hours' telephone notice by SELLER to CUSTOMER. For the purpose of this Agreement, "peak demand" shall mean all periods in which SELLER reaches its maximum firm contract levels with TRANSCO. Upon the execution of this Agreement, CUSTOMER shall furnish SELLER with a written list containing the names and telephone numbers of persons to be contacted in the event of curtailment or interruption. Said contact list shall become part of this Agreement and shall be attached as Exhibit "B". Such curtailment or interruption may occur at any hour of day or night, and SELLER'S obligation to provide notice hereunder shall be met upon SELLER'S reasonable efforts to contact these named individuals at telephone numbers provided by CUSTOMER. CUSTOMER may revise the names and telephone numbers of persons to be contacted in the event of curtailment from time to time by notice in writing to SELLER.

6. Unauthorized Use of Gas: If, upon four (4) hours' notice of curtailment by SELLER as provided in Section 5 of this Agreement, CUSTOMER fails to comply with such curtailment or limitation in the manner specified by the telephone notice, and, by reason thereof, the SELLER incurs any TRANSCO penalties or higher gas costs, then CUSTOMER shall reimburse SELLER in the amount of such penalties and/or higher gas costs which are attributable to CUSTOMER'S failure to comply with SELLER'S telephone notice to CUSTOMER. CUSTOMER shall reimburse SELLER within fourteen (14) days of CUSTOMER'S receipt of SELLER'S written demand, which demand shall include adequate documentation to support its request for reimbursement of such penalties, for same. CUSTOMER'S reimbursement to SELLER as described herein shall not, under any circumstances, be construed or interpreted to authorize CUSTOMER to fail to comply with

SELLER'S then current or any future notice of curtailment or limitation.

7. Billing and Payment: SELLER shall read meter(s) measuring the quantity of gas delivered to CUSTOMER on or about the 1st day of each month and SELLER shall render an invoice for any gas delivered to CUSTOMER during the preceding month as soon as reasonably possible after such reading. Such invoice shall be due and payable not later than the 10th day following the date of SELLER'S invoice to CUSTOMER when sent, by mutually agreed upon means, to the address specified by CUSTOMER. In the event CUSTOMER fails to forward the entire invoice amount to SELLER when due and the invoice has been timely sent to the address specified by the CUSTOMER, a one-time late penalty of two percent (2%) of the unpaid amount of the invoice will be assessed. If CUSTOMER'S failure to comply with the terms of this Section 7 as herein provided continues for twenty (20) days following the date of SELLER'S written notice of non-compliance to CUSTOMER, SELLER shall have the right to terminate gas deliveries to CUSTOMER upon written notice to CUSTOMER by first class mail and/or certified mail of such termination forty-eight (48) hours prior to such termination. Upon termination of service pursuant to this paragraph, CUSTOMER shall pay SELLER outstanding charges. Termination of service pursuant to this paragraph shall also constitute termination of SELLER'S agreement to provide natural gas service under the terms of this Agreement but shall not relieve CUSTOMER of any obligation to pay or reimburse SELLER for any amounts due and owing under the terms of this Section 7, calculated as provided herein. In the event CUSTOMER disputes any amount invoiced, CUSTOMER shall provide SELLER with written notice detailing such exception and shall pay the undisputed portion of the invoice within ten (10) days and shall have the right to withhold payment on the disputed portion of such invoice until such exception is resolved in accordance with Sections 14 and 15 of this Agreement.

8. Financial Responsibility: The SELLER reserves the right to require that CUSTOMER provide an Adequate Assurance of Performance. "Adequate Assurance of Performance" means sufficient security in the form, amount, for a term, and from an issuer, all as reasonably acceptable to SELLER, including, a standby letter of credit in an amount set forth in Exhibit "D". Agreements of standby letters of credit will be made with an institution acceptable to the SELLER and will be renewed annually.

   If SELLER has reasonable grounds for insecurity regarding the performance of any obligation under this Contract (whether or not then due) by the CUSTOMEER (including, without limitation, the occurrence of a material change in the creditworthiness of CUSTOMER, if applicable, or the price of Gas or CUSTOMER volumes increase such that SELLER determines that the then current "Adequate Assurance of Performance" is or is expected to be insufficient), SELLER may demand additional Adequate Assurance of Performance. Should Seller require any additional Adequate Assurance of Performance, it will issue a written request to CUSTOMER and give CUSTOMER at least thirty (30) days to comply with the request. Provided, however, that to the extent that during such thirty (30) day period, SELLER reasonable expects any such insecurity regarding the performance of any obligation under this Contract (whether or not then due) by the CUSTOMER (including, without limitation, nonpayment risk exceeding the coverage afforded by the then current Adequate Assurance of

Performance), SELLER may curtail service hereunder sufficient to bring such nonpayment risk within such coverage.

9. Btu Adjustment: It is understood that the quantity of gas purchased by the SELLER is adjusted each month to reflect actual Btu content of such gas. All invoices to CUSTOMER for gas delivered shall be measured by meter(s) provided by SELLER. Gas shall be metered by SELLER to CUSTOMER'S facility located at 10835 Hazelbrand Rd, Covington, Georgia, at a base pressure of 14.73 pounds per square inch absolute, at a temperature base of 60 degrees Fahrenheit and shall be adjusted for actual Btu content. Any such adjustment for actual Btu content pursuant to this Section 8 shall be in the same proportion as the corresponding adjustment made by TRANSCO for such gas transported to SELLER, provided that CUSTOMER shall have the option (at its expense) to install a recording calorimeter and any observed differences in Btu content shall serve as the basis for a request by CUSTOMER for an adjustment to the billing quantity. CUSTOMER shall provide SELLER all reasonable documentation supporting any claimed difference in Btu content. In the event CUSTOMER'S pressure or location requirements change during the term of this Agreement or any extensions thereof, CUSTOMER shall be responsible for any and all reasonable, out-of-pocket costs and expenses, assessed without markup on an open-book basis, associated with adjustments in pressure, facility location, and/or relocation of existing facilities necessary to supply CUSTOMER'S modified requirements.

10. Gas Quality: All physical properties of the gas sold and delivered to CUSTOMER hereunder, including specific gravity, Btu content and physical impurities, shall be within the same limits prescribed by TRANSCO for such gas transported by TRANSCO to SELLER in accordance with TRANSCO's effective tariff.

11. Minimum Delivery Pressure: Delivery pressure into CUSTOMER'S fuel line shall not fall below fifteen (15) pounds per square inch (p.s.i.g.).

12. Force Majeure: Neither party shall be liable to the other for any failure to perform any provision or obligation of this Agreement (except CUSTOMER'S obligation to pay for natural gas dispatched and delivered plus any late charges for nonpayment calculated in accordance with Section 7 hereof) to the extent such failure is caused by or results directly or indirectly from any act of God; federal or state legislation or regulation; fires, floods, storms or other natural disasters; strikes, labor disputes or walk-outs; war, acts of terrorism; accidents; breakage or accident to machinery or lines of pipe, freezing or rupture of lines of pipe not due to the gross negligence of SELLER or any third party or to any failure to maintain, inspect, or timely repair such machinery or lines of pipe; the refusal or inability of any transporter to accept gas for delivery or failure of any transporter to deliver gas; (collectively "Force Majeure" events) or the loss or failure of SELLER'S gas supply due to any Force Majeure event. This provision only applies to the extent the Force Majeure event is or any similar cause or emergency beyond the control of the party failing to perform.

13. Responsibility and Liability: SELLER and CUSTOMER do respectively assume full responsibility and liability for the maintenance and operation of the facilities operated by each, and each shall indemnify to extent allowed by law and save harmless the other from all

liability and expense (including reasonable attorney's fees) on account of any and all damages arising from third-party claims or actions, including injury to and death of persons, arising directly or indirectly from any act or omission by the indemnifying party hereunder in connection with the installation, presence, maintenance and operation of facilities operated by the indemnifying party. It is agreed that neither party hereto shall be liable to the other for damage to the equipment, apparatus, appliances or property of any kind, caused by defects in or failure of the machinery, apparatus, or appliances. SELLER shall have no obligation for the distribution or control, or care, or protection, or proper utilization of the gas beyond the meter set which establishes the point of its delivery of gas to CUSTOMER. CUSTOMER shall have no obligation for the distribution or control, or care, or protection, or proper utilization of the gas prior to its delivery to the meter set which establishes the delivery point of gas to CUSTOMER. SELLER shall not be liable for damages or injuries to persons or property resulting in any manner directly or indirectly from the receiving, use or application by CUSTOMER of such natural gas unless such damages or injuries are caused solely out of the gross negligence or willful misconduct of the SELLER or SELLER'S agents, employees, or contractors. CUSTOMER shall not be liable for damages or injuries to persons or property resulting in any manner directly or indirectly from the receiving, provision, use or application by SELLER of such natural gas unless such damages or injuries are caused solely out of the gross negligence or willful misconduct of the CUSTOMER or CUSTOMER'S agents, employees, or contractors. Notwithstanding any other provisions of this Agreement, SELLER and CUSTOMER each releases the other and, on behalf of its insurers, waives its entire right to recovery against the other for loss or damage to the waiving party and its property to the extent that the loss or damage is covered by insurance or would have been covered by insurance proceeds payable under any policy maintained by CUSTOMER or SELLER. CUSTOMER and SELLER each agrees to furnish to each insurance company which has or will issue such policies notice of the mutual waivers contained herein and to have the insurance policies properly endorsed, if necessary, to prevent the invalidation of said coverage by said waivers.

14. Negotiation of Disputes: The parties shall attempt in good faith to resolve all claims, disputes and controversies of any nature, arising out of or relating to this Agreement or the relationship of the parties (collectively "Dispute") promptly by negotiation between executives with authority to settle the Dispute. Either party may give the other party written notice ("Initial Notice") of any Dispute not resolved in the normal course of business for resolution under this paragraph. The Initial Notice shall include a statement of that party's position and the names and titles of the executive and any other people who will represent that party's position. Within fifteen (15) days of the delivery date of the Initial Notice, the receiving party will respond with its own position statement and the names and titles of the executive and any other people who will represent that party's position. Within twenty-five (25) days of the delivery date of the Initial Notice, the parties will meet at a mutually acceptable time and place, and thereafter as often as reasonably deemed necessary to resolve the Dispute. Each party will honor the other party's reasonable requests for information during such negotiations.

15. Mediation of Disputes: If a Dispute has not been resolved by negotiation as described above

within 45 (forty-five) days of the delivery date of the Initial Notice, or if the parties' executives failed to meet within 25 (twenty-five) days of such delivery date, the parties agree that prior to attempting to resolve the Dispute by arbitration or litigation, they shall attempt to settle the Dispute by mediation in Augusta, Georgia under the then current Center for Public Resource's ("CPR") Model Mediation Procedures for Business Disputes. Within ten (10) days of a party's written notice of its desire to mediate to the other party, the parties will appoint a mutually acceptable mediator from the CPR Panels of Distinguished Neutrals. All applicable statutes of limitation and defenses based upon the passage of time will be tolled for the duration of any Dispute resolution under this Section. All negotiations and mediations shall be considered confidential and shall be treated as compromise and settlement negotiations for purposes of applicable rules of evidence. The parties shall continue to perform under this Agreement pending the final resolution of any Dispute, except as set forth in Section 7.

16. Governing of Law: This Agreement shall be governed by and interpreted in accordance with the domestic laws of the State of Georgia without giving effect to any choice or conflict of law provision or rule (whether of the State of Georgia or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Georgia.

17. Amendments and Waivers: No amendment of any provision of this Agreement shall be valid unless the same shall be in writing and signed by SELLER and CUSTOMER. No waiver by any Party of any default, misrepresentation, or breach of covenant hereunder, whether intentional or not, shall be deemed to extend to any prior or subsequent default, misrepresentation, or breach of covenant hereunder or affect in any way any rights arising by virtue of any prior or subsequent such occurrence.

18. Notices: Any notice or communication required or permitted to be given pursuant to this Agreement shall be confirmed in writing (with exception of a curtailment notice pursuant to Section 5 of this Agreement) and shall be deemed properly given when emailed, hand delivered, sent by overnight mail service, or mailed from within the United States by certified mail, return receipt requested, postage paid to the following addresses:

If to SELLER:
City of Covington
Attention: Director, Gas Department
2194 Emory Street
Covington, GA 30014
TL: (000) 000-0000
E-mail: m.jewell@cityofcovington.org

If to CUSTOMER:
c/o Serverfarm, LLC
INSERT ADDRESS
Attn: CEO
Email: Notices@sfrdc.com

With copy to: SF ATL2, LLC dba SF ATL2 (DE), LLC
General Operations Manager
10835 Hazelbrand Road
Covington, GA 30014
E-mail: _____
TL: (816) 456-1599

19. Severability: Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provisions hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction. The parties will negotiate in good faith to replace the invalid or unenforceable provision with a new provision that most closely reflects the parties' original intent with respect to the invalid or unenforceable provision.

20. Time of Essence: Without expanding either party's termination rights under this Agreement, each party agrees that time is of the essence with respect to its obligations under this Agreement and each and all of its provisions.

21. Entire Agreement: This Agreement (including attached Exhibit "A") constitutes the entire agreement between the parties and supersedes and cancels any prior negotiations, arrangements, offers, agreements or understandings, written or oral, to the extent they relate in any way to the subject matter hereof.

22. Prior Contracts and Claims: This Agreement cancels and supersedes all prior contracts and claims between SELLER and CUSTOMER, except for volumes delivered but not yet billed under any previous agreement.

23. Binding Effect: This Agreement shall be binding upon the parties hereto and their successors and assigns.

24. Incorporation of Exhibits: Each Exhibit attached hereto constitute part of this Agreement.

25. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which together will constitute one and the same instrument.

26. Construction: The introduction and recitals are a material part of this Agreement.

27. Anticipated Load Projections: SELLER requests that CUSTOMER provide a Month-Ahead load forecast by day for both firm and interruptible load at least six (6) business days prior to the start of each calendar month (Timely Month-Ahead Load Forecast). In addition, CUSTOMER will provide notice not later than 8:00 a.m. ET day ahead of any significant variations from the Timely Month-Ahead Load Forecast. If load changes occur after the Timely Day-Ahead Load Forecast CUSTOMER is requested to notify SELLER as soon as practical. Failure to provide SELLER with Timely Day-Ahead Forecasts with load variations

could result in pipeline imbalance penalties that are subject to being passed through the Customer.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed in their respective names and on their behalves by their proper officers or officials thereunto duly authorized as of the day and year written below.

Signed and Sealed this _____ day of _____, 2025.

ATTEST:	CITY COVINGTON, GEORGIA (SELLER)
By: _____	By: _____
As its: _____	As its: Mayor
	[CITY SEAL]
ATTEST:	SF ATL2, LLC dba SF ATL2 (DE), LLC (CUSTOMER)
By: _____	By: _____
As its: _____	As its: _____
	[CORPORATE SEAL]

EXHIBIT "A"

I. **Firm Contract Quantity:** Firm Base Load quantities of gas will be delivered based on the Customer's average daily quantities as requested by Customer. SELLER will make commercially reasonable efforts to supply such requested Firm Base Load quantities, including entering into firm wholesale contract obligations necessary to supply such requested Firm Base Load quantities ("Contract Obligations"). **Customer will have a right to review the Contract Obligations before entered into by SELLER.** Daily quantities of Firm Base Load quantities will be deemed as first gas through the meter and will be scheduled based on Exhibit "C". Volumes above the Firm Base Load quantities per day will be considered interruptible volumes and are subject to curtailment.

Special Provision: During peak, operational flow order days, CUSTOMER will limit its daily gas takes from the SELLER to those hourly volumes as shown in Exhibit "C". Any volumes requested above those volumes shown in Exhibit "C" will be considered interruptible volumes and subject to availability.

II. **Interruptible Contract Quantity:** The SELLER will provide Interruptible Natural gas Service for all timely nominated and confirmed quantities of up to 9,600 MMBtu per day in excess of the Firm Base Load Quantity stated in section I, subject to confirmation on the availability and the curtailment provisions contracted in the Natural Gas Sales Agreement.

III. **Monthly Charges for Firm Contract Quantity:** The sales price of gas shall be comprised of the following components for all firm and interruptible gas and Exhibit "B" shows the sample rate:

A. **Firm Contract Quantity Commodity Price:** For firm base load quantities, the rate is defined as NYMEX LD delivered to the City Gate of SELLER, plus any Contract Obligations entered into on behalf of CUSTOMER and not covered by such rate.

B. **Interruptible Commodity Price:** For interruptible quantities, the rate is defined as the daily market price of natural gas based on timely notices. Customer may request to purchase Interruptible Quantities in advance of the month, daily with timely notice, and daily without timely notice. Timely notice is 8:00 a.m. ET five business days prior to the start of the month, 8:00 ET on business day ahead of gas flow and ratable volumes over weekend/holidays, or not less than two hours prior to ID2 pipeline nomination deadline.

C. **Pipeline Fuel Cost:** The rate for fuel retention shall reflect the effective cost of TRANSCO's percentage of fuel retained as allowed for in their tariff.

D. **Pipeline Transportation Charge:** The rate of TRANSCO's firm transportation reservation fee applicable to the firm quantities per day, and the applicable commodity transportation charges, plus all applicable surcharges on the actual volumes delivered, as identified in TRANSCO's tariff. Total firm monthly volumes shall be determined as those firm contract quantities times the number of days in the month; the balance of usage shall be considered "interruptible" volumes. For all "interruptible" volumes purchased by the CUSTOMER from the SELLER, a transportation rate equal to TRANSCO's FERC approved interruptible transportation rate per MMBtu will apply to quantities.

Special Provision: In the event TRANSCO substantially changes its tariff, SELLER

reserves the right to alter the pricing structure contained herein; it is the SELLER'S intent to flow through charges as incurred, and the CUSTOMER'S intent to pay such charges.

E. **Agent and Supplier Fee:** Fees include those charges associated with the delivery of natural gas supplies to the SELLER charged by its supply agent or other suppliers outside of the Delivered Supply Contract Commodity Price adder.

F. **Distribution Fee:** The distribution fee shall be calculated monthly on the load of the CUSTOMER'S facilities located on SELLER'S natural gas system, and shall be:

For all volumes @ $0.20/MMBtu

G. **Taxes:** All applicable taxes shall be added as a separate line item(s) on all invoices to customer.

Exhibit "B"

NATURAL GAS SALES AGREEMENT
BETWEEN SF ATL2, LLC dba SF ATL2 (DE), LLC (CUSTOMER)
AND THE CITY OF COVINGTON, GEORGIA (SELLER)
GAS SAMPLE GAS RATE
CITY OF COVINGTON, GEORGIA

TO: *Covington* ***FROM:***

City of Covington

LARGE COMMERCIAL FIRM GAS SERVICE

- PRIVILEGED & CONFIDENTIAL -

Sample Rate - Example Only

Monthly Natural Gas Service

CONVERSION FACTOR:

RATE COMPONENTS	[redacted]
Applies to Firm Base Load Quantities	
Demand Charges (Supplier Adder)	
NYMEX LD (Commodity Costs are a pass through and reset every month)	
Supplier/Agent Charges	
Pipeline Fuel Retention	
Firm Transportation	
Delivered Cost to City Gate (Firm Base)	
(IF AVAILABLE) Applies to Interruptible Quantites	
WACOG of Daily Market Price	
Supplier/Agent Charges	
Pipeline Fuel Retention	
Interruptible Transportation	
Delivered Cost to City Gate	
City Ditstribution Charge / MMBtu (All volumes)	

Exhibit "C"

NATURAL GAS SALES AGREEMENT
BETWEEN SF ATL2, LLC dba SF ATL2 (DE), LLC (CUSTOMER)
AND THE CITY OF COVINGTON, GEORGIA (SELLER)

	Firm Reservation		Forecast MCF	
Month/Year	DC Capacity Full MCF / Daily	Hourly	Hourly	Daily
26-Jan				
26-Feb				
26-Mar				
Apr-26	504	21	21	504
May-26	1,200	50	50	1,200
Jun-26	1,200	50	50	1,200
Jul-26	2,400	100	100	2,400
Aug-26	5,400	200	150	3,600
Sep-26	5,400	250	185	4,440
Oct-26	7,200	350	200	4,800
Nov-26	10,800	400	250	6,000
Dec-26	10,800	400	275	6,600
Jan-27	14,400	480	325	7,800
Feb-27	14,400	520	350	8,400
Mar-27	16,200	700	400	9,600
Apr-27	18,000	750	500	12,000
May-27	18,000	750	568	13,632
Jun-27	18,000	750	625	15,000
Jul-27	18,000	750	739	17,736
Aug-27	10,800	450	309	7,416
Sep-27	7,200	300	300	7,200
Oct-27	3,600	150	150	3,600

Exhibit "D"

NATURAL GAS SALES AGREEMENT
BETWEEN SERVERFARM (CUSTOMER)
AND THE CITY OF COVINGTON, GEORGIA (SELLER)

Letter of Credit for Term of Contract

Letter of Credit requirements as noted in Section 8:

A letter of Credit in the Amount of [$5,000,000.00] is required for the term of this agreement.

The Letter of Credit will be for the term of this contract, April 1, 2026 to October 31, 2027, and will be required at the time of the execution of the Sales Agreement.

Exhibit "D"

COPY OR ABSTRACT OF APPLICABLE TRANSCO AGREEMENT
BETWEEN SELLER AND TRANSCO

See attached.

SGC Engineering, LLC
a Lloyd's Register Company

LETTER OF INTEREST

Mike Jewell, Gas Director
City of Covington
2194 Emory Street
Covington, GA 30014

Mr. Jewell,

SGC Engineering, LLC (SGC) and a subsidiary of Magnolia River International, Inc. (MRI), is pleased to submit our proposal to the City of Covington (the City) for the Category B – On-Call Consulting Services portion of the Annual Consulting Services project.

SGC is a multidisciplinary engineering firm serving clients in the northeastern region of the United States. SGC operates with focus on the delivery of world class consulting and advisory services to clients in renewable, utility, commercial and industrial markets. Our approach is to use the best available technical and scientific know-how to meet the needs of our clients while maintaining the highest level of quality.

SGC is a highly responsive, solution-oriented surveying firm serving clients throughout North America. Since our inception in 1999, our experienced professionals have delivered attentive service by using advanced technology to provide cost-effective land surveying solutions for energy and power transmission and distribution facilities, commercial and residential real estate developments, water and wastewater treatment, and stormwater management.

We appreciate the opportunity to support the City and value the chance to build on our professional relationship. If you have any questions, please contact Ray Lewis, Project Manager, at (704) 290-7458 or ray.lewis@sgcsurvey.com.

SGC acknowledges receipt of the Addenda.

Ray Lewis
Project Manager

TEAM AND QUALIFCATIONS

Firm Background

Headquartered in Mooresville, NC, we have a team of more than 230 employees operating from professional and field offices across the eastern US. These resources – combined with our experience, judgment, and responsiveness – make SGC one of the most sought-after and trusted surveying teams in the industry.

SGC Survey delivers responsive, accurate and cost-effective survey solutions in support of your development plans from inception to execution. Our survey solutions include:

- Property boundary, easement, and corridor surveys
- Preliminary route surveys, route selection, and constructability analysis
- Procurement and management of LiDAR and photogrammetric mapping
- Preliminary route surveys

Existing conditions surveys of facilities

- Construction staking and as-built surveys including as- built
- Inland and near shore hydrographic surveys
- GPS surveys for geodetic control networks and photo control
- ALTA/ACSM land title surveys
- HDS terrestrial laser scanning and 3-D modeling
- Electric transmission line conductor span surveys

Scope of Work

Review of Construction Plan Submittals and Review of Preliminary and Final Plat Submission

SGC prides itself on working with its clients to manage project costs at every step of a project's life cycle. Utilizing technological innovation and solutions, SGC will develop a cost-saving plan for each opportunity it receives. SGC utilizes multiple software platforms to make this happen, including ESRI GIS Software, Data Halo and a full host of Drafting software.

All survey data is subject to an independent peer review at every stage from when it is submitted by field crews to when it is provided to the Client. SGC has developed proprietary tools utilizing Esri's ArcGIS platform and Data Halo, that is an integral part of SGC's survey data QA/QC process. Each one of these tools are focused on two primary goals: (1) Is the data correct? and (2) Is the data complete?

SGC uses our internal Material Asset Tracking System (MATS) to assist our clients in ensuring that all pipeline components meet 49 CRF 192 regulatory specification. Our MATS program uses proprietary ERSI tools to review material and confirm that all proper documentation has been collected and is correct. Though we do not design or implement pipeline projects, our services are integral to completing said projects in line with federal standards.

SGC does not require access to Covington, GA office sites unless meetings are held that we need to attend. As long as any necessary data can be sent to us, we do not require any network access either. SGC will provide all equipment, both hardware and software needed to complete this project.

SGC has worked in the energy sector for 25 years. In that time SGC has successfully completed hundreds of energy projects from distribution to transmission. As a survey company, SGC has one of the largest working operational footprints in the country. We have the resources and the expertise to accomplish any project awarded

EXPERIENCE

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Cumming Lateral Pipeline, Forsyth County, GA
Project Description:	SGC pre-lim survey and plats
Scope Responsibility:	Survey CAD Technician. Responsible for CAD and easement plat drafting for the survey of a 16-inch diameter, high-pressure transmission line that runs for approximately 11 miles in central Forsyth County.
Contract Value:	$500,000

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Newnan Bypass Pipeline, Coweta County, GA
Project Description:	SGC pre-lim survey and plats
Scope Responsibility:	Survey CAD Technician. Responsible for CAD and easement plat drafting for the Newnan Bypass pipeline, a 17-mile pipeline in Coweta County, from Lunsford Road to Highway 54, just south of Ragsdale Road.
Contract Value:	$700,000

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Black Hills Pipeline, Arkansas
Project Description:	Boundary and topographic surveys in various locations for new pipeline installation
Scope Responsibility:	Survey field work, office work, deliverable preparation, client communication, project accounting tasks, creating field and office schedules, and managing direct report employees. Worked with office technicians to finalize boundary lines and generate exhibits for the installation of new gas lines. Project management duties included client communications, work coordination, budget preparation, and accounting duties. Various locations throughout Arkansas. The projects consisted of boundary resolution including parcels and road right of ways and topographic surveys to acquire new easements for the installation of new natural gas main pipelines.
Contract Value:	$300,000

Project Owner:	SGC Surveying
Clients:	Confidential
Project Name:	Bellevue Pipeline, TN
Project Description:	Boundary and Topographic surveys in Bellevue, TN for new pipeline installation.
Scope Responsibility:	Coordinating survey field work, office work, deliverable preparation, client communication, project accounting tasks, creating field and office schedules, and managing direct report employees. Worked with office technicians to finalize boundary lines and generate exhibits for the installation of new gas lines. Project management duties included client communications, work coordination, budget preparation, and accounting duties. The site was in Bellevue, Tennessee and was for installation of a new natural gas main pipeline. The projects consisted of boundary resolution including parcels and road right of ways and topographic surveys to acquire new easements for the installation of a new natural gas main pipeline.
Contract Value:	$80,000

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Polk County, FLA Reclaimed Natural Gas Pipeline
Scope Responsibility:	Preliminary work and staking for a 6 mile Reclaimed Natural Gas Pipeline
Contract value:	$78,900

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Sabal Trail Pipeline: Part of the 517-mile Sable Trail Pipeline
Scope Responsibility:	Perform preliminary work, topographic survey, easement mapping, as-built services and still provide limited staking support for ROW encroachments.
Contract Value:	$91,545

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Shands Bridge
Scope Responsibility:	SUE A & B. Preliminary survey
Contract Value:	$58,000

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Opa-Locka Gas Main Relocation
Scope Responsibility:	Route Survey
Contract Value:	$10,600

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Orlando South Station Rebuild
Scope Responsibility:	Preliminary survey at regulator station
Contract Value:	$19,600

Project Owner:	SGC Surveying
Client:	Confidential
Project Name:	Shands Bridge
Scope Responsibility:	SUE A & B. Preliminary survey
Contract Value	$58,000

Project Owner:	SGC Surveying
Clients:	Confidential
Project Name:	M-071 Concord/Kannapolis Pipeline, NC
Project Description:	Preliminary survey, easement plats, construction staking, as-built services, asbuilt deliverable for new 26-mile pipeline installation.
Scope Responsibility:	Coordinating survey field work, office work, deliverable preparation, client communication, project accounting tasks, creating field and office schedules, and managing direct report employees. Worked with office technicians to finalize boundary lines and generate exhibits for the installation of new gas lines. Project management duties included client communications, work coordination, budget preparation, and accounting duties. The site was in Concord, Kannapolis, Landis NC and was for installation of a new natural gas main pipeline. The projects consisted of boundary resolution including parcels and road right of ways and topographic surveys to acquire new easements for the installation of a new natural gas main pipeline.
Contract Value:	$3,000,000

Due to the confidentiality agreements we uphold and our commitment to client privacy, we do not disclose client names or contact information at this stage. Full reference details can be provided upon award or under a mutually executed non-disclosure agreement.

RESUMES

Please find resumes for the selected team members in Appendix A – Resumes.

PROJECT MANAGEMENT APPROACH

Project Management Strategy

SGC Surveying is a highly-responsive, solution-oriented surveying firm serving clients large and small throughout North America for 25 years. Since our inception in 1999, our experienced professionals have delivered attentive service by using advanced technology to provide cost-effective land surveying solutions for energy and power transmission and distribution

facilities, commercial and residential real estate developments, water and wastewater treatment, and stormwater management. SGC will work with Covington, GA to align all Survey Operations and deliverables. We will build a workflow and process that meets Covington, GA standards of practice and quality assurance.

Real-Life Example

This project management approach was successfully applied on a recent 26-mile transmission pipeline project that consisted of both 8IN and 12IN steel. This project also included preliminary survey work that included working with over 400 plats and property owners to assist in obtaining temporary working space and permanent easements as well and one railroad bore. This project began in July 2024 and was gassed up July 2025. This project also included several weeks of night work required by the NCDOT due to heavy daytime traffic. We are currently working on the as-built deliverables and expect that to be completed ahead of schedule.

BILLING RATES

Our approach to pricing is informed by past performance, historical cost data, internal production metrics, and clearly defined scopes of work. This allows us to provide fair, transparent, and accurate estimates that align with project expectations and client preferences.

Please find a copy of our rate sheet in Appendix B – Billing Rates

OPEN RECORDS

SGC acknowledges that all materials submitted in response to this RFQ are subject to the Georgia Open Records Act and the City of Covington's policies. Our submittal does not contain trade secrets, proprietary commercial data, or confidential financial information.

APPENDIX A – RESUMES

(800) 581-4031 www.sgcsurvey.com



Christopher Michaud, PLS

Director, Innovation and Technology

As a Director of Innovation and Technology for SGC Engineering, LLC, Mr. Michaud has over twenty-three years of surveying experience. Survey projects include working on: Unmanned Aerial Vehicles, UAV Inspection Surveys, Terrestrial and Aerial Lidar Surveys, Global Positioning Systems (GPS), Real-Time Kinematic and Static Surveys, Boundary Surveys, Topographic Surveys, Hydrographic Surveys, Subsurface Investigation Surveys, Corridor/Route Surveys and Construction Surveys. As the Director of Survey, Mr. Michaud plays an integral role in all aspects of surveys from directing and overseeing projects through to the production of the final product. His skills include the use of specialized equipment and various technologies, including experience operating a host of specialized software applications. Responsibilities include providing leadership, prototyping, and implementation of new technologies, processes, and procedures across the operating footprint of SGC.

EDUCATION

University of Maine, Orono, Maine
Masters in Engineering & Business
Concentration in Survey Engineering 2022

University of Maine, Orono, Maine
B.S. Spatial Information Engineering 2002

UAS Remote Pilot # 3933834

REGISTRATIONS

Arkansas – 1840
Connecticut – 70283
Georgia – LS003380
Idaho – L-17852
Indiana – LS21900004
Kansas – 1685
Kentucky – 4197
Maine – 2385
Missouri – LS-2019030297
New Hampshire – 1116
New Jersey – 24GS04330300
New Mexico – 25018
North Carolina – L-5344
North Dakota – LS-27754
Ohio - 8753
Oklahoma – 1919
Pennsylvania – SU075244
South Dakota – 13991
Utah – 11247775-2201
Vermont – 024.0132655
Virginia – 3240
Wisconsin – 3187-8

RELATED PROJECT EXPERIENCE SAMPLING

Enbridge – Access Northeast Project (Project Manager)

Project Manager of Terrestrial Lidar facility surveys and Subsurface Utility Engineering (SUE) along the proposed project corridor. Responsible for the overall project management, quality control, and management of attribute rich spatial data collected along the 125-mile natural gas corridor from New Jersey though Massachusetts.

Atlanta Light and Gas (Senior Project Manager)

Responsible for working with multiple project managers and teams to support preliminary and as-built surveys on over twenty miles of local distribution lines located through-out the greater Atlanta area. In addition to survey support on projects, responsibility included the implementation of 3D Ground Penetrating Radar system to supplement Subsurface Utility Engineering (SUE) efforts on multiple projects.

Tennessee Gas Pipeline Northeast Upgrade Project (Project Manager and Supervising Professional Land Surveyor)

The 40-mile natural gas pipeline looping project in Pennsylvania and New Jersey. Project responsibilities include for Registry Research, Preliminary Survey, Boundary Determination and compilation of a 400+ property parcel mosaic, Land Plats, Condemnation Plats, Legal Descriptions, Construction Stakeout, Construction As-Built and Construction Support.

Maritimes and Northeast Phase III AC Mitigation (Project Manager)

The project involved six miles of new mitigation along the existing 23 mile pipeline running through Northern Massachusetts. Project responsibilities included the generation of alignment sheets, location of wetland delineation, and the layout of the proposed upgrades. Alignment sheet generation was performed in the AutoCAD drafting environment using in-house data from previous projects as well as the integration of data from other outside services.

Maritimes and Northeast Phase IV Expansion – Preliminary Survey (Project Manager)

Responsible for multiple crews conducting preliminary survey for a proposed pipeline looping project running 120 miles through Maine. While performing the route survey, special field procedures were implemented to correctly measure wire height and span sags. This information was collected in great detail to assist the future construction of the pipeline.

Maine Department of Transportation (MDOT) (Application Developer)

Implemented a revolutionary conversion tool that allows SGC the ability to transform standard data files into MDOT specific files. During the conversion process, a multitude of functions run allowing excellent quality control / quality assurance checks on data before it is passed onto the client.



Jason Tommell

Director, Operational Excellence

Jason is a Professional Surveyor with extensive experience in providing land surveying, land planning, and floodplain management across diverse project domains. He has successfully led teams on residential, commercial, industrial, and energy projects, including boundary surveys, construction layouts, linear route planning, ALTA/NSPS Land Title surveys, deformation monitoring, and GPS/GNSS services. Committed to ensuring overall customer satisfaction through a balanced approach to problem-solving, Jason integrates qualitative and quantitative methodologies to optimize operational processes. Jason is a results-oriented professional dedicated to excellence in many aspects of surveying and project management.

EDUCATION

University of Maine, Orono, Maine (Currently Enrolled)
M.S. Engineering Technology, Surveying
Expected 2025

University of Maine, Orono, Maine
Graduate Certificate in Surveying Engineering
2021

Norwich University, Northfield, VT
M.B.A. Organizational Leadership
2009

Washington College, Chestertown, MD
B.A. Degree in Humanities
1997

REGISTRATIONS

New York State Licensed Land Surveyor No. 050605

Florida State Licensed Professional Surveyor and Mapper No. 7472

Kentucky State Licensed Land Surveyor No. 4555

Certifications

Certified Floodplain Manager (CFM)
No. US-18-10744

FAA-Certified Drone Pilot (Part 107 sUAS Remote Pilot Certificate)
No. 4491281

Project Management Professional (PMP)
No. 3375714

Lean Six Sigma Black Belt

RELATED PROJECT EXPERIENCE SAMPLING

Oil and Gas Pipelines

National Grid, Bensonhurst Mini-Gate, Brooklyn, New York, (Project Land Surveyor)
Provided oversight and final review of final phases of gas pipeline as-built of gas main, features, fittings and all visible utilities.

National Grid, Northwest Nassau Phase 3, Suffolk County, New York, (Project Land Surveyor)
Reviewed and provided oversight of established right-of-way and boundary computations and mapping that supported the design of an approximately 5-mile long transmission gas main.

SGC Engineering LLC, Westbrook, Maine
(Regional Survey Operations Manager—Northeast)
Responsible for land surveying operations for projects throughout the Northeast Region (ME, MA, RI, CT, NY, NJ, PA, VT, NH) and for maintaining enduring relationships with clients, contractors, and other stakeholders. Collaborate as a member of the Senior Leadership Team to strategically develop and advance overall business operations and culture.

MJ Engineering and Land Surveying, PC, Clifton Park, NY
(Survey Director/Survey Manager)
Responsible for survey project and client management, development, and monitoring of quality assurance measures. Evaluate, diagnose, and develop solutions to optimize the efficiency of the overall survey process. Program management, project management, and quality control for the construction surveying program.

TCE, Williston, Vermont (Director of Field Services)
Oversaw operations of Subsurface Utility Engineering services for VT Underground Locators (subsidiary) and land surveying operations for TCE.

Jason Tommell Land Surveying, Saratoga Springs, NY
(Sole Proprietor)
Owner/operator of a professional services business offering professional land surveying, land planning, and certified floodplain management services in New York and Vermont.

The Chazen Companies, Poughkeepsie, NY
(Director, Land Surveying)
Responsible for land surveying. Provided leadership and oversight for proposal development, client and project management, the development of standards, and overall quality assurance and control of survey products multiple offices. Provided leadership for land surveyors, SUE technicians, and GIS direct reports.

Cody Hodges

Director of Market Development

Results-driven energy and land professional with 10+ years of progressive experience in right-of-way acquisition, land negotiations, market development, and client relationship management across the utility, midstream, upstream, and renewable sectors. Proven leader in building business development infrastructure and delivering consistent, measurable growth. Trusted by top oil and gas and utility industry leaders for strategic expansion efforts. Active member in key industry organizations throughout Texas and the U.S.

EDUCATION

Tarleton State University, Stephenville, Texas
Bachelor of Business Administration, 2010

RELATED PROJECT EXPERIENCE

SGC Engineering LLC

(Director of Market Development)
Lead market development strategies across utility, midstream, and renewable sectors. Drive multi-market project growth through strategic planning, client alignment, and service expansion. Collaborate with executive leadership to identify emerging opportunities and enter new geographic markets. Develop go-to-market strategies to position SGC as a leading service provider across disciplines.

(Director of Key Accounts)
Focused on expanding business units in midstream, upstream, distribution and transmission for strategic utility clients. Managed long-term client partnerships and ensured successful delivery of high-volume infrastructure projects. Led coordination of internal teams to ensure consistency in quality, compliance, and client expectations.

(Business Development Manager)
Built, structured, and led a business development department across utility, midstream, upstream, and renewable markets. Delivered over 40% annual market growth while managing over 1,000 distribution projects. Secured major contracts by establishing strong relationships with key decision-makers across industries.

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Transglobal Services
(Staff Landman)
Acquired ROW, easements, temporary workspace, and encroachment agreements for large-scale midstream and utility relocation projects. Negotiated landowner agreements and coordinated due diligence efforts across multiple regions. Supported midstream pipeline and upstream well pad developments through permitting and compliance efforts.

Permian Basin
(Independent Contractor)
Conducted ROW lease negotiations, land acquisition, land administration, and due diligence services for upstream and midstream operators. Delivered comprehensive title and permitting support across high-volume development areas. Worked closely with legal teams to support clean title and regulatory compliance.

PROFESSIONAL AFFILIATIONS

Fort Worth Association of Professional Landmen
Permian Basin Land Association
Houston Association of Professional Landmen
International Right of Way Association (IRWA)
Fort Worth Wildcatters



Joshua Ryan Holben

Director of Survey Operations

Josh is a highly experienced Regional Survey Operations Manager with over 18 years in the field, specializing in leading land survey operations for large-scale natural gas pipelines, distribution, and transmission projects. Expert in Boundary Surveys, Topographic Surveys, ALTA/NPS Surveys, As-Built Surveys, GPS Surveys, GIS Surveys, and Hydrologic Surveys. Additionally proficient in managing surveys implementing advanced technologies such as terrestrial scanning, static scanning, and UAV LiDAR scanning. Proven track record in managing profit and loss (P&L), leading high-performing teams, and driving operational excellence. Successfully collaborated with clients including Duke Energy, Centurion Pipeline L.P., Piedmont Gas, Columbia Gas, NiSource, and Dominion Energy, consistently contributing to the growth and success of dynamic organizations.

EDUCATION

University of North Dakota, Grand Forks, ND
BS, Engineering Studies, Spring 2024

Community College of the Air Force,
Montgomery, AL
Construction Technology, 2019

CERTIFICATIONS

Active security clearance – Secret Clearance
Expires 06/2025

Contracting Officer Representative – Defense Acquisition University, Certification 2020

United States Air Force Civil Engineering Management Craftsman Course, Certification 2019

United States Air Force Engineering Journeyman Course, Certification: 2017

United States Air Force Engineering Apprentice Course, Certification: 2016.

RELATED PROJECT EXPERIENCE SAMPLING

Oil and Gas Pipelines

SGC Surveying, Cincinnati, OH (Regional Survey Operational Manager)
Led and managed land survey operations for infrastructure projects across the region, ensuring adherence to regulatory requirements and client satisfaction. Successfully managed the profit and loss (P&L) for the region, implementing strategic initiatives to optimize financial performance and achieve business objectives. Established and maintained strong relationships with clients, contractors, and stakeholders, driving business growth and customer retention.

Akkodis, Remote (Technical Project Manager)
Stood up an aerospace office and team of 28 aerospace engineers to support a VIP client in Irving, Texas to support a multi-million-dollar project. Oversaw the selection of team members, developing the work breakdown structure per discipline, and coordinated with global partners. Took a troubled program to a productive and efficient program.

SGC Surveying, Cincinnati, OH
(Sr Survey Project Manager & Office Manager)
Lead Program Manager of fifty-three complex gas infrastructure projects. Facilitated control network establishment and maintained strong client relations throughout the project lifecycle. Effectively managed survey crews, overseeing their performance and coordination to meet project milestones. Spearheaded data preparation and processing activities, implementing rigorous quality control and verification protocols. Provided oversight on construction layout and drafting processes to ensure accuracy and compliance with project specifications.

Boyle Associates, Portland, ME,
(Team Lead/Program Manager)
Technical program management for the development and execution of field data collection, data controls and decreased data inaccuracies. Fabricate, maintain, and administer task automation workflows for GIS analysis, production, and data management for Solar Installation throughout the New England area.

United States Air Force, Chicopee, MA
(Technical Sergeant)
Team Program Manager of military personnel and outsourcing contractors to construct, maintain, and repair base utilities, buildings, and equipment. Design, manage, and constructed an innovative flood mitigation system for a 21-million-dollar facility applying engineering principles and theories to solve an array of engineering challenges while deployed in the Middle East.

Cornerstone Energy Services, S. Portland, ME
(Senior GIS Analyst & FAA 1-8 UAS Pilot)
Proficiently managed the survey and base mapping of a 20" steel pipeline replacement project in Midland TX for Centurion Pipeline L.P. Oversaw control network establishment, fostering strong client relations throughout the project lifecycle. Effectively managed survey crews, ensuring optimal performance and adherence to project timelines. Led data preparation and processing efforts, including rigorous quality control and verification procedures. Conducted boundary calculations and provided drafting oversight on TCE and PE Plats to ensure accuracy and compliance with regulatory requirements integrating ArcMap and AutoCAD.



ANDREW TRUELOVE

Surveyor Department Manager - GA

Mobile: (678) 316-2208
atrue1979@gmail.com
https://www.linkedin.com/in/andrewtruelove/

EDUCATION

High School Diploma | North Hall High School | 1998

Coursework | North Georgia College and State University | 1998–2000

Land Surveying Certificate | University of North Ga | 2024

EXPERIENCE

Total Years: 23+

Survey Instrument Person
Rochester & Associates, Inc.
May 2000 – September 2001

Survey Instrument Person
Development Consultants Group
September 2001 - January 2004

Survey Crew Leader
Development Consultants Group
January 2004 - June 2009

Survey Instrument Person
Street Smarts/Stantec
January 2010 – December 2011

Survey Instrument Person
Wolverton and Associates
January 2012 – February 2014

Survey CAD Technician
Wolverton and Associates
March 2014 – December 2017

Project Surveyor
Wolverton and Associates
January 2018 – December 2019

Cont. on Next Page…

PROFESSIONAL EXPERIENCE

Over 23 years of experience as a surveyor, crew leader, technician, project manager, survey section/phase manager, and survey coordinator. Served as an instrument operator and crew leader on topographic and cross section surveys for FEMA and DOTs, RTK GPS surveys, GDOT surveys, right-of-way and construction staking projects, ALTA surveys, and boundary surveys. Equipment knowledge spans from Nikon and Sokkia conventional total stations, Leica and Trimble Robotic total stations, Leica and Trimble GPS, and Seafloor sonar, to RIEGL and Trimble laser scanners. Also, over 9 years of office experience as a CAD drafter, project surveyor, project manager, section/phase manager, and survey coordinator. Worked on drafting survey databases, compiling GDOT deliverables, point cloud extractions, property boundary resolution, plat drafting, project management, and people management. Software knowledge includes AutoCAD, Carlson, Trimble Business Center, InRoads, MicroStation, OpenRoads, and TopoDOT.

ATLANTA GAS LIGHT STRIDE II PROJECTS

- **CUMMING LATERAL PIPELINE, FORSYTH COUNTY, GA**

  Survey CAD Technician. Responsible for CAD and easement plat drafting for the survey of a 16-inch diameter, high-pressure transmission line that runs for approximately 11 miles in central Forsyth County.

- **NEWNAN BYPASS PIPELINE, COWETA COUNTY, GA**

  Survey CAD Technician. Responsible for CAD and easement plat drafting for the Newnan Bypass pipeline, a 17-mile pipeline in Coweta County, from Lunsford Road to Highway 54, just south of Ragsdale Road.

SR 307 AT I-16 INTERCHANGE, CHATHAM COUNTY, GA (GDOT)

Survey CAD Technician. Responsible for drafting of database survey for a reconstruction project for widening and improving SR 307, including the bridge crossing I-16. Project included coordination of aerial mapping and the associated photo control point establishment. The project also consisted of completing the main line and secondary control point establishment, following the guidelines within the GDOT Automated Survey Manual, which included a multi-point Static GPS/GNSS/OPUS network and traversing the entire perimeter of the project. The database survey included topographical features, property and right-of-way data as well as wetland locations. All data was delivered following the GDOT Electronic Data Guidelines.

Phillip Shaw

Senior Project Manager

Experienced management professional with over 10 years of leadership and 8 years of collaborative work with civil and routing engineers, as well as state officials. Served as Civil/Boundary Party Chief for 3.5 years and Pipeline Party Chief for 7 years, working with industry leaders such as Sunoco, Kinder Morgan, Piedmont Natural Gas, Duke Energy, and more. Proficient in Trimble Business Center, AutoCAD, and familiar with Carlson software. Strong knowledge of Microsoft Excel, Word, and PowerPoint, with a deep understanding of civil and pipeline project plans, phases, and processes. Expertise in Material Documentation, MAOP processes, and X-ray film handling. Successfully trained and mentored teams in surveying, MAOP processes, and field operations. Skilled in streamlining processes for efficiency and project success.

EDUCATION

Gateway Community College: AAS
Automotive Technology

RELATED PROJECT EXPERIENCE SAMPLING

Oil and Gas Pipelines

Duke Chesnee Regulator Station – Duke and WK Dickson, Chesnee, South Carolina
(Project Manager, MAOP Tech/Tech Support)
Took over for As-built Phase, Build Gate Completion, Stakeout Package Creation, Tally, Material List Creation, Crew Management, Data Processing, QA/QC processes through Asbuilts, As-built BOM creation for the 2 Major Project Numbers and Distribution portion of the Regulator Station. Submittal to Duke's Sharepoint, MAOP before in-service, Final as-builts with GIS deliverable prior to 30 days after. GIS Schema Creation for GIS department.

Duke Line 11 Duke and WK Dickson –
3 miles and 1 station
(Project Manager, MAOP Tech)
Took over for As-built Phase. Build Gate Completion, Stakeout Package Creation, Tally, Material List Creation, Crew Management, Data Processing, QA/QC processes through Asbuilts, As-built BOM creation for the 2 Major Project Numbers and Distribution portion of the Regulator Station. Submittal to Duke's Sharepoint, MAOP before in-service, Final as-builts with GIS deliverable prior to 30 days after. GIS Schema Creation for GIS department.

Duke Line 434 – AECOM – 20 miles
Hamlet to Pembrook, North Carolina
(MAOP and Data Tech)
Data Halo. Multiple Stations, MLVs, HDDs. Onsite MAOP and Data Tech – Updating Tally, Material List Updating, Crew Management, Data Processing, QA/QC processes, MAOP before in-service, Final as-builts with GIS deliverable prior to 30 days after.

Duke Line 451 – POND – 18 miles
Dallas to Mooresville, North Carolina
(MAOP and Data Tech)
Multiple Stations, MLVs, HDDs. Onsite – Took over for As-built Phase. Build Gate Completion, Stakeout Package Creation, Tally, Material List Creation, Crew Management, Data Processing, MAOP before in-service, Final as-builts with GIS deliverable prior to 30 days after. Supplied Natural Gas to convert Marshall Stream Plant from Coal to Natural Gas.

Duke Line 467 – WoodGroup – 15 miles
Monroe to Locus, North Carolina
(Project Manager and MAOP Support)
GIS Deliverable tech, 7 Stations, MLVs, 2 HDDs. For As-built Phase. Build Gate Completion. Stakeout Package Creation, Support for Tally Verification, Material List Creation, QA/QC processes through Asbuilts, As-built BOM creation, GIS deliverable Completion.

Line 120 – HDR – Reg Station
(Project Manager and MAOP Tech Support)
For As-built Phase. Build Gate Completion, Stakeout Package Creation, Support for Tally Verification, Material List Creation, QA/QC processes through As-builts, As-built BOM creation, GIS Schema Creation for GIS department.

Line 122 – HDR – Reg Station
(Project Manager and MAOP Tech Support)
For As-built Phase. Build Gate Completion, Stakeout Package Creation, Support for Tally Verification, Material List Creation, QA/QC processes through Asbuilts, As-built BOM creation, GIS Schema Creation for GIS department.

RLNG – BurnNMac – 2 Miles, 2 Stations
Maxton, North Carolina
(Project Manager and MAOP Tech)
Offsite. For As-built Phase. Build Gate Completion, Stakeout Package Creation, Tally Verification, Material List Creation, QA/QC processes through Asbuilts, As-built BOM creation, Final as-builts creation.

SGC SURVEYING

Ray Lewis

Project Manager



Over my 33 years of experience, I have witnessed new, emerging technologies used in the natural gas construction industry and have always worked with integrity, honesty and safety in mind to make our natural gas systems safe for our general public. I have experience inspecting plastic and steel natural gas pipelines of various sizes up to 30 inch and have coordinated the activities of contractors on numerous pipeline projects and have experience developing construction cost estimates for projects. I worked closely with the engineering department of Piedmont Natural Gas concerning construction activities and with other district offices, other than my home district, inspecting on construction activities. I have also worked closely with governmental agencies to mitigate conflicts between other utilities and any natural gas facilities and have developed a reputation of integrity and safety. I have been chairperson of several NC 811 UCC, Utility Coordinating Committees, during my tenure.

EDUCATION

Southern New Hampshire University, BS, Business Administration/Organizational Leadership
2015

Central Piedmont Community College,
AAS, Business Administration
2010

Piedmont Operations Supervisor Training
Completed yearlong course, 2017.

Richmond Community College
Diploma in Architectural Drafting and Design

RELATED PROJECT EXPERIENCE SAMPLING

Oil and Gas Pipelines

Piedmont Natural Gas, Northeast Region
(Sr. Project Distribution Specialist)
Managed multiple complex natural gas distribution construction projects assigned to the Northeast Zone. Covered the Elizabeth City territory to assist with project management on new construction projects.

PNG, New Bern Operations Center
(Distribution Project Specialist)
Manage multiple natural gas distribution construction projects. Work with sales team on expanding natural gas pipelines to areas of communities that do not have natural gas service including cost estimates. Work with engineering department to update natural gas distribution systems to eliminate more costly steel systems and manage system strengthening projects from conception to completion. Work with local NCDOT offices to relocate natural gas line with conflicting roadway projects.

RELATED PROJECT EXPERIENCE SAMPLING

Oil and Gas Pipelines

PNG, Indian Trail RC
(Supervisor Field Services)
Managed and assigned work to crews responsible for maintenance on PNG's natural gas distribution system in the Indian Trail Resource Center coverage area which includes Indian Trail, Albemarle. This area of responsibility also includes transmission line work in areas that included Iredell, Mecklenburg, and Cabarrus counties. Dispatched crews for emergency leaks and 3rd party damages and assisted crews in the field.

PNG Operations and Maintenance,
Charlotte/Salisbury
(Operations Supervisor)
Managed and assigned work to PNG crews which are responsible for various types of maintenance work on their natural gas distribution system in the Central Zone. Dis-batched crews for emergency leaks; checked and verified completed orders. Re-located and up graded service for gas requirements increase. Worked together with Capital Construction on steel taps for contractors.

PNG Capital Construction, Charlotte/Salisbury
(Operations Supervisor)
Managed Design Operations Technicians concerning the design, cost estimating, permitting, and bidding natural gas pipeline construction projects for both underground and above ground facilities. Managed Utility Field Reps concerning the construction of natural gas pipeline projects both underground and above ground to ensure pipeline was installed to company and industry standards. Assisted with the construction of the meter and regulator station at the Pee Dee Electric Power plant in Anson County, installing approximately 1,500 of 24" steel transmission line.

Callen Cobb CPL

Project/Land Manager

Results-driven Land Manager with over 13 years of comprehensive experience across the land spectrum, including deep expertise in the Permian Basin and expanding portfolios in the renewable and utility sectors. Proven track record of building and scaling high-performing land teams for diverse energy clients, with a strong command of ROW acquisition, title research, and strategic project execution. Adept in managing complex land projects across ~20 counties in Texas and New Mexico, with proficiency in industry-standard tools such as DI-Courthouse, Texas File, and Basin Land Records. Equally skilled in stakeholder collaboration, cross-functional leadership, and leveraging technology to enhance operational efficiency and compliance.

EDUCATION

Stephen F. Austin State University
Bachelor of Business Administration 2010
Certified Professional Landman
TREC Licensed Easement or ROW Agent
AAPL's Renewable Energy Certificate

RELATED EXPERIENCE SAMPLING

Land Manager Experience

SGC Surveying, LLC (Land/Project Manager)
Introducing and building the company's Land Department. Provide comprehensive land services in support of survey operations for clients in utility, electric, oil & gas, renewable, and natural gas sectors. Serve as liaison between survey and land teams to streamline project execution and ensure compliance with client expectations and jurisdictional requirements.

Transglobal Services, LLC (Regional Land Manager)
Led a team of 10 land professionals, including landmen and land administrators, servicing clients in the renewable and utility energy sectors. Managed a project consisting of 23 miles of Overhead electric line ROW acquisition in South Texas without power of eminent domain. Scaled the land department from 6 to 30 team members while improving efficiency and workflow across operations. Acquired ROW, Easements, Temporary Workspace, and Encroachment Agreements for major pipeline relocation and utility line proposals. Drove a 60% year-over-year revenue growth within the Land Department by optimizing team structure and increasing productivity. Examined project proposals for buildable solutions for extensive projects involving above-ground electric lines and underground produced water systems. Oversaw high-level project execution and served as key stakeholder in strategic planning and client relationship management.

RRIG Energy (Land Manager)
Managed land communications and coordinated risk assessment based on specific land research projects. Allocated land personnel and developed project strategies to meet critical timelines. Accountable for NMA/NRA aggregation for investor reporting. Played a lead role in the $184M divestiture of Cordero Energy. Trained and mentored field landmen in all land disciplines (title, acquisition, curative, heirship, and administration). Responsible for quality control and the delivery of holistic, issue-free reports.

Permian Basin Experience

Independent Contract Landman

Due Diligence
Team lead on EOG's $2.5B acquisition of Yates Petroleum. Oversaw contract review, leasehold verification, title analysis and curative confirmation. Led research for both small-scale and large-scale acquisitions across the Permian.

Title Research
Conducted mineral, surface, leasehold, and drill-site title research. Verified ownership statuses using regulatory data (production, permits, etc.)

Curative/Acquisition
Reviewed and resolved title defects through negotiations and supplemental research. Extensive cradle-to-grave leasing experience, including land admin support.

RELATED PROJECT SAMPLING

Industrial Sun – Brazoria County, Texas
Oversaw easement acquisition for the Papa T 345kV transmission line project, covering 23 miles and involving negotiations with 68 surface owners, TxDOT, U.S. Railway, floodplain jurisdictions, and industrial property stakeholders. Contributed to the development of viable route alternatives and maintained landowner relations throughout the process. The project was ultimately discontinued due to unresolved contractual disagreements between the developer and a neighboring entity at the intended delivery site.

Wind Energy Transmission of Texas,
Various Locations, Texas
Supported route planning for a 60-mile 345kV transmission line by identifying potential constraints and required encroachment agreements. Led negotiations and secured approvals to cross existing infrastructure, including pipelines and electrical lines, ensuring right-of-way clearance from project inception through final alignment.

Energy Transfer Company
Texas, Louisiana, Arkansas, Mississippi
Managed the acquisition of Easements, Temporary Workspace Agreements, and Easement Amendments for various pipeline relocation initiatives. Acted as the primary liaison for landowner engagement and communications, ensuring smooth coordination from project planning through completion.

SGC SURVEYING



Joe Keily

Project Manager

With over 20 years of experience in the natural gas construction industry, Mr. Keily has developed a strong reputation for safety, integrity, and efficiency. He has extensive experience inspecting both plastic and steel natural gas pipelines up to 30 inches in diameter and has coordinated numerous pipeline projects. His roles have included managing crews for maintenance and emergency repairs, overseeing construction projects, and working closely with engineering departments to ensure compliance with industry standards. Mr. Keily holds a current OSHA 30 certification, and is EM-385 and CQM certified.

RELATED PROJECT EXPERIENCE SAMPLING

Oil and Gas Pipelines

MARSOC Natural Gas Distribution, Camp Lejeune/Sneads Ferry, North Carolina

Plan and install approximately 39,000' of 8" PE NG main: This was initiated by Camp Lejeune to replace the existing Propane System aboard MARSOC with a new Natural Gas System for reliability and cost-effective fuel solution. This includes planning, permitting, NCDENR permits, Outside Engineer Firm for Sedimentation and Erosion Control Plan. NCDOT approval for placement in existing R/W. This also took coordination with key base personnel for planning around possible contamination to protect the integrity of the polyethylene pipe being installed. There would also be 50+ Commercial services required in the scope. Responsibilities include plan and submit to PNG System Design to ensure correct pipe size for anticipated loads after completion. Submit proposed route plans to PNG GIS for maps to be uploaded in PNG Database for tracking and future locating purposes. Cost analysis submitted to Commercial Sales for feasibility study on ROR for project cost.

Line 110 Recertification of MAOP Distribution Duplin/Onslow Co, North Carolina

Plan and install Approx 120,000' of Natural Gas Distribution main for Line 110 MAOP recertification project. Records for NG Transmission line 110 serving Onslow Co lacked appropriate documentation for PHMSA and had to be taken offline for Hydrostatic testing. The existing NG distribution had to be fed off a separate NG Transmission line 204 to prevent customer interruption, this entailed installing new NG PE main to tie the systems together for a seamless feed during the planned work and testing. All City Gates and regulator stations had to be identified in the planning to ensure no customer disruptions occurred. There are roughly 100+ sites that were visited and routes planned to install the required distribution during this time. Coordination with PNG System Planning, Major Project Group, NCDNR, Engineering First, NCDOT. Responsibilities include work with Major Projects on route design and timeframe for sections identified to be completed per the PHMSA timeline. Oversee/Monitor budget and process invoices for completed work in Maximo. Write Operating Permits to activate new sections of main to place "In-Service" Go to worksites to ensure proper and safe work practices and company procedures are being adhered to.

Riverbend Subdivision, New Bern, North Carolina

This was the largest residential conversion project across the Duke/PNG territory.
This was initiated by sales to serve the existing Riverbend golf community. This project encompassed over 30 miles of various size distribution main. There were numerous environmentally sensitive areas, and a CAMA permit was required before work could start. Mr. Keily submitted plans to PNG System Planning, GIS and various other departments to get this project completed in a timely manner. This project took 8 months from construction kick-off to completion, working in conjunction with a private town to ensure citizens were aware of the progress from start to finish. The project included over 500 residential services and Hurricane Florence flooded the area during installation. We completed the main installation 2 months ahead of the projected completion.

PNG, Onslow, Jones and Carteret Counties (Project Manager)

Oversight of the new natural gas distribution planning and installation.

MILCON, Camp Lejeune, New River Air Station, Camp Johson, Camp Geiger, and Cherry Point. Havelock, North Carolina

Responsible for the new natural gas installation.

Wallace Creek City Gate, Camp Lejeune, Dupont Regulator Station, Sanderson Farm Reg Station, Meter Station, Feed Mill Reg Station, 10003X Back Feed Station.
Kinston, North Carolina
(Welder/Crew Foreman)

Installation on the projects. Certified in Mueller Hot tapping for the DH-5 and C-136 Machine up to 8" Taps.



Terrance Davis

Project Manager

With over 30 years of experience in Photogrammetry, Geospatial Analysis, and Remote Sensing, Terrence Davis is proficient in diverse sectors, primarily focusing on Transmission and Utility industries, Department of Transportation, Airport and Rail operations, and CORP of Engineers, along with Civil and Site development projects. He has overseen extensive projects, including over 2,500 miles of Transmission Line projects and hundreds of miles of Department of Transportation, spanning tens of thousands of acres, involving topographic and surface data for clients in both public and private sectors. Notable clients include Southern Company (Georgia and Alabama Power), Duke Energy, TECO, and Departments of Transportation such as GDOT, ALDOT, and NCDOT, among others. Terrence excels in planning and estimating projects, drawing upon data collected from diverse platforms for LiDAR and Imagery collection, including manned aircraft such as fixed-wing and rotor-wing flights, as well as collection via UAS platforms. Commencing his career during an era of analog and analytical stereo plotting techniques, Terrence's expertise is deeply rooted in Photogrammetric principles. He is widely respected among his peers in the Remote Sensing and Geospatial industry for his commitment to excellence and innovative solutions. Terrence Davis is distinguished by his problem-solving skills, attention to detail, and holistic approach to analysis, consistently delivering impactful results.

RELATED PROJECT EXPERIENCE SAMPLING

Oil and Gas Pipelines

Americus/Tifton, Sylvester, Georgia, Georgia Power Company

Responsibilities included LiDAR point classification, producing DTM surfaces for 2-foot contours and vectorizing powerlines which was critical in identifying connection points catenaries. The LiDAR data covered a 56 miles long corridor and consisted of nearly 60 million points. All data was processed using Terrasolid and MicroStation software. Project was in 2009.

Vogtle Nuclear Plant; Waynesboro, Georgia; Georgia Power Company

Provided 1-foot contours for this 1500 acre site using LiDAR point data. Breaklines and conventional planimetric mapping were used to supplement the data. The LiDAR data proved to be highly reliable in areas that would normally be considered dense using convention photogrammetric means. Processed and classified over 50 million points. Project was in 2009.

Savannah Airport, Savannah, Georgia

Processed and classified Airbourne LiDAR Survey of 32,500 acres for study of aerial obstructions as they penetrate thru airport glide slopes. Deliverables included a 1-meter bare earth Digital Elevation Model, first return Digital Surface Model, Aerial obstructions thru glide slopes, classified LAS files and color Orthophotography. As a byproduct we fused the LiDAR returns to the color orthophotography for a 3D representation of Savannah International Airport. All data was tiled to client's specifications. Project was in 2009.

City of Albany, Albany, Georgia Topographic Mapping; United States Army Corps of Engineers, Mobile District

Performed aero triangulation for 3 separate areas of 1' and 2' topographic mapping consisting of 21,700 acres for the city of Albany, GA. Newly selected control combined with previous control was observed during the trig. solution. Assisted in compilation after AT was completed. Project Cost: $240,000. Project was in 2010.

Mix-Used Development Columbus, Georgia; Farner Barley & Associates

Processed LiDAR Survey of 8,000 acres for Mix-Use Development. Responsibilities included but not limited to LiDAR Survey flight planning, and processing color digital imagery. Prepared LiDAR DEM for 2-foot technical contours were Hydro-enforced thru drainage areas. Project was in 2010.

Franklin/Hart Counties, Lavonia and Royston, Georgia; Georgia Department of Transportation

This GDOT road project exceeded 10 miles. Topographic and planimetric compilation consisted of 1-foot contours. Mr. Davis served as Lead Photogrammetrist and project manager for all phases which included cost estimation, photogrammetric production, and quality control. Project was in 2005-06.

Orthophotography of Hartsfield-Jackson Atlanta International Airport, PBS&J

Area comprised of 90 square miles around Hartsfield-Jackson Airport including the airport property itself. Preformed all LiDAR classification to create a DEM in support of controlling the 0.5' orthophoto. Project was in 2009.

Butler County, OH

Coordinated efforts for collecting LiDAR and Imagery for county wide, pipeline study. Led Geospatial team in providing Bare Modeling and Photogrammetric Mapping. Provided cost estimation for LiDAR and Mapping phase. Managed schedules and delivery with Phase and Project Managers. Project was in 2022-2024.

APPENDIX B – BILLING RATES

(800) 581-4031 www.sgcsurvey.com

Client:		**Vendor #:**	
Contact:		**Date:**	**January 8, 2025**

Notes:

1. Rates quoted are valid until December 31, 2025
2. Unless noted otherwise, rates include all payroll, burdens & office overhead.
3. All prices in US Dollars
4. Technical Experts and items not listed are to be negotiated separately
5. See attached for supplementary terms and conditions if outside of an agreed MSA/PSA or contract.

Description	Billing Rate	Unit	Comments
PROFESSIONAL LAND SURVEYING/GEOSPATIAL			
1-Person Field Crew*	$130	Hour	
2-Person Field Crew*	$172	Hour	
3-Person Field Crew*	$234	Hour	
Principal/Director	$200	Hour	
Senior Project Manager	$182	Hour	
Project Manager	$170	Hour	
Professional Land Surveyor	$165	Hour	
Assistant Project Manager	$150	Hour	
Project Coordinator	$140	Hour	
3D Modeler	$135	Hour	
Field Survey Supervisor	$130	Hour	
Office Data/Drafting Technician Level III	$120	Hour	
Office Data/Drafting Technician Level II	$110	Hour	
MAOP Technician	$110	Hour	Office/Warehouse
Office Data/Drafting Technician Level I	$95	Hour	
Office Administration/ Research	$80	Hour	
GEOGRAPHIC INFORMATION SYSTEMS (GIS)			
GIS Director	$180	Hour	
GIS Automation Engineer	$165	Hour	
GIS Analyst Level II	$125	Hour	
GIS Analyst Level I	$100	Hour	
CONSTRUCTION AS-BUILT ONLY (DAY RATES)			To be Approved by Regional Manager Prior to Use
1 Person Fully Loaded MAOP Crew**	$1,500	Day	No Data Collection/Field MAOP Tech
1 Person Fully Loaded As-built Crew**	$1,950	Day	
2 Person Fully Loaded As-built Crew**	$2,450	Day	
REIMBURSABLE EXPENSES			
Truck	$65	Day	
Unmanned Aircraft System (UAS)	$700	Day	
Unmanned Surface Vehicle (USV)	$375	Day	
Terrestrial LiDAR Scanner	$550	Day	
UTV w/ Trailer	$350	Day	
14' Boat w/ Trailer	$90	Day	
Per Diem (billed per day)	As Required	Day	Standard CONUS GSA Rate or Client Negotiated Rate
Mileage	$0.700	Mile	Based on 2024 IRS allowable mileage rates

Client:	**Vendor #:**
Contract:	**Date:**

Transportation

Mileage charges are based upon Revenue Service Guidelines. The rated quoted for mileage may be adjusted by notice to reflect changes in Internal Revenue Service Guidelines. Mileage for CLIENT business purposes shall be charged at the 2025 IRS mileage rate of $0.70 per mile.

Expenses

Charges for transportation by means other than SGC furnished vehicle and lodging expenses incurred when making overnight trips away from base location, in situations where lodging must also be maintained at base location, will be billed per terms in the following paragraph "Travel".

Travel

Air fare, taxi, rental cars, meals, lodging, parking, tolls, telephone, and other reasonable authorized travel expense on behalf of the CLIENT will be supported by invoices, vouchers, and receipts and billed to the CLIENT at cost plus ten percent (10%) handling fee. Domestic air travel charges will be coach class, if available. Appropriate lodging will be obtained at reasonably priced establishments as allowed by reservation and circumstance.

Third Party Service Materials

Services performed by a third party contracted under SGC's contract and supervision will be charged at cost plus ten percent (10%) for handling. Materials including survey supplies and consumables (stakes, lath, flagging, paint, etc.), off-premise reproduction, and other supplies purchased directly by SGC to be furnished to the CLIENT on a reimbursable basis will be charged at cost plus ten percent (10%).

Reproduction

Reasonable In-house production and reproduction of documents, drawings, files, or other requirements are included in the above listed rates.

Special Equipment Requirements

Special equipment may include, but not be limited to, computer time rental, computer software and hardware, reference materials, watercraft, aircraft, land craft, hardware, tools, testing equipment, cameras, video gear, etc. which has been authorized by the CLIENT for rental, lease, or purchase for use by SGC on behalf of the CLIENT. Such equipment, software or services will be charged at cost plus ten percent (10%) for handling.

Miscellaneous Costs

Client will reimburse SGC for miscellaneous costs incurred by SGC including but not limited to freight, express delivery, maps, abstract fees, permit fees, etc. at SGC's actual cost plus ten percent (10%).

Overtime

1. **Hourly paid (non-exempt) office employees** will have an overtime rate computed at 1.50 times the regular hourly rate for all time worked in excess of 8 hours per regular work day, and on weekends or holidays.

2. **Hourly paid (non-exempt) Field Survey employees** and crews will have an overtime rate computed at 1.50 times the regular hourly rate for all time worked in excess of 10 hours per day Monday through Saturday, and for all work on Sundays and holidays.

3. **Hourly rate Vendor Inspectors** will have an overtime rate computed at 1.50 times the regular hourly rate for all time worked in excess of 8 hours per regular work day, and all time worked on weekends and holidays.

Calendar Day Rate

Crews assigned to extended project durations are quoted on a day rate basis from initiation of their assignment to completion. This rate applies to a 6-day week. However, perdiem shall be paid on the 7th day whether or not the individual is expected to report for Sunday.

Standby

During the assignment of any survey personnel, SGC will charge a minimum of 4 hours per day or actual hours expended (whichever is greater) for standby at CLIENT request or due to inclement weather.

Holidays

Holidays for SGC employees include the following: New Years Day, Martin Luther King, Jr. Day, President's Day, Memorial Day, Fourth of July, Labor Day, Patriot Day, Thanksgiving, Friday after Thanksgiving and Christmas Eve and Day. When employees are assigned full time to a project and cannot work due to CLIENT holidays, an 8-hour workday will be charged to the CLIENT.

Special Arrangements

Adjustments to the foregoing rates may be required for special conditions of service such as extreme living and working conditions, extended offshore or overseas assignments, excessive insurance requirements , or other special conditions.

Tax on Services

The Client is responsible for payment of all gross receipts, sales or use taxes that are applicable for work performed under this contract, that may be due or become due, unless direct tax certificate exempting such payments are furnished by the CLIENT. Sales taxes on equipment may be applicable.

Invoices and Payment

SGC will invoice for services rendered on a Monthly basis during the progress of the work. Payment terms shall be net 30 days from date of invoice. Late payments are subject to a 1 1/2 % (0.15) charge per month until the outstanding amount is paid.

Foreign Service Rates

This Standard Schedule of Rates applies to services performed within the Continental United States of America. Rates for foreign assignments will be negotiated based on the location and duration of the assignment.

COVINGTON
georgia

2194 Emory Street N.W. | Covington, GA 30014
Phone: 770-385-2000 | Fax: 770-385-2080

For Office Use Only:

Account # _____ CSR: _____

Deposit: $ _____ Connect Date: _____

Rec #: _____ Gas Form ☐ HD ☐ Pamphlet ☐

Application for Residential Utilities

Name of Applicant: Brent Vogt

Service Address: 7900 Kaplan Lane Apt #1113, Covington, GA 30014

Billing Address: 300 Bar B Que Aly, 307, Nashville, TN 37203

E-Mail Address: _____

SS# [redacted] Driver's License #: [redacted]

Date of Birth: 03/[redacted] Phone #: 972.259.7100

Employer: Serverfarm LLC Phone #: _____

Commercial Utility Service

Name of Business: _____

Service Address: _____

Billing Address: _____

E-Mail Address: _____

Federal Tax ID#: _____ Business Phone #: _____

Service(s) Requested

Electric ☑ Gas ☐ Water ☐ Sewer ☐ Security Lights ☐ Sanitation – required inside city limits

Have you ever had services with City of Covington before? Yes ☐ No ☑

If yes, what address? _____

- I have applied for utility services with the City of Covington, Georgia. As part of the application process, I understand that a review of my credit report is essential in determining the amount of deposit necessary to guarantee payment of utility bills and to protect the City's installed property on my premises. Accordingly, I authorize the City of Covington to obtain a copy of my credit report in accordance with the city ordinance, Sec. 13.04.100, Credit regulations; Application for service.
- I understand and have received a copy of the City of Covington, City Ordinance, Sec. 13.04.100, meter reading and billing, payment due dates and delinquent dates, penalty and discontinuance for nonpayment; reconnections.
- As a new customer, I understand that in order for the City to service my account or to collect any amounts that I may owe, that the City may contact me by any means of communication that I have provided above. Including but not limited to text messages that could result in charges to me. I understand that methods of contact may include using pre-recorded or artificial voice messages and/or use of an automatic dialing device, as applicable.

X Brent A. Vogt Date 11/5/25

Outlook

Utility Application - Vogt

From Brent Vogt
Date Wed 11/5/2025 1:23 PM
To questions <questions@cityofcovington.org>

1 attachment (197 KB)
2021_NewServiceApplication - Vogt.pdf;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brent Allen Vogt, MS, EMDC, MBA
+1 972.259.7100

Building Permit - 10835 Hazelbrand Rd NE - OpenRecords - Outlook - Work - Microsoft Edge

about:blank

Zoom

Building Permit - 10835 Hazelbrand Rd NE

Jenny Twentyman<Jenny.Twentyman@voltagrid.com>

To: Robert Canady

Tue 5/5/2026 3:51 PM

Cc: Kyle Edge <Kyle.Edge@voltagrid.com>; Myrka Ruiz; josephtkacsik@caa.inc

Flagged Start by 5/6/2026. Due by 5/6/2026.

Some content in this message has been blocked because the sender isn't in your Safe senders list. Trust sender | Show blocked content

You replied on Wed 5/6/2026 1:37 PM View conversation

25108102-001-MP-DRW-030... 5 MB | ACS - Building Permit Applic... 2 MB | IFC_Electrical-Single Line.pdf 3 MB

Show all 4 attachments (12 MB) | Save all to OneDrive - City of Covington.org | Download all

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Robert,

Thank you for speaking to me last week and looking to help us get this building permit over the line!

Please see attached the following documents:

- Building Permit Application
- Site Plan
- Electrical oneline
- Mechanical oneline

Please let me know if you need to see any other documents and I will get them over to you asap! Your help is greatly appreciated.

Thanks,

Jenny Twentyman
Project Manager
VoltaGrid LLC
C:+1 (346) 820-4846
E:Jenny.Twentyman@VoltaGrid.com

Reply | Reply all | Forward

Outlook

FW: 2025-15 Gas Engineering Consultant RFQ

From Mike Jewell <MJewell@cityofcovington.org>
Date Wed 8/6/2025 11:15 AM
To Tres Thomas <tthomas@cityofcovington.org>

9 attachments (27 MB)
RFQ Sheet.pdf; SGC.pdf; MAGNOLIA RIVER.pdf; _Kimley-Horn_Category B.pdf; KleinfelderInc.pdf; KECK WOOD A.pdf; KECK WOOD B.pdf; CAMPOS.pdf; SAPP ENGINEERING.pdf;

Tres,

Can you review Keck and Wood and Magnolia River's submittals please and let me know your thoughts.

Thanks,
Mike

From: Maranna Gilbert <MGilbert@cityofcovington.org>
Sent: Tuesday, August 5, 2025 10:37 AM
To: Mike Jewell <MJewell@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>
Cc: Scott Cromer <scromer@cityofcovington.org>
Subject: 2025-15 Gas Engineering Consultant RFQ

Good morning,

Please see the attached bid tabulation sheet, as well as the RFQs submitted for the 2025-15 Gas Engineering Consultant RFQ.

Maranna Gilbert
City of Covington | Financial Support Specialist II
☎770-385-6829 | ✉mgilbert@cityofcovington.org

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[facebook.com/cityofcovingtonga] [cityofcovington.org]

Outlook

2025-15 Gas Engineering Consultant

From Maranna Gilbert <MGilbert@cityofcovington.org>
Date Tue 8/5/2025 10:36 AM
To Rob Leigh <RLeigh@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Cc Scott Cromer <scromer@cityofcovington.org>

1 attachment (9 MB)
Kimley-Horn_Category A.pdf;

This is the final RFQ for the 2025-15 Gas Engineering Consultant.

Maranna Gilbert
City of Covington | Financial Support Specialist II
☎770-385-6829 | mgilbert@cityofcovington.org

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[facebook.com/cityofcovingtonga] [cityofcovington.org]

Outlook

2025-15 Gas Engineering Consultant RFQ

From Maranna Gilbert <MGilbert@cityofcovington.org>
Date Tue 8/5/2025 10:35 AM
To Mike Jewell <MJewell@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>
Cc Scott Cromer <scromer@cityofcovington.org>

9 attachments (27 MB)

RFQ Sheet.pdf; SGC.pdf; MAGNOLIA RIVER.pdf; _Kimley-Horn_Category B.pdf; KleinfelderInc.pdf; KECK WOOD A.pdf; KECK WOOD B.pdf; CAMPOS.pdf; SAPP ENGINEERING.pdf;

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Maranna Gilbert
City of Covington | Financial Support Specialist II
☎770-385-6829 | ✉mgilbert@cityofcovington.org

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[facebook.com/cityofcovingtonga] [cityofcovington.org]

Outlook

FW: 10835 Hazelbrand Road NE Permit form

From Myrka Ruiz <MRuiz@cityofcovington.org>
Date Tue 3/31/2026 4:12 PM
To Jennifer Hise <Jhise@cityofcovington.org>

3 attachments (8 MB)

Emcon Building Permit application with Attachments signed 3.13.2026.pdf; Emcon OTC Application signed 3.13.2026.pdf; Emcon Trade Application with Attachments signed 3.13.2026.pdf;

Myrka Ruiz
City of Covington | License & Permitting Specialist
770-385-2046| MRuiz@cityofcovington.org

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georgia
Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
(770) 385 - 2000

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Friday, March 27, 2026 11:21 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc
Subject: Re: 10835 Hazelbrand Road NE Permit form

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Jenny Twentyman
Project Manager
VoltaGrid LLC
C:+1 (346) 820-4846
E:Jenny.Twentyman@VoltaGrid.com
VoltaGrid

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Friday, March 27, 2026 10:20 AM
To: Myrka Ruiz <mruiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: 10835 Hazelbrand Road NE Permit form

Good morning Myrka,

We finally have everything signed and ready to send over to yourselves!

I tried to send everything this morning but had an email back saying it was undeliverable, I think because I am sending so much stuff over. So I will try sending bit by bit!

To follow, please see the attached building permit application and the trade permits to go along with them.

I have attached the site layout and lease agreement also.

Thank you again for your help and please let me know the next steps for payment.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

VoltaGrid

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, March 17, 2026 10:09 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

Morning!

No worries at all. Thank you so much for confirming.

Cheers,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

VoltaGrid

From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Tuesday, March 17, 2026 7:00 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: RE: 10835 Hazelbrand Road NE Permit form

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning,

Yes, we do require the application being notarized on the application.

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org

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georgia
Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Monday, March 16, 2026 5:33 PM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc
Subject: Re: 10835 Hazelbrand Road NE Permit form

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Hi Myrka,

Apologies for all the questions. We have a signed lease agreement from the property owner as we are leasing the land to build on it. Do we still require their signature on our building permit, or will the lease agreement cover that?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

VoltaGrid

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Monday, March 16, 2026 12:54 PM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

Hi Myrka,

Just a quick update, I am waiting on the completed building and trade permits to send on to you! Sorry for the delay in getting these applications over to you!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com



From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Thursday, March 5, 2026 7:59 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: RE: 10835 Hazelbrand Road NE Permit form

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning, Yes we will need a Georgia stamp plan.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org

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georgia
Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
(770) 385 - 2000

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, March 4, 2026 10:34 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc
Subject: Re: 10835 Hazelbrand Road NE Permit form

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Myrka,

Thank you so much for confirming all that! That's great. Regarding the site plan, it references them being stamped. Is this required to be a Georgia state stamp. Our engineering firm is Texas based.

Lovely, I have sent the form onto our GC to fill out and send over. No apology needed, just thank you for assisting so much with this permitting process. It's been a great help!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

VoltaGrid

From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Wednesday, March 4, 2026 9:17 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: RE: 10835 Hazelbrand Road NE Permit form

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning,

Please see attached for the permit that you will need to fill out to permit the 33 generators. We were made aware that this is not actually a building structure. We discussed that this should fall under a master permit, since this is such a large group of installments. Please fill this application the best of your capabilities. This application will also require a sight plan.

Please have all your trades fill out the sub-contractor affidavit and submitted their 3 licenses (state license, business license & driver license), I have also attached this application to the email. I do apologize for the delay in responding. Please let me know if you have any further questions.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org

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☎ (770) 385 - 2000

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, March 4, 2026 9:31 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc
Subject: Re: 10835 Hazelbrand Road NE Permit form

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Morning Myrka,

Sorry to ask again, just wondering if you had chance to review the below. I want to be sure I have the application over to you in good time please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

VoltaGrid

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Monday, March 2, 2026 9:38 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

Hi Myrka,

Any update from below please? Thank you again for all your help with everything!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

VoltaGrid

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, February 26, 2026 10:38 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

HI Myrka,

Thank you so much! I have forwarded this on to the GC to complete. Regarding the building permit... what building am I referencing as in the application it asks for specific building details. We obviously have the 33 generators, but they aren't buildings rather generator structures. We have a fitted conex that will serve as an operations building. Should I be referencing that as the building please?

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com



From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Wednesday, February 25, 2026 9:44 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: 10835 Hazelbrand Road NE Permit form

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning, Jenny,

I do apologize for the late reply please see attached for the forms that need to be filled out. I spoke with joe he confirmed your trades can apply for individual permits. If you are looking to have a GC over this project you will need to fill out our building permit application.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org



Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000

Outlook

FW: 10835 Hazelbrand Road NE Permit form

From Myrka Ruiz <MRuiz@cityofcovington.org>
Date Tue 3/31/2026 10:27 AM
To Jennifer Hise <Jhise@cityofcovington.org>

3 attachments (3 MB)
UES - CITY OF COVINGTON GEORGIA OCCUPATIONAL TAX APPLICATION.pdf; UES - CITY OF COVINGTON GEORGIA TRADE PERMIT.pdf; UES - Subcontractor Affidavit.pdf;

Myrka Ruiz
City of Covington | License & Permitting Specialist
770-385-2046| MRuiz@cityofcovington.org

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Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎ (770) 385 - 2000

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Friday, March 27, 2026 11:21 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc
Subject: Re: 10835 Hazelbrand Road NE Permit form

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Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

VoltaGrid

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To: Myrka Ruiz <mruiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

Jenny Twentyman
Project Manager
VoltaGrid LLC
C:+1 (346) 820-4846
E:Jenny.Twentyman@VoltaGrid.com
VoltaGrid

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Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: 10835 Hazelbrand Road NE Permit form

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I have attached the site layout and lease agreement also.

Thank you again for your help and please let me know the next steps for payment.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

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Sent: Tuesday, March 17, 2026 10:09 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

Morning!

No worries at all. Thank you so much for confirming.

Cheers,

Jenny Twentyman

Project Manager

VoltaGrid LLC

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E:Jenny.Twentyman@VoltaGrid.com

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Hello good morning,

Yes, we do require the application being notarized on the application.

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org

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Subject: Re: 10835 Hazelbrand Road NE Permit form

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Project Manager

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Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org

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Myrka Ruiz

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770-385-2046| MRuiz@cityofcovington.org

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Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com



From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Monday, March 2, 2026 9:38 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

Hi Myrka,

Any update from below please? Thank you again for all your help with everything!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com



From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, February 26, 2026 10:38 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

HI Myrka,

Thank you so much! I have forwarded this on to the GC to complete. Regarding the building permit... what building am I referencing as in the application it asks for specific building details. We obviously have the 33 generators, but they aren't buildings rather generator structures. We have a fitted conex that will serve as an operations building. Should I be referencing that as the building please?

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com



From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Wednesday, February 25, 2026 9:44 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Cc: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: 10835 Hazelbrand Road NE Permit form

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning, Jenny,

I do apologize for the late reply please see attached for the forms that need to be filled out. I spoke with joe he confirmed your trades can apply for individual permits. If you are looking to have a GC over this project you will need to fill out our building permit application.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org

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Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
(770) 385 - 2000

Outlook

RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

From questions <questions@cityofcovington.org>
Date Wed 9/24/2025 12:22 PM
To Jason Volk <jason.v@sfrdc.com>

Your account has been set up as of 09/24/2025, your account number is

Your bill will be mailed out around the 6th and due around the 27th of each month. Do allow thirty days of usage in order to send you your first bill.

You will have until the next business day to have the bill paid before a 10% penalty is added to the electric portion of your bill. However, you will have a (2) weeks grace period from the bill due date to have the bill paid before its disconnected and a $30.00 additional fee will be added.

We guarantee next business day so services will not be on until tomorrow.

If you have any questions feel free to give us call back at 770-385-2000.

Customer Service,
Thank you.

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, September 24, 2025 11:29 AM
To: questions <questions@cityofcovington.org>
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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Is there anything else needed from us to turn commence utility services?

Jason Volk
VP - Acquisitions & Asset Mgmt.
+1 (213) 737-1903
jason.v@sfrdc.com
www.serverfarmllc.com

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, September 24, 2025 8:23 AM
To: questions <questions@cityofcovington.org>
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

Attached is the gas form.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com

www.serverfarmllc.com

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, September 24, 2025 7:53 AM
To: questions <questions@cityofcovington.org>
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

yes

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com

www.serverfarmllc.com

From: questions <questions@cityofcovington.org>
Sent: Wednesday, September 24, 2025 6:56 AM
To: Jason Volk <jason.v@sfrdc.com>
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

Will you be having tenants?. People/customers that rent out the space from you?.

From: Jason Volk <jason.v@sfrdc.com>
Sent: Tuesday, September 23, 2025 4:44 PM
To: questions <questions@cityofcovington.org>
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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Both, it's a data center, we will have a customer or customers.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com

www.serverfarmllc.com

From: questions <questions@cityofcovington.org>
Sent: Tuesday, September 23, 2025 1:34 PM
To: Jason Volk <jason.v@sfrdc.com>
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

Will this be a rental property?. Or for your business use?

Thank you.

From: Jason Volk <jason.v@sfrdc.com>
Sent: Tuesday, September 23, 2025 11:59 AM
To: questions <questions@cityofcovington.org>
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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Deed attached

Please try your best to turn on the water ASAP. We are working with Mike on the gas.

Thank you, much appreciated.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com

www.serverfarmllc.com

From: questions <questions@cityofcovington.org>
Sent: Tuesday, September 23, 2025 8:22 AM
To: Jason Volk <jason.v@sfrdc.com>
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

Okay thank you for the update, once received we can proceed.

Thank you.

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, September 22, 2025 6:19 PM
To: questions <questions@cityofcovington.org>
Cc: Kevin Dillard <kevin@sfrdc.com>
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

1. ID for Kevin Dillard, the man who signed the application, is attached.
2. We have not yet received the deed from Chicago Title; we expect it shortly and will provide.
3. Gas form: please talk with Mike Jewell and let us know if the completed gas form is still needed considering the project Mike is helping us with.

Thank you for your assistance.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com

www.serverfarmllc.com

From: questions <questions@cityofcovington.org>
Sent: Thursday, September 18, 2025 11:23 AM
To: Jason Volk <jason.v@sfrdc.com>
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

We need a copy of the settlement statement or deed, color copy of id and a completed gas form (see attached).

Thanks

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, September 18, 2025 1:38 PM
To: questions <questions@cityofcovington.org>
Cc: Kevin Dillard <kevin@sfrdc.com>
Subject: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

Serverfarm would like to establish utility service for the property located at 10835 Hazelbrand Rd NE, Covington, GA.

We acquired the property on Tuesday. We are the new owners.

Attached is the application for new utility service and our W9 form. Please let us know what additional information is needed.

Thank you.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com

www.serverfarmllc.com

Outlook

RE: Serverfarm Covington Water Meter

From Tim Smith <tjsmith@cityofcovington.org>
Date Fri 4/3/2026 2:38 PM
To Hill, J.T. <jthill@BrasfieldGorrie.com>

1 attachment (100 KB)
Final Invoice hydrant meter 19113310.pdf;

Hey JT,

Here is the final invoice for Hydrant Meter 19113310. Let me know if you have any questions.

Have a Happy Easter and great weekend!

Tim

Tim J. Smith
City of Covington
☎770-385-2137 | TJSmith@cityofcovington.org

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Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎(770) 385 - 2000

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, April 1, 2026 6:04 PM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Re: Serverfarm Covington Water Meter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim,

Please see the meter reading for meter 241956626. We also have meter 19113310 that is ready to be returned. Please let me know if you have any questions.

Thanks

Get Outlook for iOS

From: Tim Smith <tjsmith@cityofcovington.org>
Sent: Tuesday, March 3, 2026 9:49:32 AM
To: Hill, J.T. <jthill@BrasfieldGorrie.com>
Subject: RE: Serverfarm Covington Water Meter

Hey J.T.,

Here is the invoice for the water usage for this hydrant meter. I mailed an invoice to the home office. Also, this is the meter that Clayton rented back in September 2025.

Have a great week!

Tim

Tim J. Smith
City of Covington
☎770-385-2137 | ✉TJSmith@cityofcovington.org

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Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎(770) 385 - 2009

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Tuesday, March 3, 2026 7:50 AM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Serverfarm Covington Water Meter

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Tim,

See the attached picture of one of the meters that we are using on site.

Thanks,

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Outlook

RE: Serverfarm Covington Water Meter

From Tim Smith <tjsmith@cityofcovington.org>
Date Fri 4/3/2026 10:26 AM
To Hill, J.T. <jthill@BrasfieldGorrie.com>

1 attachment (100 KB)
Invoice March 2026.pdf;

Hey JT,

Here is the invoice for hydrant meter 241956626. Also, do you have hydrant meter 21273721? If you could let me know, that would be great.

I hope you have a Happy Easter.

Tim

Tim J. Smith
City of Covington
☎770-385-2137 | ✉TJSmith@cityofcovington.org

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Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎(770) 385 - 2000

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, April 1, 2026 6:04 PM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Re: Serverfarm Covington Water Meter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim,

Please see the meter reading for meter 241956626. We also have meter 19113310 that is ready to be returned. Please let me know if you have any questions.

Thanks

Get Outlook for iOS

From: Tim Smith <tjsmith@cityofcovington.org>
Sent: Tuesday, March 3, 2026 9:49:32 AM
To: Hill, J.T. <jthill@BrasfieldGorrie.com>
Subject: RE: Serverfarm Covington Water Meter

Hey J.T.,

Here is the invoice for the water usage for this hydrant meter. I mailed an invoice to the home office. Also, this is the meter that Clayton rented back in September 2025.

Have a great week!

Tim

Tim J. Smith
City of Covington
☎770-385-2137 | ✉TJSmith@cityofcovington.org

Covington City Hall
2194 Emory Street N.W. | Covington, GA 30014
P.O. Box 1527 | Covington, GA 30015
☎(770) 385 - 2000

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Tuesday, March 3, 2026 7:50 AM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Serverfarm Covington Water Meter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim,

See the attached picture of one of the meters that we are using on site.

Thanks,

Get Outlook for iOS

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Outlook

RE: Stormwater - County and BOE

From Tres Thomas <tthomas@cityofcovington.org>
Date Tue 1/20/2026 12:37 PM
To Ashlan Troutman <ATroutman@cityofcovington.org>
Cc John King <Jking@cityofcovington.org>

2 attachments (446 KB)
Agenda_1_20_26.pdf; Newton County SW Balances.xlsx;

Good Afternoon Ashlan,

Would you be able to attend the executive session tonight at 6:00 p.m. to discuss storm water billing, balances, and delinquencies?

Tres

From: Ashlan Troutman <ATroutman@cityofcovington.org>
Sent: Tuesday, December 16, 2025 1:09 PM
To: Frank Turner <f.turner@stricklandturner.com>; Randy Smith <RSmith@cityofcovington.org>
Cc: Jared Rutberg <JRutberg@cityofcovington.org>; Fleeta Baggett <FBaggett@cityofcovington.org>; Tres Thomas <tthomas@cityofcovington.org>; John King <Jking@cityofcovington.org>
Subject: RE: Stormwater - County and BOE

Frank,

See attached. There is a separate tab for each entity. Let me know if you have any questions.

Thanks,

Ashlan Troutman Webb
City of Covington | Deputy Finance Director
678-212-6467 | atroutman@cityofcovington.org

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Tuesday, December 16, 2025 10:02 AM
To: Ashlan Troutman <ATroutman@cityofcovington.org>; Randy Smith <RSmith@cityofcovington.org>
Cc: Jared Rutberg <JRutberg@cityofcovington.org>; Fleeta Baggett <FBaggett@cityofcovington.org>; Tres Thomas <tthomas@cityofcovington.org>; John King <Jking@cityofcovington.org>
Subject: Stormwater - County and BOE

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Ashlan and Randy,

Can you give me total amounts that BOC and BOE owe for unpaid stormwater utility bills? We can only go back four years due to statute limitations. If any roll of on 12/31, don't include those.

Thanks in advance,
Frank

Frank B. Turner, Jr.
STRICKLAND TURNER, LLP
1118 Conyers Street SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

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From: Robert Canady
Sent: Wednesday, May 6, 2026 1:37 PM
To: Jenny Twentyman
Cc: Kyle Edge; Myrka Ruiz; josephtkacsik@caa.inc
Subject: Re: Building Permit - 10835 Hazelbrand Rd NE

Hello Mrs. Jenny,
I believe the permit number is P26-04-044 for these files. Does this match your records?

Thank you,

Robert Canady,

Deputy Chief-Fire Marshal

Robert Canady, Fire Marshal, IAAI-FIT

Deputy Chief

City of Covington

770-385-2155 Office

678-654-1070 Cell

| rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, May 5, 2026 3:49 PM
To: Robert Canady <rcanady@cityofcovington.org>
Cc: Kyle Edge <Kyle.Edge@voltagrid.com>; Myrka Ruiz <MRuiz@cityofcovington.org>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: Building Permit - 10835 Hazelbrand Rd NE

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Good afternoon Robert,

Thank you for speaking to me last week and looking to help us get this building permit over the line!

Please see attached the following documents:

* Building Permit Application
* Site Plan
* Electrical oneline
* Mechanical oneline

Please let me know if you need to see any other documents and I will get them over to you asap! Your help is greatly appreciated.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, May 6, 2026 12:45 PM
To: Tim Smith
Cc: Batch, Charlie
Subject: RE: Serverfarm Water Meter
Attachments: IMG_0787.jpg; IMG_0788.jpg

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Tim,

My apologies, we have decided to keep the meter on site for at lest another month. Here is the reading on that meter. Please let me know if you need anything else from me.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,XObnBREeEPvSVEGwhm9yQ-Arz4DwuqkFCeBP1nUSBd-mk9DBnqddBFupDX9SIXxTck6P1th1Q91wgtkSZMsYrKUExA8V7l15q-QnxO6P5atCoKxPoZs,&typo=1&ancr_add=1>

From: Hill, J.T.
Sent: Monday, May 4, 2026 10:34 AM
To: Tim Smith <tjsmith@cityofcovington.org>
Cc: Batch, Charlie <cbatch@BrasfieldGorrie.com>
Subject: Serverfarm Water Meter

Good morning Tim,

We are going to be returning our last water meter this week. Is there any specific day that we need to brin git back or can we bring it whenever?

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

BRASFIELD & GORRIE | 2999 Circle 75 Pkwy | Atlanta, Georgia 30339
brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,HisNc8JvsWQWdVQaLdqhXNpVae-mYHBGaINkkV0bj0QFTVxZgvCelSORJICW64M3C6PZdVaT1_yTmbroITqm2UjhzqyIdRypYIHooGXTLfHuAV06oLYxAwRCRQ,,&typo=1&ancr_add=1>

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, May 6, 2026 11:17 AM
To: Myrka Ruiz; Robert Canady
Cc: Kyle Edge; josephtkacsik@caa.inc
Subject: Re: Building Permit - 10835 Hazel brand Rd NE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Myrka,

Oh perfect! Thank you so much for your help with this. Please let me know if there is anything else you need from me.

How long does the resubmittal process take please? Are we able to receive an update as soon as the review is complete?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Wednesday, May 6, 2026 10:06 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Robert Canady <rcanady@cityofcovington.org>
Cc: Kyle Edge <Kyle.Edge@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: RE: Building Permit - 10835 Hazel brand Rd NE

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello,

Yes, resubmittals come to me directly and I send this over for review in our system to the reviewers. I will upload these and send them out for review.

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, May 6, 2026 8:57 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>; Robert Canady <rcanady@cityofcovington.org>
Cc: Kyle Edge <Kyle.Edge@voltagrid.com>; josephtkacsik@caa.inc
Subject: Re: Building Permit - 10835 Hazel brand Rd NE

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Hi Myrka,

Is that the process sorry? I'm not sure of the next steps as Robert mentioned he didn't see all the documents I sent over for the first application? I wonder if it's because I emailed over the electrical and mechanical one lines, but we dropped the other documents in person so they didn't get linked to the same application.

Thanks,

Jenny

Sent from my T-Mobile 5G Device
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Sent: Wednesday, May 6, 2026 7:33:28 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >; Robert Canady <rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org> >
Cc: Kyle Edge <Kyle.Edge@voltagrid.com <mailto:Kyle.Edge@voltagrid.com> >; josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: RE: Building Permit - 10835 Hazel brand Rd NE

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning,

Just to confirm, will this be a resubmittal for the plans that were disapproved ?

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Tuesday, May 5, 2026 3:49 PM
To: Robert Canady <rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org> >
Cc: Kyle Edge <Kyle.Edge@voltagrid.com <mailto:Kyle.Edge@voltagrid.com> >; Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>
>; josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc>
Subject: Building Permit - 10835 Hazelbrand Rd NE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Robert,

Thank you for speaking to me last week and looking to help us get this building permit over the line!

Please see attached the following documents:

* Building Permit Application
* Site Plan
* Electrical oneline
* Mechanical oneline

Please let me know if you need to see any other documents and I will get them over to you asap! Your help is greatly appreciated.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, May 6, 2026 11:17 AM
To: Myrka Ruiz; Robert Canady
Cc: Kyle Edge; josephtkacsik@caa.inc
Subject: Re: Building Permit - 10835 Hazel brand Rd NE

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Hi Myrka,

Oh perfect! Thank you so much for your help with this. Please let me know if there is anything else you need from me.

How long does the resubmittal process take please? Are we able to receive an update as soon as the review is complete?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Wednesday, May 6, 2026 10:06 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Robert Canady <rcanady@cityofcovington.org>
Cc: Kyle Edge <Kyle.Edge@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Subject: RE: Building Permit - 10835 Hazel brand Rd NE

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello,

Yes, resubmittals come to me directly and I send this over for review in our system to the reviewers. I will upload these and send them out for review.

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, May 6, 2026 8:57 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>; Robert Canady <rcanady@cityofcovington.org>
Cc: Kyle Edge <Kyle.Edge@voltagrid.com>; josephtkacsik@caa.inc
Subject: Re: Building Permit - 10835 Hazel brand Rd NE

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Hi Myrka,

Is that the process sorry? I'm not sure of the next steps as Robert mentioned he didn't see all the documents I sent over for the first application? I wonder if it's because I emailed over the electrical and mechanical one lines, but we dropped the other documents in person so they didn't get linked to the same application.

Thanks,

Jenny

Sent from my T-Mobile 5G Device
Get Outlook for Android <https://aka.ms/AAb9ysg>

_____

From: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Sent: Wednesday, May 6, 2026 7:33:28 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >; Robert Canady <rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org> >
Cc: Kyle Edge <Kyle.Edge@voltagrid.com <mailto:Kyle.Edge@voltagrid.com> >; josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: RE: Building Permit - 10835 Hazel brand Rd NE

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning,

Just to confirm, will this be a resubmittal for the plans that were disapproved ?

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Tuesday, May 5, 2026 3:49 PM
To: Robert Canady <rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org> >
Cc: Kyle Edge <Kyle.Edge@voltagrid.com <mailto:Kyle.Edge@voltagrid.com> >; Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >; josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc>
Subject: Building Permit - 10835 Hazelbrand Rd NE

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* Site Plan
* Electrical oneline
* Mechanical oneline

Please let me know if you need to see any other documents and I will get them over to you asap! Your help is greatly appreciated.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: William Snow <wsnow@selc.org>
Sent: Wednesday, May 6, 2026 10:34 AM
To: Audra Gutierrez
Subject: Open Records Request: VoltaGrid
Attachments: 2026.04.29 - SELC GORA to Covington re VoltaGrid.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Ms. Gutierrez,

Thank you for helping me on the phone just now! Please see the open records request attached, and let me know if you have any questions.

Much appreciated,

William Snow

Associate Attorney

wsnow@selc.org <mailto:wsnow@selc.org>

Southern Environmental Law Center

Ten 10th Street NW, Suite 1050

Atlanta, GA 30309

Office: 404.521.9900

Direct: 470.763.6556

selc.org <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fselc.org&c=E,1,TfPRwF7myic7Xsiu-BRPbV7_Pm-J9MxnR-Bn_KVRL1_KdM7g76Yje6erd4sRzP2OPaHyfrOtd_8DJCIYxfb28bLJE3y49OMPsGYlhaKt2A,,&typo=1>

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, May 6, 2026 8:57 AM

To: Myrka Ruiz; Robert Canady
Cc: Kyle Edge; josephtkacsik@caa.inc
Subject: Re: Building Permit - 10835 Hazel brand Rd NE

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Thanks,

Jenny

Sent from my T-Mobile 5G Device
Get Outlook for Android <https://aka.ms/AAb9ysg>

_____

From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Wednesday, May 6, 2026 7:33:28 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Robert Canady <rcanady@cityofcovington.org>
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Subject: RE: Building Permit - 10835 Hazel brand Rd NE

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Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, May 5, 2026 3:49 PM
To: Robert Canady <rcanady@cityofcovington.org>
Cc: Kyle Edge <Kyle.Edge@voltagrid.com>; Myrka Ruiz <MRuiz@cityofcovington.org>; josephtkacsik@caa.inc
Subject: Building Permit - 10835 Hazelbrand Rd NE

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Good afternoon Robert,

Thank you for speaking to me last week and looking to help us get this building permit over the line!

Please see attached the following documents:

* Building Permit Application
* Site Plan
* Electrical oneline
* Mechanical oneline

Please let me know if you need to see any other documents and I will get them over to you asap! Your help is greatly appreciated.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Tim Smith
Sent: Monday, May 4, 2026 10:37 AM
To: Hill, J.T.
Subject: RE: Serverfarm Water Meter

You can bring the meter whenever.

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Monday, May 4, 2026 10:34 AM
To: Tim Smith <tjsmith@cityofcovington.org>
Cc: Batch, Charlie <cbatch@BrasfieldGorrie.com>
Subject: Serverfarm Water Meter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Tim,

We are going to be returning our last water meter this week. Is there any specific day that we need to brin git back or can we bring it whenever?

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,rXZta6nrlZGNCHO92O4JhuTkZKneB3qIq9fQoUGlaE5eLAWxv45kYQsOcbtMC1DT6IR4lSCb_dFrZtZp1b9zc-lV9HrsHUVXV-vzHk98CsG044w,&typo=1&ancr_add=1>

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From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Monday, May 4, 2026 10:34 AM
To: Tim Smith
Cc: Batch, Charlie
Subject: Serverfarm Water Meter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Tim,

We are going to be returning our last water meter this week. Is there any specific day that we need to brin git back or can we bring it whenever?

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,rXZta6nrlZGNCHO92O4JhuTkZKneB3qIq9fQoUGlaE5eLAWxv45kYQsOcbtMC1DT6IR4lSCb_dFrZtZp1b9zc-lV9HrsHUVXV-vzHk98CsG044w,&typo=1&ancr_add=1>

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From: Eric Wood
Sent: Monday, May 4, 2026 10:30 AM
To: Brian Thompson
Subject: Fwd: Serverfarm Covington - Above Ceiling Inspection - Fire Protection Drops
Attachments: 2450004213 Ltr Fire Drop Support 2026 0501.pdf

Begin forwarded message:

From: "Van Gunst, Gersen" <GVanGunst@brasfieldgorrie.com>
Date: May 4, 2026 at 9:08:48?AM EDT
To: Eric Wood <EWood@cityofcovington.org>, Wes Daniel <WDaniel@cityofcovington.org>, josephtkacsik@caa.inc, Robert Canady <rcanady@cityofcovington.org>
Cc: "Carrillo Yepes, Mateo" <mcarrillo@brasfieldgorrie.com>, "Hicks, James" <EHicks@brasfieldgorrie.com>, "Christian, Adam" <achristian@brasfieldgorrie.com>, "Redmond, Mac" <MRedmond@brasfieldgorrie.com>
Subject: Serverfarm Covington - Above Ceiling Inspection - Fire Protection Drops

?

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Team,

To whom it may concern, there was discussion on site during an above ceiling inspection regarding the vertical sprinkler drops and acceptance by the EOR for the install method. Please see the attached for their comments on the matter.

Please let me know if there are any questions or if we may proceed with above ceiling inspections for cover up.

Thank you,

Gersen Van Gunst
Project Manager

gvangunst@brasfieldgorrie.com <mailto:gvangunst@brasfieldgorrie.com>
m: 404.272.5194

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2999 Circle 75 Pkwy
Atlanta, Georgia 30339

brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,Szd8D0r9agXKnIIQYUFufWKcE03Q0iXSX4bFteo3VTTpZyQrJbk-t10iWnGy40m6I2V-SgEtk578WA86i_tJq6qj_amjCdXQMMcOjz5wB-eD6PpTcYorHRRacA,,&typo=1&ancr_add=1>

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From: Carrillo Yepes, Mateo <mcarrillo@BrasfieldGorrie.com>
Sent: Monday, May 4, 2026 10:07 AM
To: Wes Daniel
Subject: Serverfarm ATL 2 Fire Sprinkler Bracing
Attachments: Letter For Fire Sprinkler Drop Bracing not required.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Wes,

See attached letter from Advantage Fire and you should have the other one from our Fire Sprinkler Engineer of Record.

Thanks,

Mateo Carrillo
Assistant Superintendent
mcarrillo@brasfieldgorrie.com <mailto:mcarrillo@brasfieldgorrie.com>
m: 404.938.0758
o: 678.581.6400
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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,gZqfwnbs_31CIXwsTqzFFCfYZZPRQ7XER3sjXoHz_ZWNQ_bcCsDxJ1iyCPgSPrpEefso1eNs_wXAVXT2RgRnxheIrQJc9hFa0YZJtE9W2w,,&typo=1&ancr_add=1>

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From: Van Gunst, Gersen <GVanGunst@BrasfieldGorrie.com>
Sent: Monday, May 4, 2026 9:07 AM
To: Eric Wood; Wes Daniel; josephtkacsik@caa.inc; Robert Canady
Cc: Carrillo Yepes, Mateo; Hicks, James; Christian, Adam; Redmond, Mac
Subject: Serverfarm Covington - Above Ceiling Inspection - Fire Protection Drops
Attachments: 2450004213 Ltr Fire Drop Support 2026 0501.pdf

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Team,

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Please let me know if there are any questions or if we may proceed with above ceiling inspections for cover up.

Thank you,

Gersen Van Gunst
Project Manager

gvangunst@brasfieldgorrie.com <mailto:gvangunst@brasfieldgorrie.com>
m: 404.272.5194

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2999 Circle 75 Pkwy
Atlanta, Georgia 30339

brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,Szd8D0r9agXKnIIQYUFufWKcE03Q0iXSX4bFteo3VTTpZyQrJbk-t10iWnGy40m6I2V-SgEtk578WA86i_tJq6qj_amjCdXQMMcOjz5wB-eD6PpTcYorHRRacA,,&typo=1&ancr_add=1>

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Project Manager

gvangunst@brasfieldgorrie.com <mailto:gvangunst@brasfieldgorrie.com>
m: 404.272.5194

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Cc: Carrillo Yepes, Mateo; Hicks, James; Christian, Adam; Redmond, Mac
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Project Manager

gvangunst@brasfieldgorrie.com <mailto:gvangunst@brasfieldgorrie.com>
m: 404.272.5194

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From: John Payne <jpayne@keckwood.com>
Sent: Thursday, April 30, 2026 2:09 PM
To: Mike Jewell
Subject: Re: Permit

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Hey Mike. The permit has been approved by GDOT and is ready for activation. In order to activate, we will need start and end dates, City onsite representative name, Contractor representative name, etc. I know Aurie and Chad have discussed this. If you have a date when Southern Pipeline plans to get started, I can have Aurie call Chad to coordinate on your end as well as call Jamey or Chad with Southern to coordinate info from their end.

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,a1utl8H_RbyLTynRwfjmO0M2MamVteH-QgsG-ehMi3eM4ViJ9SAPLNFbYga_6pwRX_hlLFUKiDRStlxH6fldIxzkaxZat-XVy8udq-Tb6GAodIMA0L5tPMbJTBvw&typo=1>

O: 678.417.4006 | C: 706.540.4010

www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.keckwood.com%2f&c=E,1,wPLC8k-_2N5PubPfOVLvOvHMagmcAIbdqUEftv0H-IM6GwF5nutoVf66bbD8nGzo2_9GiPlV53kGzFMfjyNrqCb4t92zPyRwBrDON6M8ujIKpFvMqZMyCQ,,&typo=1>

On Thu, Apr 30, 2026 at 12:55?PM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

> John,
>
> What else do we need to do to get the permit for the bore to Serverfarm?
>
> Mike
>
> Mike Jewell
>
> City of Covington | Natural Gas Director
>
> 678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Susan Nolley <snolley@co.newton.ga.us>
Sent: Wednesday, April 29, 2026 3:57 PM
To: Audra Gutierrez
Subject: Fwd: Online Form Submittal: Open Records Request Form

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Audra,

Please see the ORAR below.

---------- Forwarded message ---------
From: noreply@civicplus.com <mailto:noreply@civicplus.com> <noreply@civicplus.com <mailto:noreply@civicplus.com> >
Date: Wed, Apr 29, 2026 at 3:52?PM
Subject: Online Form Submittal: Open Records Request Form
To: <jsmith@co.newton.ga.us <mailto:jsmith@co.newton.ga.us> >, <snolley@co.newton.ga.us <mailto:snolley@co.newton.ga.us> >

Open Records Request Form

Name William Snow
Email Address (Required) wsnow@selc.org <mailto:wsnow@selc.org>
Address Ten 10th St NW, Suite 1050
City Atlanta
StateGA
Zip Code 30307
Phone Number 6153395938
County Department or Official to whom request is submitted Field not completed.
Do you wish to inspect and / or obtain photocopies of the requested records Field not completed.
Identify specific records covered by this request Any communications since January 2025 between the County and VoltaGrid, or between the County and Serverfarm concerning the VoltaGrid facility in Covington.

Email not displaying correctly? View it in your browser. <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.newtoncountyga.gov%2fAdmin%2fFormCenter%2fSubmissions%2fEdit%3fid%3d22864%26categoryID%3d0%26formID%3d47%26displayType%3d0%26dateRange%3d0%26sortFieldID%3d0%26sortAscending%3dfalse%26submissionDataDisplayType%3d0%26backURL%3d%252fAdmin%252fFormCenter%252fSubmissions%252fIndex%252f47%253fcategoryID%253d5&c=E,1,D9N4icjTUSn2PgWYuXnf3vDFtdC5UOCrp68i-YWRWk_NDLGfOMqFleWPLKT0nWYuk_7ckSdjAMymo2oRGi_2sAQjbLYWam7Ioa-AAoi8zp6M&typo=1>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f86cvybhg.r.us-east-2.awstrack.me%2fI0%2f010f019ddaccaf1a-d3a01165-70c5-41fa-9bef-3b71b57a004f-000000%2f5fbgCncdrv_pJtBlD6fwE3BPgCA%3d258&c=E,1,WmCCxDylK_8xuP54iU5mL77G9Y5I2LopFRHD9RnCzreLBd5J9nS457Ci106T1dXcT9hUEik9UuOM9vtYBVQSd_cv4jtgmulEoLFUEiB8&typo=1>

--

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.newtoncountyga.gov%2fImageRepository%2fDocument%3fdocumentID%3d5142&c=E,1,lNwOQ_epr7DLTV_ur19jsGc2KunyA0-PWlnnCJ7FqUJPNy2kTU1Fpl9Md6IrKflPdHpCSziEpzVeX6rWzVIAXfQjLOJEEzFH3hNZ5ZPmKw,,&typo=1>

Susan G. Nolley | County Clerk
Newton County Board of Commissioners
1124 Clark Street Covington, GA 30014
Office: 678-625-1372| Email:snolley@co.newton.ga.us <mailto:Email%3Asnolley@co.newton.ga.us>

CONFIDENTIALITY NOTICE: This email transmission may contain information that is proprietary, privileged, and/or confidential and is intended exclusively for the person(s) to whom it is addressed. This communication represents the originator's personal views and opinions, which do not necessarily reflect those of Newton County. This email and its attachments are believed to be free of any virus or defect, but it is the responsibility of the recipient to ensure that this is true. Newton County does not accept responsibility or liability for any loss or damage arising in any way from the receipt or use of this email or for any errors or omissions in its contents which may arise as a result of its transmission. Any use, copying, retention or disclosure by any person other than the intended recipient or the intended recipient's designees is strictly prohibited. If you are the intended recipient, you must treat the information in confidence and in accordance with all laws related to the privacy and confidentiality of such information. If you are not the intended recipient or their designee, please notify the sender immediately by return email and delete all copies of this email, including all attachments. Thank You

From: Brian Thompson
Sent: Thursday, April 23, 2026 3:08 PM
To: Robert Canady
Subject: Fw: VoltaGrid Power Site - 10835 Hazelbrand Road NE
Attachments: IFC_Electrical-Single Line.pdf; IFC_Mech-Gas.pdf

Brian Thompson, Captain, IAAI-FIT, NAFI-CFEI

City of Covington | Asst. Fire Marshal

770-385-2105 | bthompson@cityofcovington.org <mailto:bthompson@cityofcovington.org>

From: Joseph Tkacsik <josephtkacsik@caa.inc>
Sent: Thursday, April 23, 2026 10:17 AM
To: Brian Thompson <bthompson@cityofcovington.org>
Subject: Fwd: VoltaGrid Power Site - 10835 Hazelbrand Road NE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Joseph Tkacsik

Begin forwarded message:

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Date: February 10, 2026 at 10:49:35?AM EST
To: josephtkacsik@caa.inc
Cc: Allison Litwin <allison.litwin@voltagrid.com>, D'Avery Brown <davery.b@sfrdc.com>, Russell Martino <russell.m@sfrdc.com>
Subject: VoltaGrid Power Site - 10835 Hazelbrand Road NE

?
Good morning Joe,

It was great to meet you in person last week. D'Avery kindly let me know that you stopped by this morning requesting a couple of documents so you could review them and help get the permitting process underway for the VoltaGrid power site.

I can't thank you enough for the support you're providing in helping us obtain the necessary permits. It's truly appreciated.

Please see attached the requested documents for your review.

Please let me know if you require any other documents, or if you have any questions.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Joseph Tkacsik <josephtkacsik@caa.inc>
Sent: Thursday, April 23, 2026 10:18 AM
To: CAA
Subject: Fwd: VoltaGrid Power Site - 10835 Hazelbrand Road NE
Attachments: IFC_Electrical-Single Line.pdf; IFC_Mech-Gas.pdf

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Joseph Tkacsik

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Date: February 10, 2026 at 10:49:35?AM EST
To: josephtkacsik@caa.inc
Cc: Allison Litwin <allison.litwin@voltagrid.com>, D'Avery Brown <davery.b@sfrdc.com>, Russell Martino <russell.m@sfrdc.com>
Subject: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

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To: Brian Thompson
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Attachments: IFC_Electrical-Single Line.pdf; IFC_Mech-Gas.pdf

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Joseph Tkacsik

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Date: February 10, 2026 at 10:49:35?AM EST
To: josephtkacsik@caa.inc
Cc: Allison Litwin <allison.litwin@voltagrid.com>, D'Avery Brown <davery.b@sfrdc.com>, Russell Martino <russell.m@sfrdc.com>
Subject: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Robert Canady
Sent: Wednesday, April 22, 2026 2:58 PM
To: Kevin Boyce
Subject: Re: Serverfarm Covington - Area of Rescue 2-way communication system

Hello Kevin,
I am available to talk or email you about the 2-way coms, or anything else you may have. What do you think about the communication on the gates?

Thank you,

Robert Canady,

Deputy Chief-Fire Marshal

Robert Canady, Fire Marshal, IAAI-FIT

Deputy Chief

City of Covington

770-385-2155 Office

678-654-1070 Cell

| rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org>

From: Kevin Boyce <kevin.boyce@eplusadvisors.com>
Sent: Wednesday, April 22, 2026 2:13 PM
To: Robert Canady <rcanady@cityofcovington.org>
Subject: RE: Serverfarm Covington - Area of Rescue 2-way communication system

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Robert,

Following up on the email below. Do you have any time to discuss?

Thank you,

Kevin Boyce, PSP

Senior Associate

708-305-5472

kevin.boyce@eplusadvisors.com <mailto:kevin.boyce@eplusadvisors.com>

Engineering PLUS

From: Kevin Boyce
Sent: Thursday, April 9, 2026 2:26 PM
To: 'rcanady@cityofcovington.org' <rcanady@cityofcovington.org>
Cc: 'mredmond@brasfieldgorrie.com' <mredmond@brasfieldgorrie.com>
Subject: RE: Serverfarm Covington - Area of Rescue 2-way communication system

Good afternoon,

Following up on the email below. Please let me know if it's easier to discuss over a call.

Thank you,

Kevin Boyce, PSP

Senior Associate

708-305-5472

kevin.boyce@eplusadvisors.com <mailto:kevin.boyce@eplusadvisors.com>

Engineering PLUS

From: Kevin Boyce
Sent: Wednesday, April 8, 2026 1:38 PM
To: rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org>
Subject: Serverfarm Covington - Area of Rescue 2-way communication system

Good afternoon,

I am with Engineering Plus, the telecom and security design team for ATL Serverfarm project.

We were told that doors leaving the facility out into the Gen yard need to include a 2-way communication device.

Would adding a building intercom to all these doors, and having them call the security operations center within the building, be ok?

If you would like to schedule a call to discuss further id be happy to chat at any time.

Thank you,

Kevin Boyce, PSP

Senior Associate

708-305-5472

kevin.boyce@eplusadvisors.com <mailto:kevin.boyce@eplusadvisors.com>

Engineering PLUS

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, April 21, 2026 5:02 PM
To: Mike Jewell; Rusty Hough; Peter Smith; Claudia Garrett; Michael Venditti
Subject: Re: Covington/Serverfarm Sync

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike J, Rusty,

Below are the updated ramp expectations. We can discuss in the Monday sync.

Thanks,
Will

Thanks,
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,BzNilSNZrzLzmdjnNm6l9tv5LE-dcOVDUe1z7YzsGQU7CHc9GW4RUK8x_1Y-NKAxdv-ZYv3EB9qE3n1Mat5km2uPQYh3Z0Kt35kBVmOP&typo=1>

From: Will Whittington
Sent: Thursday, April 16, 2026 10:01 AM
To: Mike Jewell <mjewell@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>; Michael Venditti <michael.venditti@vencorenergy.com>; Peter Smith <peter@seawolfpower.com>; Claudia Garrett <claudia.g@sfrdc.com>
Subject: Covington/Serverfarm Sync
When: Monday, April 20, 2026 1:00 PM-1:30 PM.
Where: Microsoft Teams Meeting

Microsoft Teams meeting
Join: https://teams.microsoft.com/meet/222917816439308?p=wTiHKv9vXiDy6RPU1s <https://teams.microsoft.com/meet/222917816439308?p=wTiHKv9vXiDy6RPU1s>
Meeting ID: 222 917 816 439 308

Passcode: Cp2Va6q6

Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US> | System reference <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZWY1NDM1ZmUtYmNhZi00NGE3LWFiM2EtZmU0YjEyYWY0NWNl%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>
For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_ZWY1NDM1ZmUtYmNhZi00NGE3LWFiM2EtZmU0YjEyYWY0NWNl@thread.v2&messageId=0&language=en-US>

From: Mike Jewell
Sent: Thursday, April 16, 2026 11:37 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Sync

From: Mike Jewell
Sent: Thursday, April 16, 2026 11:37 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Sync

From: Mike Jewell
Sent: Thursday, April 16, 2026 11:37 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Sync

From: Michael Venditti <michael.venditti@vencorenergy.com>
Sent: Tuesday, April 14, 2026 5:42 PM
To: Will Whittington; Mike Jewell; Rusty Hough; Peter Smith
Subject: RE: Covington/Serverfarm Sync

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Thanks, Will.

Rusty, please call me any time at your convenience to discuss the gas supply contract.

Michael

Thanks,

Michael Venditti

Vencor Energy Services

713-814-4732 office

713-483-4199 mobile

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, April 14, 2026 2:46 PM
To: Mike Jewell <mjewell@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>; Michael Venditti <michael.venditti@vencorenergy.com>; Peter Smith <peter@seawolfpower.com>
Subject: Re: Covington/Serverfarm Sync

Hi Rusty, Michael's cell phone number is 713-483-4199.

Thanks

WIll

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,db8A-CNvS1YKJESpWnUzqNjxyMjpI3Is4ibfkid-nZh5TxhtJtxH7wAA-Op12XhxV8yYasi0_T3bf7yx-_qsL9rlFnKdE3w0nck0F5syx6g,&typo=1>

From: Will Whittington
Sent: Sunday, April 12, 2026 7:28 PM
To: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: Covington/Serverfarm Sync
When: Tuesday, April 14, 2026 2:00 PM-2:30 PM.
Where: Microsoft Teams Meeting

LMK if this time works.

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/242506499827108?p=7XGtj3SaLcmVJRtx0e <https://teams.microsoft.com/meet/242506499827108?p=7XGtj3SaLcmVJRtx0e>

Meeting ID: 242 506 499 827 108

Passcode: JX7aj6ez

Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US> | System reference <https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjcwYTk4OWItOWE4OC00MWM5LTg2NzUtMTBhZGE2MWU0MGRm%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_MjcwYTk4OWItOWE4OC00MWM5LTg2NzUtMTBhZGE2MWU0MGRm@thread.v2&messageId=0&language=en-US>

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, April 14, 2026 3:46 PM
To: Mike Jewell; Rusty Hough; Michael Venditti; Peter Smith
Subject: Re: Covington/Serverfarm Sync

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Rusty, Michael's cell phone number is 713-483-4199.

Thanks
WIll

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,znn3L_HCQ8pnpDo5UFPLpxiQlYVOnlgedRPzvWJlyENnMGqhkunBbdJ6mD-04iS8LwloUCf2IznDnCDn5xvKmPd5PBQtNQ2IpwHIy-0vlon_qJijYhsOIw,,&typo=1>

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Sent: Sunday, April 12, 2026 7:28 PM
To: Mike Jewell <mjewell@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>; Michael Venditti <michael.venditti@vencorenergy.com>; Peter Smith <peter@seawolfpower.com>
Subject: Covington/Serverfarm Sync
When: Tuesday, April 14, 2026 2:00 PM-2:30 PM.
Where: Microsoft Teams Meeting

LMK if this time works.

Microsoft Teams meeting
Join: https://teams.microsoft.com/meet/242506499827108?p=7XGtj3SaLcmVJRtx0e <https://teams.microsoft.com/meet/242506499827108?p=7XGtj3SaLcmVJRtx0e>
Meeting ID: 242 506 499 827 108
Passcode: JX7aj6ez

Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US> | System reference <https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjcwYTk4OWItOWE4OC00MWM5LTg2NzUtMTBhZGE2MWU0MGRm%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>
For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_MjcwYTk4OWItOWE4OC00MWM5LTg2NzUtMTBhZGE2MWU0MGRm@thread.v2&messageId=0&language=en-US>

From: Mike Jewell
Sent: Monday, April 13, 2026 7:22 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Sync

From: Mike Jewell
Sent: Monday, April 13, 2026 7:22 AM
To: Will Whittington

Subject: Accepted: Covington/Serverfarm Sync

From: Mike Jewell
Sent: Monday, April 13, 2026 7:22 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Sync

From: Audra Gutierrez
Sent: Wednesday, April 8, 2026 1:54 PM
To: Beth
Subject: RE: 04062026 Agenda SUMMARY
Attachments: 02022026 MINUTES.docx; 02162026 MINUTES.docx; 03022026 MINUTES.docx; 03162026 MINUTES.docx

Beth,

Please see the attached.

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Beth <beth@cityofcovington.org>
Sent: Wednesday, April 8, 2026 11:39 AM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: Re: 04062026 Agenda SUMMARY

Hey Audra! Can you send me all the approved minutes from February and March council meetings for the website? Thank you!

Have a great day,

Beth

> On Apr 8, 2026, at 11:37?AM, Audra Gutierrez <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> > wrote:
>
> ?
>
> Thanks,
>
> Audra M. Gutierrez, GMCA-MMC, IIMC-CMC
>
> City of Covington | City Clerk
>
> <image001.png>
>
> 770-385-2010 |
>
> <image002.png>
>
> agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>
>
> <image003.jpg>
>
> <image004.png>
>
> <image005.png>

<04062026 Agenda SUMMARY.docx>

From: Audra Gutierrez
Sent: Wednesday, April 8, 2026 1:54 PM
To: Beth
Subject: RE: 04062026 Agenda SUMMARY
Attachments: 02022026 MINUTES.docx; 02162026 MINUTES.docx; 03022026 MINUTES.docx; 03162026 MINUTES.docx

Beth,

Please see the attached.

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

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?

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

<image001.png>

770-385-2010 |

<image002.png>

agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

<image003.jpg>

<image004.png>

<image005.png>

<04062026 Agenda SUMMARY.docx>

From: Myrka Ruiz
Sent: Tuesday, April 7, 2026 10:08 AM
To: Jenny Twentyman
Cc: josephtkacsik@caa.inc
Subject: RE: 10835 Hazelbrand Road NE Permit form
Attachments: Subcontractor Affidavit.pdf; Building Permit Application.pdf

Hello good morning, Jenny,

I was reviewing the application that was submitted for 10835 Hazel brand Rd. I noticed we are missing a couple information.

* Page 1 of the building permit application is incomplete. I have re-attached the application if this helps.
* Missing General Contractor driver license
* Missing the HVAC affidavit and driver license (I have attached the form on this email)

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Friday, March 27, 2026 12:08 PM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc
Subject: Re: 10835 Hazelbrand Road NE Permit form

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Friday, March 27, 2026 10:22 AM
To: Myrka Ruiz <mruiz@cityofcovington.org <mailto:mruiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Friday, March 27, 2026 10:21 AM
To: Myrka Ruiz <mruiz@cityofcovington.org <mailto:mruiz@cityofcovington.org> >

Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Friday, March 27, 2026 10:21 AM
To: Myrka Ruiz <mruiz@cityofcovington.org <mailto:mruiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Friday, March 27, 2026 10:20 AM
To: Myrka Ruiz <mruiz@cityofcovington.org <mailto:mruiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: 10835 Hazelbrand Road NE Permit form

Good morning Myrka,

We finally have everything signed and ready to send over to yourselves!

I tried to send everything this morning but had an email back saying it was undeliverable, I think because I am sending so much stuff over. So I will try sending bit by bit!

To follow, please see the attached building permit application and the trade permits to go along with them.

I have attached the site layout and lease agreement also.

Thank you again for your help and please let me know the next steps for payment.

Thanks,

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C:+1 (346) 820-4846

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Tuesday, March 17, 2026 10:09 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

Morning!

No worries at all. Thank you so much for confirming.

Cheers,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

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Sent: Tuesday, March 17, 2026 7:00 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
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Hello good morning,

Yes, we do require the application being notarized on the application.

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Monday, March 16, 2026 5:33 PM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

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Hi Myrka,

Apologies for all the questions. We have a signed lease agreement from the property owner as we are leasing the land to build on it. Do we still require their signature on our building permit, or will the lease agreement cover that?

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Monday, March 16, 2026 12:54 PM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

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Sent: Thursday, March 5, 2026 7:59 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Wednesday, March 4, 2026 10:34 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc>
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Hi Myrka,

Thank you so much for confirming all that! That's great. Regarding the site plan, it references them being stamped. Is this required to be a Georgia state stamp. Our engineering firm is Texas based.

Lovely, I have sent the form onto our GC to fill out and send over. No apology needed, just thank you for assisting so much with this permitting process. It's been a great help!

Thanks,

Jenny Twentyman

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Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
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Please have all your trades fill out the sub-contractor affidavit and submitted their 3 licenses (state license, business license & driver license), I have also attached this application to the email. I do apologize for the delay in responding. Please let me know if you have any further questions.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Wednesday, March 4, 2026 9:31 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc>
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Morning Myrka,

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Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Monday, March 2, 2026 9:38 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

Hi Myrka,

Any update from below please? Thank you again for all your help with everything!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

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Sent: Thursday, February 26, 2026 10:38 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

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From: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Sent: Wednesday, February 25, 2026 9:44 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: 10835 Hazelbrand Road NE Permit form

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Hello good morning, Jenny,

I do apologize for the late reply please see attached for the forms that need to be filled out. I spoke with joe he confirmed your trades can apply for individual permits.
If you are looking to have a GC over this project you will need to fill out our building permit application.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Myrka Ruiz
Sent: Tuesday, April 7, 2026 10:08 AM
To: Jenny Twentyman
Cc: josephtkacsik@caa.inc
Subject: RE: 10835 Hazelbrand Road NE Permit form
Attachments: Subcontractor Affidavit.pdf; Building Permit Application.pdf

Hello good morning, Jenny,

I was reviewing the application that was submitted for 10835 Hazel brand Rd. I noticed we are missing a couple information.

* Page 1 of the building permit application is incomplete. I have re-attached the application if this helps.
* Missing General Contractor driver license
* Missing the HVAC affidavit and driver license (I have attached the form on this email)

Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Friday, March 27, 2026 12:08 PM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc
Subject: Re: 10835 Hazelbrand Road NE Permit form

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Project Manager

VoltaGrid LLC

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Morning!

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Hello good morning,

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Myrka Ruiz

City of Covington | License & Permitting Specialist

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Monday, March 16, 2026 5:33 PM

To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc>
Subject: Re: 10835 Hazelbrand Road NE Permit form

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770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

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To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: 10835 Hazelbrand Road NE Permit form

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning, Jenny,

I do apologize for the late reply please see attached for the forms that need to be filled out. I spoke with joe he confirmed your trades can apply for individual permits.
If you are looking to have a GC over this project you will need to fill out our building permit application.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: noreply@geocall.ga811.com
Sent: Thursday, April 2, 2026 10:18 AM
To: Locators Email
Subject: 260402-002755 Normal GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 260402-002755 Ticket Type : Normal
Date/Time : 04/02/2026 10:18 Sequence Number : 10
Previous Ticket : Source : Voice
Last Response :
Comments :
Company Information
VOLTAGRID, LLC Company Type : Contractor
10800 TELGE RD Phone : (405) 821-3826
HOUSTON, TX, 77095

Caller Name : DUSTIN LEONHART Field Contact : ALEX STANDIFIRD
Phone : (405) 821-3826 Phone : (832) 538-5667
Email : DUSTIN.LEONHART@VOLTAGRID.COM Email :
Work Information
Work Type : installing ground rods Longitude : -83.8184445
Latitude : 33.6211885
Project Duration : 2 daysDone For : SERVERFARM

State : GA
County : NEWTON Street : HAZELBRAND RD NE
City : COVINGTON Cross Street : LOGISTICS PKWY NE

Explosives : No Directional Boring : No
White-Lined : Yes # W-Lines Area : 4
Locate Instructions
LOCATE 175 FT RADIUS AROUND COOR. 33.621187, -83.818461
Remarks
THE 4 CORNERS ARE MARKED WITH WHITE PAINT
Dates

Legal Date : 04/08/2026 07:00
Respond By : 04/07/2026 23:59
Updateable On : 04/29/2026
Update By : 05/04/2026 16:30
Expires On : 05/08/2026
Members

Code	Name	Facility Type	Phone
BSCA	ATT / D - BSCA	Telecommunication	
CHC09	CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09	Telecommunication	
COV90	CITY OF COVINGTON - COV90	Water	
COV91	CITY OF COVINGTON - COV91	Sewer	
COV92	CITY OF COVINGTON - COV92	Gas	
COV93	CITY OF COVINGTON - COV93	Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

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State : GA
County : NEWTON Street : HAZELBRAND RD NE
City : COVINGTON Cross Street : LOGISTICS PKWY NE

Explosives : No Directional Boring : No
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COV92	CITY OF COVINGTON - COV92	Gas	
COV93	CITY OF COVINGTON - COV93	Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
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State : GA
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COV93	CITY OF COVINGTON - COV93	Electric	

GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: Tim Smith
Sent: Thursday, April 2, 2026 8:09 AM
To: Hill, J.T.
Subject: RE: Serverfarm Covington Water Meter

Hey JT,

You can bring the hydrant meter back to city hall. If you could bring it back the sooner the better, that would be great for me.

Have a Happy Easter!

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, April 1, 2026 6:04 PM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Re: Serverfarm Covington Water Meter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim,

Please see the meter reading for meter 241956626. We also have meter 19113310 that is ready to be returned. Please let me know if you have any questions.

Thanks

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Tim Smith <tjsmith@cityofcovington.org <mailto:tjsmith@cityofcovington.org> >
Sent: Tuesday, March 3, 2026 9:49:32 AM
To: Hill, J.T. <jthill@BrasfieldGorrie.com <mailto:jthill@BrasfieldGorrie.com> >
Subject: RE: Serverfarm Covington Water Meter

Hey J.T.,

Here is the invoice for the water usage for this hydrant meter. I mailed an invoice to the home office. Also, this is the meter that Clayton rented back in September 2025.

Have a great week!

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com <mailto:jthill@BrasfieldGorrie.com> >
Sent: Tuesday, March 3, 2026 7:50 AM
To: Tim Smith <tjsmith@cityofcovington.org <mailto:tjsmith@cityofcovington.org> >
Subject: Serverfarm Covington Water Meter

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Tim,

See the attached picture of one of the meters that we are using on site.

Thanks,

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From: Travis Moore
Sent: Thursday, April 2, 2026 6:48 AM
To: Travis Moore
Subject: Fw: VoltaGrid Permitting

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Sutainable Newton <info@sustainablenewton.org>
Sent: Thursday, March 19, 2026 10:53:06 AM
To: Travis Moore <TMoore@cityofcovington.org>
Subject: Fwd: VoltaGrid Permitting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

For your awareness...

---------- Forwarded message ---------
From: Sustainable Newton <info@sustainablenewton.org <mailto:info@sustainablenewton.org> >
Date: Thu, Mar 19, 2026, 8:58?AM
Subject: VoltaGrid Permitting
To: Fleeta Baggett <fbaggett@cityofcovington.org <mailto:fbaggett@cityofcovington.org> >, Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >, judyjohnson@cityofcovington.org <mailto:judyjohnson@cityofcovington.org> <judyjohnson@cityofcovington.org <mailto:judyjohnson@cityofcovington.org> >

Last week, Sustainable Newton joined Southern Environmental Law Center (SELC) and Altamaha Riverkeeper to submit comments to Georgia EPD's Air Division regarding the air permit they published for the VoltaGrid project at the ServerFarm property on Hazelbrand Road. Sustainable Newton also submitted a separate, independent letter. I wanted to share both letters with you for your awareness:

* Joint Letter: https://www.sustainablenewton.org/uploads/5/9/9/5/5995302/final_voltagrid_comments.pdf <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.sustainablenewton.org%2fuploads%2f5%2f9%2f9%2f5%2f5995302%2ffinal_voltagrid_comments.pdf&c=E,1,EfkZ8zGdhI9wJTEFM3lAosKQ6qNmYYHBw5qb9V_0XW7O3HGNSJXMAsUpmsYMZ_v5rNSXHWkogmfrbgl-Qt6yHYAX-ns48FOw3tTta_F9bwt_2YFFX-c,&typo=1>
* Independent Letter from Us: https://www.sustainablenewton.org/uploads/5/9/9/5/5995302/voltagrid_permit_comments_sustainable_newton_2026-03-13.pdf <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.sustainablenewton.org%2fuploads%2f5%2f9%2f9%2f5%2f5995302%2fvoltagrid_permit_comments_sustainable_newton_2026-03-13.pdf&c=E,1,diXQORbQ6Ov8aTwxTiRljrS_7EqJGqrGZYz0ts_bdX6gswO4AU_DBCgP5xSsQEQzr03n61gjGh-iMuBxFuG8MQZFxqWDLlO4J-eqSuW4&typo=1>

From an air quality perspective, our primary concern is the high levels of the carcinogen formaldehyde that will be emitted. SELC is concerned there is a high probably they could end up emitting over the allowed levels.

But the other concern is the manner in which VoltaGrid and ServerFarm are trying to permit as separate businesses, to avoid combining them, which would result in higher standards and stricter regulations on emissions. Problems with that approach, beyond the emissions levels are:

1. VoltaGrid does not appear to be registered with the Secretary of State as a business in Georgia.
2. VoltaGrid has no physical address other than the ServerFarm address.
3. VoltaGrid states they plan to generate electricity to sell to ServerFarm, which is not allowed under the Georgia Territorial Act of 1973, which would only allow VoltaGrid to sell electricity to a regulated utility.

As I am not sure how that could affect the City of Covington, I wanted you to be aware of these findings. This experience may also suggest requirements we want to add to the ordinances Judy is working on now.

Thanks,
Maurice

Maurice Carter
Co-Founder & President
678-516-5212
https://www.sustainablenewton.org/ <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.sustainablenewton.org%2f&c=E,1,9oj1BGt0hcs6ZJBuTy3blTQFnD3BdFakFfqv3oOQS_XJyJD2_pejnFlvJkuGCXk8INPpSvTsD3GzGGAGcN2KeCT6gXG54v-hEIA8HKnF6rHzNpkm0_08Y-Jd_CBE&typo=1>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, April 1, 2026 6:04 PM
To: Tim Smith
Subject: Re: Serverfarm Covington Water Meter
Attachments: processed-63D12BA4-7F73-4490-B6A2-A7B281DC2C52.jpeg; processed-29D88756-DD2D-4F12-A3E9-F8A70DCEB360.jpeg; processed-36EC41C0-0E35-4A35-B94E-BD47CE43E7B9.jpeg

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Tim,

Please see the meter reading for meter 241956626. We also have meter 19113310 that is ready to be returned. Please let me know if you have any questions.

Thanks

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Tim Smith <tjsmith@cityofcovington.org>
Sent: Tuesday, March 3, 2026 9:49:32 AM
To: Hill, J.T. <jthill@BrasfieldGorrie.com>
Subject: RE: Serverfarm Covington Water Meter

Hey J.T.,

Here is the invoice for the water usage for this hydrant meter. I mailed an invoice to the home office. Also, this is the meter that Clayton rented back in September 2025.

Have a great week!

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Tuesday, March 3, 2026 7:50 AM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Serverfarm Covington Water Meter

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Tim,

See the attached picture of one of the meters that we are using on site.

Thanks,

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From: Chad Cook
Sent: Tuesday, March 31, 2026 3:25 PM
To: Mike Jewell
Subject: Re: Pipe

Yes I just forwarded it to you. I have the quote from Jesse but we are still waiting on two more

Chad Cook

City of Covington | Gas System Operations Manager

678-972-5516 | CCook <mailto:CCook@cityofcovington.org> @cityofcovington.org <mailto:CCook@cityofcovington.org>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, March 31, 2026 3:18 PM
To: Chad Cook <CCook@cityofcovington.org>
Subject: Pipe

Chad,

Do we have any info back on the dual coat 6” pipe for the Serverfarm Project?

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Mike Jewell
Sent: Tuesday, March 31, 2026 3:19 PM
To: Chad Cook
Subject: Pipe

Chad,

Do we have any info back on the dual coat 6” pipe for the Serverfarm Project?

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: noreply@geocall.ga811.com
Sent: Thursday, March 26, 2026 1:24 PM
To: Locators Email
Subject: 260326-004474 Large Project Excavation GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 260326-004474 Ticket Type : Large Project Excavation
Date/Time : 03/26/2026 13:23 Sequence Number : 37
Previous Ticket : 251230-004222 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : J T HILL LP Contact : J T HILL
Phone : (470) 528-6849 Phone : (470) 528-6849
Email : JTHILL@BRASFIELDGORRIE.COM Email :
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL

CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
UPDATE 251230-004222 You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website.
https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
Dates

Respond By : 03/30/2026 23:59
Excavation Date : 03/26/2026 13:22
Updateable On : 06/17/2026
Update By : 06/24/2026 16:30
Expires On : 06/24/2026
Respond By 30: 04/02/2026 23:59
Respond By 60: 04/24/2026 23:59
Respond By 90: 05/22/2026 23:59
Members
Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8 GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Thursday, March 26, 2026 1:24 PM
To: Locators Email
Subject: 260326-004474 Large Project Excavation GA811

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Date/Time : 03/26/2026 13:23 Sequence Number : 37
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Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : J T HILL LP Contact : J T HILL
Phone : (470) 528-6849 Phone : (470) 528-6849
Email : JTHILL@BRASFIELDGORRIE.COM Email :
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL
CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
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https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
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Respond By 30: 04/02/2026 23:59
Respond By 60: 04/24/2026 23:59
Respond By 90: 05/22/2026 23:59
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Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8 GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
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Covington, GA, 30014

Caller Name : J T HILL LP Contact : J T HILL
Phone : (470) 528-6849 Phone : (470) 528-6849
Email : JTHILL@BRASFIELDGORRIE.COM Email :
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
UPDATE 251230-004222 You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website.
https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
Dates

Respond By : 03/30/2026 23:59
Excavation Date : 03/26/2026 13:22
Updateable On : 06/17/2026
Update By : 06/24/2026 16:30
Expires On : 06/24/2026
Respond By 30: 04/02/2026 23:59
Respond By 60: 04/24/2026 23:59
Respond By 90: 05/22/2026 23:59
Members
Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8 GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Thursday, March 26, 2026 1:24 PM
To: Locators Email
Subject: 260326-004474 Large Project Excavation GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 260326-004474 Ticket Type : Large Project Excavation

Date/Time : 03/26/2026 13:23 Sequence Number : 37
Previous Ticket : 251230-004222 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : J T HILL LP Contact : J T HILL
Phone : (470) 528-6849 Phone : (470) 528-6849
Email : JTHILL@BRASFIELDGORRIE.COM Email :
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
UPDATE 251230-004222 You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website.
https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
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Respond By 30: 04/02/2026 23:59
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Members

Code	Name	Facility Type	Phone
BAND01	BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01	Telecommunication	
BSCA	ATT / D - BSCA	Telecommunication	
CHC09	CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09	Telecommunication	
CLRWV1	HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1	Telecommunication	
COV90	CITY OF COVINGTON - COV90	Water	
COV91	CITY OF COVINGTON - COV91	Sewer	
COV92	CITY OF COVINGTON - COV92	Gas	
COV93	CITY OF COVINGTON - COV93	Electric	
GADOT8	GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8	Traffic - Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

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Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : J T HILL LP Contact : J T HILL
Phone : (470) 528-6849 Phone : (470) 528-6849
Email : JTHILL@BRASFIELDGORRIE.COM Email :
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Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8 GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: Kevin Sorrow
Sent: Wednesday, March 25, 2026 4:30 PM
To: Tina Hanson
Attachments: Notice to Proceed - Reuse Program Managment Year 1 Services.pdf

Please have the Mayor sign this document in the proper location. Audra is going to be shocked that I let you handle this. I always want to handle my business, but I trust you to get it done. Please let me know when she has signed it. I will pick it up and get the GWES representative to sign the document. I will return the inked copy to you for retention. GWES and I will need a digital copy.

Thank You,

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org>

From: noreply@geocall.ga811.com
Sent: Tuesday, March 24, 2026 10:37 AM
To: Locators Email
Subject: 260324-002908 Normal GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 260324-002908 Ticket Type : Normal
Date/Time : 03/24/2026 10:36 Sequence Number : 19
Previous Ticket : Source : eRequest
Last Response :
Comments :
Company Information
United Electrical Services Company Type : Contractor
44 Vens Run Rd Phone : (304) 365-2698
Jane Lew, WV, 26378

Caller Name : Carlton Osbourn Field Contact : Carlton Osbourn
Phone : (304) 365-2698 Phone : (304) 365-2698
Email : anthony@uesiwv.com Email : anthony@uesiwv.com
Work Information
Work Type : Conduit and grounding install Longitude : -83.8153286
Latitude : 33.6231838
Project Duration : 2 months Done For : VoltaGrid

State : GA
County : Newton Street : 10835 HAZELBRAND RD NE
City : Covington Cross Street : SKR Dr

Explosives : No Directional Boring : No
White-Lined : Yes # W-Lines Area : 1
Locate Instructions
ENTIRE PROPERTY - CONDUIT AND GROUNDING INSTALLATION AROUND PROPERTY PERIMETER
Remarks
Install underground electrical conduit and grounding within entire marked boundary. Please locate all underground utilities throughout outlined work area. Long-term project: additional remarks may be requested as work progresses. edited xs per bing/expanded map to cover address ka 3/24
Dates

Legal Date : 03/27/2026 07:00
Respond By : 03/26/2026 23:59
Updateable On : 04/16/2026
Update By : 04/21/2026 16:30
Expires On : 04/26/2026
Members

Code	Name	Facility Type	Phone
BSCA	ATT / D - BSCA	Telecommunication	
CHC09	CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09	Telecommunication	
COV90	CITY OF COVINGTON - COV90	Water	
COV91	CITY OF COVINGTON - COV91	Sewer	
COV92	CITY OF COVINGTON - COV92	Gas	
COV93	CITY OF COVINGTON - COV93	Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

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COV93	CITY OF COVINGTON - COV93	Electric	
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NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

From: Mike Jewell
Sent: Monday, March 23, 2026 2:11 PM
To: Tres Thomas
Subject: RE: Covington Gas Volumes

Original plan was April and now it is June. They are currently clearing the trees and right of way for us to have our contractor install the service. They have stopped trying to secure the property needed for the Transco tap station. I will be on a weekly call with them tomorrow. It appears from the load schedule they just sent that they do not intend on using up to the 750 MCFH that they originally wanted and plan to come off the gas supply in July 27.

From: Tres Thomas <tthomas@cityofcovington.org>
Sent: Monday, March 23, 2026 1:25 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: RE: Covington Gas Volumes

Good Afternoon,

When were they originally expecting have utility power? What is the ServerFarm expectation now?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, March 23, 2026 8:00 AM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Covington Gas Volumes

FYI

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Friday, March 20, 2026 9:15 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: Re: Covington Gas Volumes

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Hi Mike, The plan of record now is that full utility power will be available in July 2027.

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,ktfnC_r_D_D_bema8CTP1eiggveF8yDGe4iRcnPKMHD_ziNbVp7lPN4hMYzHopkD45p4h-

lNis8Is93yCsxjQvlID-5G8klKX8IExLwAoR1GKek5LYepB_A,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Friday, March 20, 2026 6:19 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: RE: Covington Gas Volumes

What are projections beyond July 27 until swapping to the electric grid? Is that a 2028 target or will there be usage beyond that point?

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, March 19, 2026 11:26 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: Re: Covington Gas Volumes

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Hi Rusty, Per discussion, please see the updated table below (forecast and firm are now equal).

Firm Reservation

Forecast MMBTu

Month/Year

DC Capacity Full MMBTU

Monthly

DC Capacity Full MMBTu / Hourly

Daily

Hourly

Daily

Monthly

26-Jan

26-Feb

26-Mar

26-Apr

26-May

26-Jun

36,000

50

1200

50

1200

36,000

26-Jul

36,000

50

1200

50

1200

36,000

26-Aug

36,000

50

1200

50

1200

36,000

26-Sep

72,000

100

2400

100

2400

72,000

26-Oct

120,200

167

4000

167

4000

120,200

26-Nov

180,000

250

6000

250

6000

180,000

26-Dec

240,800

333

8000

333

8000

240,800

27-Jan

300,000

400

9600

400

9600

300,000

27-Feb

300,000

400

9600

400

9600

300,000

27-Mar

300,000

400

9600

400

9600

300,000

27-Apr

360,000

500

12000

500

12000

360,000

27-May

420,000

583

14000

583

14000

420,000

27-Jun

420,000

583

14000

583

14000

420,000

27-Jul

480,000

667

16000

667

16000

480,000

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,aCABLwPdgUNyQQyjaf8sxiGjoshbIomFsLNs27sJ0q-pOcQzkW1q5GoC88_8R52iYZsGewzkvI9JAVZRTtvgQc44YEiuQD7_HAameVyN&typo=1>

From: Will Whittington
Sent: Friday, December 19, 2025 3:35 PM
To: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Brent Vogt <brent.v@sfrdc.com <mailto:brent.v@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: Covington Gas Touch Base - Recurring
When: Thursday, March 19, 2026 12:30 PM-1:00 PM.
Where: Microsoft Teams Meeting

LMK if this time works.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjQ1YWYyNzctOWY5Yi00ZmMzLThiMmQtZjE1N2M4MDU2OTcy%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>

Meeting ID: 242 998 097 431 77

Passcode: Cj9Fu985

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_YjQ1YWYyNzctOWY5Yi00ZmMzLThiMmQtZjE1N2M4MDU2OTcy@thread.v2&messageId=0&language=en-US>

From: Tres Thomas
Sent: Monday, March 23, 2026 1:25 PM
To: Mike Jewell
Subject: RE: Covington Gas Volumes

Good Afternoon,

When were they originally expecting have utility power? What is the ServerFarm expectation now?

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, March 23, 2026 8:00 AM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Covington Gas Volumes

FYI

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Friday, March 20, 2026 9:15 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: Re: Covington Gas Volumes

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Hi Mike, The plan of record now is that full utility power will be available in July 2027.

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,ktfnC_r_D_D_bema8CTP1eiggveF8yDGe4iRcnPKMHD_ziNbVp7IPN4hMYzHopkD45p4h-lNis8Is93yCsxjQvlID-5G8klKX8IExLwAoR1GKek5LYepB_A,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Friday, March 20, 2026 6:19 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: RE: Covington Gas Volumes

What are projections beyond July 27 until swapping to the electric grid? Is that a 2028 target or will there be usage beyond that point?

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, March 19, 2026 11:26 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: Re: Covington Gas Volumes

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Hi Rusty, Per discussion, please see the updated table below (forecast and firm are now equal).

Firm Reservation

Forecast MMBTu

Month/Year

DC Capacity Full MMBTU

Monthly

DC Capacity Full MMBTu / Hourly

Daily

Hourly

Daily

Monthly

26-Jan

26-Feb

26-Mar

26-Apr

26-May

26-Jun

36,000

50

1200

50

1200

36,000

26-Jul

36,000

50

1200

50

1200

36,000

26-Aug

36,000

50

1200

50

1200

36,000

26-Sep

72,000

100

2400

100

2400

72,000

26-Oct

120,200

167

4000

167

4000

120,200

26-Nov

180,000

250

6000

250

6000

180,000

26-Dec

240,800

333

8000

333

8000

240,800

27-Jan

300,000

400

9600

400

9600

300,000

27-Feb

300,000

400

9600

400

9600

300,000

27-Mar

300,000

400

9600

400

9600

300,000

27-Apr

360,000

500

12000

500

12000

360,000

27-May

420,000

583

14000

583

14000

420,000

27-Jun

420,000

583

14000

583

14000

420,000

27-Jul

480,000

667

16000

667

16000

480,000

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,aCABLwPdgUNyQQyjaf8sxiGjoshbIomFsLNs27sJ0q-pOcQzkW1q5GoC88_8R52iYZsGewzkvI9JAVZRTtvgQc44YEiuQD7_HAameVyN&typo=1>

From: Will Whittington
Sent: Friday, December 19, 2025 3:35 PM
To: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Brent Vogt <brent.v@sfrdc.com <mailto:brent.v@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >; Michael Venditti <michael.venditti@vencorenergy.com <mailto:michael.venditti@vencorenergy.com> >; Peter Smith <peter@seawolfpower.com <mailto:peter@seawolfpower.com> >
Subject: Covington Gas Touch Base - Recurring
When: Thursday, March 19, 2026 12:30 PM-1:00 PM.
Where: Microsoft Teams Meeting

LMK if this time works.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjQ1YWYyNzctOWY5Yi00ZmMzLThiMmQtZjE1N2M4MDU2OTcy%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>

Meeting ID: 242 998 097 431 77

Passcode: Cj9Fu985

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_YjQ1YWYyNzctOWY5Yi00ZmMzLThiMmQtZjE1N2M4MDU2OTcy@thread.v2&messageId=0&language=en-US>

From: Aurie Manigo <amanigo@keckwood.com>
Sent: Thursday, March 19, 2026 2:55 PM
To: Mike Jewell; Chad Cook
Cc: John Payne; Emmeline Yearwood
Subject: Re: Permit
Attachments: GUPS_III_API_ChecklistFormFill_for_Utilities.pdf; U-217-020341-2_SR 142 Natural Gas Permit Plans for Serverfarm.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Good afternoon Mike,

The permit for this project has been approved, and I have attached those plans to this email. I have also attached the GPAS permit checklist to this email. The permit checklist needs to be filled out and submitted to the permit area inspector so the permit can be issued.

To activate the permit, the attached permit checklist must be completed and submitted to the GDOT area inspector. Please fill out the checklist and return it to me for submittal. If you would like our assistance in completing this form, let me know.

If you have any questions, do not hesitate to contact me.

Thanks,

Aurie Manigo, P.E.

Project Manager

Utilities | Natural Gas

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,F49w3pzRWUrr5ozRTB_mPtyljV5rhPpsCzzl6SoDlEQNoDGfufR-3GA1h2nf_A5QO5RdaOZhOcGbHJZhYN1B2Bqas6jQtclDPTnVyng9RtXSHIP2M7Kp&typo=1>

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On Fri, Mar 13, 2026 at 3:46?PM Aurie Manigo <amanigo@keckwood.com <mailto:amanigo@keckwood.com> > wrote:

> Mike,
>
> Thank you for the approval. The GPAS permit for Serverfarm has been submitted.
>
> Thanks,
>
> Aurie Manigo, P.E.
>
> Project Manager
>
> Utilities | Natural Gas
>
> <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,TqQfYJ2DD8tLzwqLmLFmzOpIeTB9o6YGAQkYeN2p6bQu_Auc3psaPCUz8MXmgZTRpIDJIbhaFYV6Bp_V4Z_BdLl8B_w-XXO_Z3cmI_ihiiqM02ZmDj02pCf7&typo=1>
>
> (O) 678-417-4024 | (C) 864-958-2441
>
> www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fw.keckwood.com&c=E,1,pT-TrNBlkjuoLa036PmWMswsbcFH-wVaejQBehmzCe0MiIHDqcvECIWI6SUv5byj9CJhy7zFVCPYhxUH9Dh9qEX9MZpGPmWSoFqWH9jFUITIJZsC5_Mk&typo=1>
>
> On Fri, Mar 13, 2026 at 12:51?PM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:
>
>> I approve. Thanks!
>>
>> From: Aurie Manigo <amanigo@keckwood.com <mailto:amanigo@keckwood.com> >
>> Sent: Friday, March 13, 2026 12:18 PM
>> To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
>> Cc: John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> >; Emmeline Yearwood <eyearwood@keckwood.com <mailto:eyearwood@keckwood.com> >
>> Subject: Re: Permit

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Good afternoon Mike,

I have attached the GPAS permit plans for the 6-inch natural gas main crossing at SR 142. Please review these documents and let me know if you have any revisions. Once I receive your approval and we are added to the City's GPAS account, I will proceed with the permit submission.

Let me know if you have any questions.

Thanks,

Aurie Manigo, P.E.

Project Manager

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On Tue, Mar 10, 2026 at 4:16?PM John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> > wrote:

Mike,

Based on my check in with staff this afternoon, we plan to have the GDOT permit exhibits and related documents completed and ready for submittal by the end of this week. Aurie will be in touch with you to obtain necessary information related to the GPAS process. We will send the draft exhibit over to you for concurrence before it is submitted to GDOT.

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

O: 678.417.4006 | C: 706.540.4010

www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.keckwood.com%2f&c=E,1,2oO4JiwOZ5zPBEG5f2uIphlo0AGGYpiCNk0wAdcRENobGjq9uTCtI9bY8JeURPW21yKfKBh1WGFo9U99WQbr4EfNVKza9z6Hqrv27mucZlgzUi3x&typo=1>

On Tue, Mar 10, 2026 at 9:52?AM John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> > wrote:

Good morning! I am not in the office at the moment but will be back there this afternoon. We have a department meeting this afternoon to discuss project udpates/schedules. I will check in on the status and will get back to you with an update.

Thanks,

John G. Payne, P.E.

Principal | Vice President

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On Tue, Mar 10, 2026 at 9:42?AM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

Hi John,

Any updates on the bore permit for Serverfarm? They are requesting an update from me.

Thanks,

Mike

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Aurie Manigo <amanigo@keckwood.com>
Sent: Thursday, March 19, 2026 2:55 PM
To: Mike Jewell; Chad Cook
Cc: John Payne; Emmeline Yearwood
Subject: Re: Permit
Attachments: GUPS_III_API_ChecklistFormFill_for_Utilities.pdf; U-217-020341-2_SR 142 Natural Gas Permit Plans for Serverfarm.pdf

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If you have any questions, do not hesitate to contact me.

Thanks,

Aurie Manigo, P.E.

Project Manager

Utilities | Natural Gas

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Thanks,

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Project Manager

Utilities | Natural Gas

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Cc: John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> >; Emmeline Yearwood <eyearwood@keckwood.com <mailto:eyearwood@keckwood.com> >
Subject: Re: Permit

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Good afternoon Mike,

I have attached the GPAS permit plans for the 6-inch natural gas main crossing at SR 142. Please review these documents and let me know if you have any revisions. Once I receive your approval and we are added to the City's GPAS account, I will proceed with the permit submission.

Let me know if you have any questions.

Thanks,

Aurie Manigo, P.E.

Project Manager

Utilities | Natural Gas

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www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fw.keckwood.com&c=E,1,Ij_d4bezmDwkzgScq-UjnOYv-3MGzWuWqJIXqE_-gSDaQViUCdywmQR7plCv6U8HHDroh5GRIGUhi_jfGgWuO4YiEgVdVBR_poJWnjaOTZkJmp1oUuQvyDGuig,,&typo=1>

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Mike,

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www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.keckwood.com%2f&c=E,1,2oO4JiwOZ5zPBEG5f2uIphlo0AGGYpiCNk0wAdcRENobGjq9uTCtI9bY8JeURPW21yKfKBh1WGFo9U99WQbr4EfNVKza9z6Hqrv27mucZlgzUi3x&typo=1>

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Principal | Vice President

Natural Gas Market Leader

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www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.keckwood.com%2f&c=E,1,WeTG-5w5Y8t3CnzCAqO7vy0NKSgIbwJ2wHhOxNNHsSXlidahsKGmJcZhsOM_lFOP25uUjQ7vudRvHJVoXP-is-FMYSV4aqgi2gH1dJzv&typo=1>

On Tue, Mar 10, 2026 at 9:42?AM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

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Thanks,

Mike

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Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Sutainable Newton <info@sustainablenewton.org>
Sent: Thursday, March 19, 2026 10:53 AM
To: Travis Moore
Subject: Fwd: VoltaGrid Permitting

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For your awareness...

---------- Forwarded message ---------
From: Sustainable Newton <info@sustainablenewton.org <mailto:info@sustainablenewton.org> >
Date: Thu, Mar 19, 2026, 8:58?AM
Subject: VoltaGrid Permitting
To: Fleeta Baggett <fbaggett@cityofcovington.org <mailto:fbaggett@cityofcovington.org> >, Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >, judyjohnson@cityofcovington.org <mailto:judyjohnson@cityofcovington.org> <judyjohnson@cityofcovington.org <mailto:judyjohnson@cityofcovington.org> >

Last week, Sustainable Newton joined Southern Environmental Law Center (SELC) and Altamaha Riverkeeper to submit comments to Georgia EPD's Air Division regarding the air permit they published for the VoltaGrid project at the ServerFarm property on Hazelbrand Road. Sustainable Newton also submitted a separate, independent letter. I wanted to share both letters with you for your awareness:

* Joint Letter: https://www.sustainablenewton.org/uploads/5/9/9/5/5995302/final_voltagrid_comments.pdf <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.sustainablenewton.org%2fuploads%2f5%2f9%2f9%2f5%2f5995302%2ffinal_voltagrid_comments.pdf&c=E,1,EfkZ8zGdhI9wJTEFM3lAosKQ6qNmYYHBw5qb9V_0XW7O3HGNSJXMAsUpmsYMZ_v5rNSXHWkogmfrbgl-Qt6yHYAX-ns48FOw3tTta_F9bwt_2YFFX-c,&typo=1>
* Independent Letter from Us: https://www.sustainablenewton.org/uploads/5/9/9/5/5995302/voltagrid_permit_comments_sustainable_newton_2026-03-13.pdf <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.sustainablenewton.org%2fuploads%2f5%2f9%2f9%2f5%2f5995302%2fvoltagrid_permit_comments_sustainable_newton_2026-03-13.pdf&c=E,1,diXQORbQ6Ov8aTwxTiRljrS_7EqJGqrGZYz0ts_bdX6gswO4AU_DBCgP5xSsQEQzr03n61gjGh-iMuBxFuG8MQZFxqWDLlO4J-eqSuW4&typo=1>

From an air quality perspective, our primary concern is the high levels of the carcinogen formaldehyde that will be emitted. SELC is concerned there is a high probably they could end up emitting over the allowed levels.

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Thanks,

Maurice

Maurice Carter
Co-Founder & President
678-516-5212
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From: Sustainable Newton <info@sustainablenewton.org>
Sent: Thursday, March 19, 2026 8:59 AM
To: Fleeta Baggett; Tres Thomas; Judy Johnson
Subject: VoltaGrid Permitting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

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From: noreply@geocall.ga811.com
Sent: Wednesday, March 18, 2026 10:48 AM
To: Locators Email
Subject: 260318-002895 Normal GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 260318-002895 Ticket Type : Normal
Date/Time : 03/18/2026 10:47 Sequence Number : 7
Previous Ticket : Source : eRequest
Last Response :
Comments :
Company Information
Wheeler Services Inc. Company Type : Contractor
3539 Trotter Drive Phone : (770) 508-0294
Alpharetta, GA, 30004

Caller Name : Parker Ledworowski Field Contact : Parker Ledworowski
Phone : (770) 508-0294 Phone : (770) 508-0294
Email : p.ledworowski@Wheelerservicesinc.com Email : p.ledworowski@Wheelerservicesinc.com
Work Information
Work Type : install/rpr/rplc - LANDSCAPING (Slab On Grade, Foundations, Equipment Pads) Longitude : -83.8155428

Latitude : 33.6231904
Project Duration : less than 90 days Done For : ServerFarm/Brasfield and Gorrie

State : GA
County : Newton Street : 10835 HAZELBRAND RD NE
City : Covington Cross Street : John R Williams Hwy

Explosives : No Directional Boring : No
White-Lined : No # W-Lines Area : 0
Locate Instructions
BACK LEFT, FRONT LEFT
Remarks
edited work type/expanded map to cover address ka 3/18
Dates

Legal Date : 03/23/2026 07:00
Respond By : 03/22/2026 23:59
Updateable On : 04/13/2026
Update By : 04/16/2026 16:30
Expires On : 04/22/2026
Members

Code	Name	Facility Type	Phone
BSCA	ATT / D - BSCA	Telecommunication	
CHC09	CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09	Telecommunication	
COV90	CITY OF COVINGTON - COV90	Water	
COV91	CITY OF COVINGTON - COV91	Sewer	
COV92	CITY OF COVINGTON - COV92	Gas	
COV93	CITY OF COVINGTON - COV93	Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

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Date/Time : 03/18/2026 10:47 Sequence Number : 7
Previous Ticket : Source : eRequest
Last Response :
Comments :
Company Information
Wheeler Services Inc. Company Type : Contractor
3539 Trotter Drive Phone : (770) 508-0294
Alpharetta, GA, 30004

Caller Name : Parker Ledworowski Field Contact : Parker Ledworowski
Phone : (770) 508-0294 Phone : (770) 508-0294
Email : p.ledworowski@Wheelerservicesinc.com Email : p.ledworowski@Wheelerservicesinc.com
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Work Type : install/rpr/rplc - LANDSCAPING (Slab On Grade, Foundations, Equipment Pads) Longitude : -83.8155428
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COV93	CITY OF COVINGTON - COV93	Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

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NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

From: Jennifer Hise
Sent: Tuesday, March 17, 2026 2:42 PM
To: Tammy Wallace
Subject: RE: Question Server Farm- project/Power Generation Station

Your point of contact for permitting submittal and questions will be Myrka Ruiz, 770-385-2046. She will be happy to walk you through the process.

Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

From: Tammy Wallace <tammywallace@emconservices.com>
Sent: Tuesday, March 17, 2026 12:08 PM
To: Jennifer Hise <Jhise@cityofcovington.org>
Subject: Re: Question Server Farm- project/Power Generation Station

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Hi Jennifer,

Yes, I believe all of the applications are being turned in by someone other than myself. I have attached the GC License. Please disregard any applications that are not needed for Emcon Services, Inc.

Thanks,

Tammy Wallace|Accounting-Office Manager

Emcon Services, Inc.

250 Parkade Court, Peachtree City, GA 30269

Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391

www.emconservices.com <https://linkprotect.cudasvc.com/url?

a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

From: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Sent: Tuesday, March 17, 2026 11:54 AM
To: Tammy Wallace <tammywallace@emconservices.com <mailto:tammywallace@emconservices.com> >
Subject: RE: Question Server Farm- project/Power Generation Station

This will work to pull permits for mechanical. Do you have a separate GC business license for the company?

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,ni0rvxv1YTGaXx8IME5G-V8GTIBlcNLfGeA47cY3w_1-HwU0n-NIBN9kQzVlz7aBVNzI-MPcP1oQGiY43eKTpW29NGc0aMOLR5NjD2qd&typo=1>

From: Tammy Wallace <tammywallace@emconservices.com <mailto:tammywallace@emconservices.com> >
Sent: Tuesday, March 17, 2026 11:48 AM
To: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Subject: Re: Question Server Farm- project/Power Generation Station

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Hi Jennifer,

Yes, we have one In Peachtree City, GA where our office is located. Please see attached. An application might have already been turned in for us.

Thanks,

Tammy Wallace|Accounting-Office Manager

Emcon Services, Inc.

250 Parkade Court, Peachtree City, GA 30269

Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391

www.emconservices.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

??

From: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Sent: Tuesday, March 17, 2026 8:27 AM
To: Tammy Wallace <tammywallace@emconservices.com <mailto:tammywallace@emconservices.com> >
Subject: RE: Question Server Farm- project/Power Generation Station

Good morning,

Do you have a business license/occupational x license in the state of GA? If you do, you will not be required to submit an application with the city. If you don't, then please complete the attached application. I will be the point of contact if you need to send the application to our office. Feel free to reach out should you have any questions.

Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

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From: Tammy Wallace <tammywallace@emconservices.com <mailto:tammywallace@emconservices.com> >
Sent: Monday, March 16, 2026 2:47 PM
To: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Subject: Question
Importance: High

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Hi Jennifer,

I wanted to ask a question. I work for Emcon Services, Inc. We are going to be the GC as well as a trade contractor on the upcoming project located at 10835 Hazelbrand Rd. NE, Covington GA 30014…The Serverfarm, LLC. We are working on the Power Generation station. Not the building. Do we still have to apply for the Occupational Tax Application? Please let me know.

Thanks,

Tammy Wallace|Accounting-Office Manager

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From: Tammy Wallace <tammywallace@emconservices.com>
Sent: Tuesday, March 17, 2026 12:08 PM
To: Jennifer Hise
Subject: Re: Question Server Farm- project/Power Generation Station
Attachments: GCQA001140 exp 6.30.2026.pdf; GCCO000424 6.30.2026.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jennifer,
Yes, I believe all of the applications are being turned in by someone other than myself. I have attached the GC License. Please disregard any applications that are not needed for Emcon Services, Inc.

Thanks,
Tammy Wallace|Accounting-Office Manager
Emcon Services, Inc.
250 Parkade Court, Peachtree City, GA 30269
Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391
www.emconservices.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

From: Jennifer Hise <Jhise@cityofcovington.org>
Sent: Tuesday, March 17, 2026 11:54 AM
To: Tammy Wallace <tammywallace@emconservices.com>
Subject: RE: Question Server Farm- project/Power Generation Station

This will work to pull permits for mechanical. Do you have a separate GC business license for the company?

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,ni0rvxv1YTGaXx8IME5G-V8GTIBlcNLfGeA47cY3w_1-HwU0n-NIBN9kQzVlz7aBVNzI-MPcP1oQGiY43eKTpW29NGc0aMOLR5NjD2qd&typo=1>

From: Tammy Wallace <tammywallace@emconservices.com>
Sent: Tuesday, March 17, 2026 11:48 AM
To: Jennifer Hise <Jhise@cityofcovington.org>
Subject: Re: Question Server Farm- project/Power Generation Station

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Hi Jennifer,

Yes, we have one In Peachtree City, GA where our office is located. Please see attached. An application might have already been turned in for us.

Thanks,

Tammy Wallace|Accounting-Office Manager

Emcon Services, Inc.

250 Parkade Court, Peachtree City, GA 30269

Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391

www.emconservices.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

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From: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Sent: Tuesday, March 17, 2026 8:27 AM
To: Tammy Wallace <tammywallace@emconservices.com <mailto:tammywallace@emconservices.com> >
Subject: RE: Question Server Farm- project/Power Generation Station

Good morning,

Do you have a business license/occupational x license in the state of GA? If you do, you will not be required to submit an application with the city. If you don't, then please complete the attached application. I will be the point of contact if you need to send the application to our office. Feel free to reach out should you have any questions.

Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

[facebook.com/cityofcovingtonga] [cityofcovington.org <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,fCGN9WaaKIbVfqrYLBRX1bg5OB2hrbqIXc3bto7Q-tK3svMQufLguBGf-QSHQ4SMRFyYPH2bdR5MCj59EKopeg49po3KriQp0mkHwZeXvJECl7BgGN-yrmI,&typo=1&ancr_add=1>]

From: Tammy Wallace <tammywallace@emconservices.com <mailto:tammywallace@emconservices.com> >
Sent: Monday, March 16, 2026 2:47 PM
To: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >

Subject: Question
Importance: High

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Hi Jennifer,

I wanted to ask a question. I work for Emcon Services, Inc. We are going to be the GC as well as a trade contractor on the upcoming project located at 10835 Hazelbrand Rd. NE, Covington GA 30014…The Serverfarm, LLC. We are working on the Power Generation station. Not the building. Do we still have to apply for the Occupational Tax Application? Please let me know.

Thanks,

Tammy Wallace|Accounting-Office Manager

Emcon Services, Inc.

250 Parkade Court, Peachtree City, GA 30269

Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391

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Sent: Tuesday, March 17, 2026 11:55 AM
To: Tammy Wallace
Subject: RE: Question Server Farm- project/Power Generation Station

This will work to pull permits for mechanical. Do you have a separate GC business license for the company?

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

From: Tammy Wallace <tammywallace@emconservices.com>
Sent: Tuesday, March 17, 2026 11:48 AM
To: Jennifer Hise <Jhise@cityofcovington.org>
Subject: Re: Question Server Farm- project/Power Generation Station

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Yes, we have one In Peachtree City, GA where our office is located. Please see attached. An application might have already been turned in for us.

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Tammy Wallace|Accounting-Office Manager

Emcon Services, Inc.

250 Parkade Court, Peachtree City, GA 30269

Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391

www.emconservices.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

??

From: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Sent: Tuesday, March 17, 2026 8:27 AM
To: Tammy Wallace <tammywallace@emconservices.com <mailto:tammywallace@emconservices.com> >
Subject: RE: Question Server Farm- project/Power Generation Station

Good morning,

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Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

[facebook.com/cityofcovingtonga] [cityofcovington.org <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,fCGN9WaaKIbVfqrYLBRX1bg5OB2hrbqIXc3bto7Q-tK3svMQufLguBGf-QSHQ4SMRFyYPH2bdR5MCj59EKopeg49po3KriQp0mkHwZeXvJECl7BgGN-yrmI,&typo=1&ancr_add=1>]

From: Tammy Wallace <tammywallace@emconservices.com <mailto:tammywallace@emconservices.com> >
Sent: Monday, March 16, 2026 2:47 PM
To: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Subject: Question
Importance: High

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Hi Jennifer,

I wanted to ask a question. I work for Emcon Services, Inc. We are going to be the GC as well as a trade contractor on the upcoming project located at 10835 Hazelbrand Rd. NE, Covington GA 30014…The Serverfarm, LLC. We are working on the Power Generation station. Not the building. Do we still have to apply for the Occupational Tax Application? Please let me know.

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Tammy Wallace|Accounting-Office Manager

Emcon Services, Inc.

250 Parkade Court, Peachtree City, GA 30269

Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391

www.emconservices.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

From: Tammy Wallace <tammywallace@emconservices.com>
Sent: Tuesday, March 17, 2026 11:48 AM
To: Jennifer Hise
Subject: Re: Question Server Farm- project/Power Generation Station
Attachments: 2026 Emcon OTC.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jennifer,
Yes, we have one In Peachtree City, GA where our office is located. Please see attached. An application might have already been turned in for us.
Thanks,

Tammy Wallace|Accounting-Office Manager
Emcon Services, Inc.
250 Parkade Court, Peachtree City, GA 30269
Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391
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_____

From: Jennifer Hise <Jhise@cityofcovington.org>
Sent: Tuesday, March 17, 2026 8:27 AM
To: Tammy Wallace <tammywallace@emconservices.com>
Subject: RE: Question Server Farm- project/Power Generation Station

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Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

[facebook.com/cityofcovingtonga] [cityofcovington.org <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,fCGN9WaaKIbVfqrYLBRX1bg5OB2hrbqIXc3bto7Q-tK3svMQufLguBGf-QSHQ4SMRFyYPH2bdR5MCj59EKopeg49po3KriQp0mkHwZeXvJECl7BgGN-yrmI,&typo=1&ancr_add=1>]

From: Tammy Wallace <tammywallace@emconservices.com>
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To: Jennifer Hise <Jhise@cityofcovington.org>
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www.emconservices.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

From: Jennifer Hise
Sent: Tuesday, March 17, 2026 8:28 AM
To: Tammy Wallace
Subject: RE: Question Server Farm- project/Power Generation Station
Attachments: Occupational Tax Application eff 1-1-26.pdf

Good morning,

Do you have a business license/occupational x license in the state of GA? If you do, you will not be required to submit an application with the city. If you don't, then please complete the attached application. I will be the point of contact if you need to send the application to our office. Feel free to reach out should you have any questions.

Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

From: Tammy Wallace <tammywallace@emconservices.com>
Sent: Monday, March 16, 2026 2:47 PM
To: Jennifer Hise <Jhise@cityofcovington.org>
Subject: Question
Importance: High

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Emcon Services, Inc.

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www.emconservices.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Monday, March 16, 2026 5:40 PM
To: Mike Willis
Cc: Jason Volk; Kutluhan Erkan
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike, just circling back on this request. Any updates?

From: Erick Martinez <erick.m@sfrdc.com>
Date: Friday, February 27, 2026 at 12:42?PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

Thank you for the update, Mike.

From: Mike Willis <MWillis@cityofcovington.org>
Date: Friday, February 27, 2026 at 10:40?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

So sorry Erick,

This one did slip past me. But, I have sent it back to our attorney for advisement

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, February 26, 2026 5:35 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

Just a friendly follow up on my email below.

Thank you,

From: Erick Martinez <erick.m@sfrdc.com>
Date: Friday, February 13, 2026 at 12:44?PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

Hi Mike,
Our understanding is that the relocation work has already been completed, and that our obligation as the current property owner is limited to assuming the required maintenance bond associated with those previously completed infrastructure improvements, no performing the relocation itself. That is why our current plan set does not include relocation drawings.

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, February 12, 2026 at 10:56?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Please correct me if I am wrong, but I thought you would be relocating the watermain in question as part of the proposed activities at site.

I am trying to get a review of the bond documents from our Legal council and want to be sure I am giving him the correct information. Looking at your plans I do not see the relocation drawings

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, February 5, 2026 1:59 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

Just following up on my email below. Please let me know if you have any questions.

Thank you,

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Date: Thursday, January 29, 2026 at 10:54?AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Kutluhan Erkan <kutluhan.e@sfrdc.com <mailto:kutluhan.e@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

Hi Mike,

Apologies for the delay. I'm looping in Kutluhan Erkan, our in-house counsel, who will also be assisting with this request. Please find attached the Maintenance Bond and Performance Covenant for review.

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, December 18, 2025 at 6:36?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

See attached, again it may need to be revised just a bit for your use.

Once you have updated the language for both, please send a draft for review

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike, thank you for clarifying. Additionally, could you please forward a Maintenance Bond template as well?

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Wednesday, December 17, 2025 at 7:55?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don’t think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an Exhibit B stating, “Completion of final paving in accordance with the approved subdivision plans.” Could you please provide further clarification on this item, or, if available, forward the approved subdivision plans being referenced?

Additionally, could you forward the Maintenance Bond template as well?

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 11:54?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a maintenance bond and performance covenant. When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms “Maintenance Covenant” and “Performance Covenant” being used interchangeably to refer to the template previously shared?

As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com> >
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5cMcFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_lvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Tammy Wallace <tammywallace@emconservices.com>
Sent: Monday, March 16, 2026 2:47 PM
To: Jennifer Hise
Subject: Question

Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jennifer,

I wanted to ask a question. I work for Emcon Services, Inc. We are going to be the GC as well as a trade contractor on the upcoming project located at 10835 Hazelbrand Rd. NE, Covington GA 30014…The Serverfarm, LLC. We are working on the Power Generation station. Not the building. Do we still have to apply for the Occupational Tax Application? Please let me know.

Thanks,

Tammy Wallace|Accounting-Office Manager

Emcon Services, Inc.

250 Parkade Court, Peachtree City, GA 30269

Office: (770) 632-7388 Ext. 300 |Fax:(770) 632-7391

www.emconservices.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.emconservices.com%2f&c=E,1,x6883qwILmtVTTeeIuH3cgfg2iMa6RuzshsBNckBkqWQ41fQpHJ1NZq0xa1mteXIm7rXpGezGxGyOm_X3SSjNTd0lGA7_LQzctvI6THHhGyUhoR5I5OTuRUcOw0,&typo=1>

From: Aurie Manigo <amanigo@keckwood.com>
Sent: Friday, March 13, 2026 3:47 PM
To: Mike Jewell
Cc: John Payne; Emmeline Yearwood
Subject: Re: Permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

Thank you for the approval. The GPAS permit for Serverfarm has been submitted.

Thanks,

Aurie Manigo, P.E.

Project Manager

Utilities | Natural Gas

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,s8xHB6RPOQgqV_Yp_2s4fPNG6l96WrBid1HwCJDgqdYU0uEH89VajFkY-tfxN28SMGZXCHSBQnNqx3uWVFU1nPqKl1hr-5_8wkHysdDcYKrWmC3zrIjU2Uvjbg,,&typo=1>

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On Fri, Mar 13, 2026 at 12:51?PM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

I approve. Thanks!

From: Aurie Manigo <amanigo@keckwood.com <mailto:amanigo@keckwood.com> >
Sent: Friday, March 13, 2026 12:18 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> >; Emmeline Yearwood <eyearwood@keckwood.com <mailto:eyearwood@keckwood.com> >
Subject: Re: Permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mike,

I have attached the GPAS permit plans for the 6-inch natural gas main crossing at SR 142. Please review these documents and let me know if you have any revisions. Once I receive your approval and we are added to the City's GPAS account, I will proceed with the permit submission.

Let me know if you have any questions.

Thanks,

Aurie Manigo, P.E.

Project Manager

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On Tue, Mar 10, 2026 at 4:16?PM John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> > wrote:

Mike,

Based on my check in with staff this afternoon, we plan to have the GDOT permit exhibits and related documents completed and ready for submittal by the end of this week. Aurie will be in touch with you to obtain necessary information related to the GPAS process. We will send the draft exhibit over to you for concurrence before it is submitted to GDOT.

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

O: 678.417.4006 | C: 706.540.4010

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On Tue, Mar 10, 2026 at 9:52?AM John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> > wrote:

Good morning! I am not in the office at the moment but will be back there this afternoon. We have a department meeting this afternoon to discuss project udpates/schedules. I will check in on the status and will get back to you with an update.

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

O: 678.417.4006 | C: 706.540.4010

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On Tue, Mar 10, 2026 at 9:42?AM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

Hi John,

Any updates on the bore permit for Serverfarm? They are requesting an update from me.

Thanks,

Mike

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Aurie Manigo <amanigo@keckwood.com>
Sent: Friday, March 13, 2026 3:35 PM
To: Tres Thomas
Subject: Re: GDOT Permit for Serverfarm Development - GPAS User Access - City of Covington, Ga - 260626

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Good afternoon,

I do have access. Thank you, hope you have a great weekend.

Thanks,

Aurie Manigo, P.E.

Project Manager

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On Fri, Mar 13, 2026 at 1:32?PM Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> > wrote:

Good Afternoon,

Do you have permission now?

Tres

From: Aurie Manigo <amanigo@keckwood.com <mailto:amanigo@keckwood.com> >
Sent: Thursday, March 12, 2026 5:35 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: GDOT Permit for Serverfarm Development - GPAS User Access - City of Covington, Ga - 260626

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Good afternoon Tres,

We have been coordinating with the City of Covington regarding the GDOT permit for the Serverfarm development. To permit this utility work with GDOT, we need to get added to the City's GPAS account as a utility sub-user/representative. The new GPAS system shows you are the City of Covington's account person of contact.

An account under Keck Wood was set up with an email address (permitsubs@keckwood.com <mailto:permitsubs@keckwood.com>) that will be used for GPAS communications. You will need to log onto your GPAS account and approve Keck Wood as a sub-user/representative on the City's GPAS account.

For K&W to be able to submit utility permits on behalf of the City, please be sure to approve Keck Wood as a sub-user. If you are having trouble approving us as a sub-user, please reach out to me for assistance.

Let me know if you have any questions or need to discuss further.

Thanks,

Aurie Manigo, P.E.

Project Manager

Utilities | Natural Gas

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Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Tres Thomas
Sent: Friday, March 13, 2026 1:33 PM
To: Aurie Manigo
Subject: RE: GDOT Permit for Serverfarm Development - GPAS User Access - City of Covington, Ga - 260626

Good Afternoon,

Do you have permission now?

Tres

From: Aurie Manigo <amanigo@keckwood.com>
Sent: Thursday, March 12, 2026 5:35 PM
To: Tres Thomas <tthomas@cityofcovington.org>
Cc: Mike Jewell <MJewell@cityofcovington.org>
Subject: GDOT Permit for Serverfarm Development - GPAS User Access - City of Covington, Ga - 260626

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Good afternoon Tres,

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An account under Keck Wood was set up with an email address (permitsubs@keckwood.com <mailto:permitsubs@keckwood.com>) that will be used for GPAS communications. You will need to log onto your GPAS account and approve Keck Wood as a sub-user/representative on the City's GPAS account.

For K&W to be able to submit utility permits on behalf of the City, please be sure to approve Keck Wood as a sub-user. If you are having trouble approving us as a sub-user, please reach out to me for assistance.

Let me know if you have any questions or need to discuss further.

Thanks,

Aurie Manigo, P.E.

Project Manager

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Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Aurie Manigo <amanigo@keckwood.com>
Sent: Friday, March 13, 2026 12:18 PM
To: Mike Jewell
Cc: John Payne; Emmeline Yearwood
Subject: Re: Permit
Attachments: 26-03-13_SR 142 Natural Gas Permit Plans for Serverfarm.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mike,

I have attached the GPAS permit plans for the 6-inch natural gas main crossing at SR 142. Please review these documents and let me know if you have any revisions. Once I receive your approval and we are added to the City's GPAS account, I will proceed with the permit submission.

Let me know if you have any questions.

Thanks,

Aurie Manigo, P.E.

Project Manager

Utilities | Natural Gas

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On Tue, Mar 10, 2026 at 4:16?PM John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> > wrote:

Mike,

Based on my check in with staff this afternoon, we plan to have the GDOT permit exhibits and related documents completed and ready for submittal by the end of this week. Aurie will be in touch with you to obtain necessary information related to the GPAS process. We will send the draft exhibit over to you for concurrence before it is submitted to GDOT.

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

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On Tue, Mar 10, 2026 at 9:52?AM John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> > wrote:

Good morning! I am not in the office at the moment but will be back there this afternoon. We have a department meeting this afternoon to discuss project udpates/schedules. I will check in on the status and will get back to you with an update.

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,aBzeISLzVjzqQgWcPiBK3L6Po9Xiqntq285qHWelBjK2xpjrQqq4Fq-kY_MUTq41pnWvf-KCMJoA1vvqegLg8enSv5VJxOBubuvRuB3fm2XUjg,,&typo=1>

O: 678.417.4006 | C: 706.540.4010

www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.keckwood.com%2f&c=E,1,WeTG-5w5Y8t3CnzCAqO7vy0NKSgIbwJ2wHhOxNNHsSXlidahsKGmJcZhsOM_lFOP25uUjQ7vudRvHJVoXP-is-FMYSV4aqgi2gH1dJzv&typo=1>

On Tue, Mar 10, 2026 at 9:42?AM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

Hi John,

Any updates on the bore permit for Serverfarm? They are requesting an update from me.

Thanks,

Mike

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Tina Hanson
Sent: Friday, March 13, 2026 8:47 AM
To: Travis Moore; Alice Queen; Anthony Henderson; Audra Gutierrez; Charika Davis; Dwayne Turner; Fleeta Baggett; Frank; Jared Rutberg; John King; Kate; Kate Verity (Cov News) (kverity@covnews.com); Kim Johnson; Larry Manning; Tres Thomas
Subject: RE: 03/16/2026 agenda and packet
Attachments: Short-term Rental discussion.docx; 03022026 MINUTES.pdf

Good morning,

Item 7 was requested by Mayor Baggett. The attached is our understanding of the request. Also Item 2,the 3/2/2026 minutes, were inadvertently left out of the packet. They are also attached.

Sincerely,

Tina Hanson

Tina Hanson

City of Covington | Assistant City Clerk

770-385-6732 | thanson@cityofcovington.or <mailto:tclerk@cityofcovington.org> g

<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

From: Travis Moore <TMoore@cityofcovington.org>
Sent: Thursday, March 12, 2026 7:12 PM
To: Tina Hanson <THanson@cityofcovington.org>; Alice Queen <alice.queen@rockdalecitizen.com>; Anthony Henderson <AHenderson@cityofcovington.org>; Audra Gutierrez <agutierrez@cityofcovington.org>; Charika Davis <CDavis@cityofcovington.org>; Dwayne Turner <DTurner@cityofcovington.org>; Fleeta Baggett <FBaggett@cityofcovington.org>; Frank <f.turner@stricklandturner.com>; Jared Rutberg <JRutberg@cityofcovington.org>; John King <Jking@cityofcovington.org>; Kate <kverity@morrismultimedia.com>; Kate Verity (Cov News) (kverity@covnews.com) <kverity@covnews.com>; Kim Johnson <KJohnson@cityofcovington.org>; Larry Manning <LManning@cityofcovington.org>; Tres Thomas <tthomas@cityofcovington.org>
Subject: Re: 03/16/2026 agenda and packet

Can you explain further on item number seven regarding short-term rentals? The form only shows a date. At the beginning of the ordinance there are three or four sentences highlighted in yellow.

However, the requestor section was not filled out. It does not indicate who requested this ordinance—whether it was a citizen, a department head, or a city council member. It also does not explain what the discussion or reasoning behind the request was.

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Tina Hanson <THanson@cityofcovington.org <mailto:THanson@cityofcovington.org> >
Sent: Thursday, March 12, 2026 8:49:58 AM
To: Alice Queen <alice.queen@rockdalecitizen.com <mailto:alice.queen@rockdalecitizen.com> >; Anthony Henderson <AHenderson@cityofcovington.org <mailto:AHenderson@cityofcovington.org> >; Audra Gutierrez <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >; Charika Davis <CDavis@cityofcovington.org <mailto:CDavis@cityofcovington.org> >; Dwayne Turner <DTurner@cityofcovington.org <mailto:DTurner@cityofcovington.org> >; Fleeta Baggett <FBaggett@cityofcovington.org <mailto:FBaggett@cityofcovington.org> >; Frank <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >; Jared Rutberg <JRutberg@cityofcovington.org <mailto:JRutberg@cityofcovington.org> >; John King <Jking@cityofcovington.org <mailto:Jking@cityofcovington.org> >; Kate <kverity@morrismultimedia.com <mailto:kverity@morrismultimedia.com> >; Kate Verity (Cov News) (kverity@covnews.com <mailto:kverity@covnews.com>) <kverity@covnews.com <mailto:kverity@covnews.com> >; Kim Johnson <KJohnson@cityofcovington.org <mailto:KJohnson@cityofcovington.org> >; Larry Manning <LManning@cityofcovington.org <mailto:LManning@cityofcovington.org> >; Tina Hanson <THanson@cityofcovington.org <mailto:THanson@cityofcovington.org> >; Travis Moore <TMoore@cityofcovington.org <mailto:TMoore@cityofcovington.org> >; Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: 03/16/2026 agenda and packet

Good morning,

See the attached agenda and packet for the 3/16/2026 Council Meeting. There is a Work Session scheduled at 5:30PM.

Sincerely,

Tina Hanson

Tina Hanson

City of Covington | Assistant City Clerk

770-385-6732 | thanson@cityofcovington.or <mailto:tclerk@cityofcovington.org> g

<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

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<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

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Sincerely,

Tina Hanson

Tina Hanson

City of Covington | Assistant City Clerk

770-385-6732 | thanson@cityofcovington.or <mailto:tclerk@cityofcovington.org> g

<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

From: Aurie Manigo <amanigo@keckwood.com>
Sent: Thursday, March 12, 2026 5:35 PM
To: Tres Thomas
Cc: Mike Jewell
Subject: GDOT Permit for Serverfarm Development - GPAS User Access - City of Covington, Ga - 260626

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Tres,

We have been coordinating with the City of Covington regarding the GDOT permit for the Serverfarm development. To permit this utility work with GDOT, we need to get added to the City's GPAS account as a utility sub-user/representative. The new GPAS system shows you are the City of Covington's account person of contact.

An account under Keck Wood was set up with an email address (permitsubs@keckwood.com <mailto:permitsubs@keckwood.com>) that will be used for GPAS communications. You will need to log onto your GPAS account and approve Keck Wood as a sub-user/representative on the City's GPAS account.

For K&W to be able to submit utility permits on behalf of the City, please be sure to approve Keck Wood as a sub-user. If you are having trouble approving us as a sub-user, please reach out to me for assistance.

Let me know if you have any questions or need to discuss further.

Thanks,

Aurie Manigo, P.E.

Project Manager

Utilities | Natural Gas

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,bfUWRdVsQv-vralVMHapsw-q7nhJ8SspzvULvDJ9pdjnMW12F5QvswfgO4Wt0nZMIfHa6b0bT0VvpCNS2e4vlk_k3TyWc_IuSWIFjpA5Jw,,&typo=1>

(O) 678-417-4024 | (C) 864-958-2441

www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fw.keckwood.com&c=E,1,6358k4BdhJ6rfw1cvPztj5-_PpLyrv8m9OBGD7FBLTqpKL0eWW1_DVK9YdHUx1gCLDuF2gZ-kfTypKxZKS8CdFIYAk6ePY4IC0Bap2b2aYIfcEkm9zcTvMOeaRXf&typo=1>

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

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Project Manager

Utilities | Natural Gas

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,-aqMgXEBqZ0ZAPPEDkE06mHYa0obQMKRGrSw0iYVizUYWxm9UeL9C4XKdSCGnsp9nito7SdM53O66If67hnt8lxvIg83iZ_u-4KR8eXmtcRYNrXt&typo=1>

(O) 678-417-4024 | (C) 864-958-2441

www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fw.keckwood.com&c=E,1,sMYemnSLXm0882lT8kvnhY1pFu_UNqO862smAinJUq9eZbyhxLNyNYH2ftS9kcQLVd6U_qNKZX-TzpLhhyh1OoatORwcXQupPbvRqEl_OrVs2hw7GoQRSNvdMFPA&typo=1>

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From: John Payne <jpayne@keckwood.com>
Sent: Tuesday, March 10, 2026 4:16 PM
To: Mike Jewell
Cc: Aurie Manigo
Subject: Re: Permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

Based on my check in with staff this afternoon, we plan to have the GDOT permit exhibits and related documents completed and ready for submittal by the end of this week. Aurie will be in touch with you to obtain necessary information related to the GPAS process. We will send the draft exhibit over to you for concurrence before it is submitted to GDOT.

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,aCCwpkpWVOX0I-GaZqd3DE3_DbpL75uecLtZt15IykKQ8imrJ62xaotEE_zZolHe9KWGmG4l1PLuBtAmipllpv1WU11cNXKwTJSuAgQQ-Zw,&typo=1>

O: 678.417.4006 | C: 706.540.4010

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On Tue, Mar 10, 2026 at 9:52?AM John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> > wrote:

Good morning! I am not in the office at the moment but will be back there this afternoon. We have a department meeting this afternoon to discuss project udpates/schedules. I will check in on the status and will get back to you with an update.

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,32I-mKxdgdX-7I9ErkXAItnLBl1PD5NmXSRH64ut7I0XJR9yQ4QCBjH8y-zPKnW_ILyQ6O5YmsasyHg3lN1KE-3WY-Dznd4aXPJoCs5s0nEDwQQCsnj5hmc,&typo=1>

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On Tue, Mar 10, 2026 at 9:42?AM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

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Mike

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From: Charika Davis
Sent: Tuesday, March 10, 2026 1:11 PM
To: Anthony Henderson
Subject: Fwd: 09152025 Agenda SUMMARY
Attachments: image001.png; image002.png; image003.jpg; image004.png; image005.png; 09152025 Agenda SUMMARY.docx

Sent from my iPhone

Begin forwarded message:

From: Audra Gutierrez <agutierrez@cityofcovington.org>
Date: September 16, 2025 at 11:21:20?AM EDT
To: City of Covington Email Accts <COC_Email_Accts@cityofcovington.org>, Susan Nolley <snolley@co.newton.ga.us>
Subject: 09152025 Agenda SUMMARY

?

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 |

agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: John Payne <jpayne@keckwood.com>
Sent: Tuesday, March 10, 2026 9:53 AM
To: Mike Jewell
Subject: Re: Permit

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Good morning! I am not in the office at the moment but will be back there this afternoon. We have a department meeting this afternoon to discuss project udpates/schedules. I will check in on the status and will get back to you with an update.

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Principal | Vice President

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From: Tina Hanson
Sent: Thursday, March 5, 2026 4:20 PM
To: Alice Queen
Subject: Fw: 03022026 Packet
Attachments: 03022026 Agenda Packet.pdf; 03022026 Agenda.pdf

Sincerely,

Tina Hanson

Tina Hanson

City of Covington | Assistant City Clerk

770-385-6732 | thanson@cityofcovington.or <mailto:tclerk@cityofcovington.org> g

<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

From: Tina Hanson
Sent: Wednesday, February 25, 2026 4:46 PM
To: Anthony Henderson <AHenderson@cityofcovington.org>; Audra Gutierrez <agutierrez@cityofcovington.org>; Charika Davis <CDavis@cityofcovington.org>; Dwayne Turner <DTurner@cityofcovington.org>; Fleeta Baggett <FBaggett@cityofcovington.org>; Frank <f.turner@stricklandturner.com>; Jared Rutberg <JRutberg@cityofcovington.org>; John King <Jking@cityofcovington.org>; Kim Johnson <KJohnson@cityofcovington.org>; Larry Manning <LManning@cityofcovington.org>; Tina Hanson <THanson@cityofcovington.org>; Travis Moore <TMoore@cityofcovington.org>; Tres Thomas <tthomas@cityofcovington.org>
Subject: 03022026 Packet

Good afternoon,
Please see the attached Agenda and Packet for the 03/02/2026 Council Meeting.

Sincerely,

Tina Hanson

Tina Hanson

City of Covington | Assistant City Clerk

770-385-6732 | thanson@cityofcovington.or <mailto:tclerk@cityofcovington.org> g

<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

From: Myrka Ruiz
Sent: Wednesday, March 4, 2026 10:18 AM
To: Jenny Twentyman
Cc: josephtkacsik@caa.inc
Subject: RE: 10835 Hazelbrand Road NE Permit form
Attachments: Building Permit Application.pdf; Subcontractor Affidavit.pdf

Hello good morning,

Please see attached for the permit that you will need to fill out to permit the 33 generators. We were made aware that this is not actually a building structure. We discussed that this should fall under a master permit, since this is such a large group of installments. Please fill this application the best of your capabilities. This application will also require a sight plan.

Please have all your trades fill out the sub-contractor affidavit and submitted their 3 licenses (state license, business license & driver license), I have also attached this application to the email. I do apologize for the delay in responding. Please let me know if you have any further questions.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, March 4, 2026 9:31 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: josephtkacsik@caa.inc
Subject: Re: 10835 Hazelbrand Road NE Permit form

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning Myrka,

Sorry to ask again, just wondering if you had chance to review the below. I want to be sure I have the application over to you in good time please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Monday, March 2, 2026 9:38 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >

Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

Hi Myrka,

Any update from below please? Thank you again for all your help with everything!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Thursday, February 26, 2026 10:38 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: Re: 10835 Hazelbrand Road NE Permit form

HI Myrka,

Thank you so much! I have forwarded this on to the GC to complete. Regarding the building permit... what building am I referencing as in the application it asks for specific building details. We obviously have the 33 generators, but they aren't buildings rather generator structures. We have a fitted conex that will serve as an operations building. Should I be referencing that as the building please?

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Sent: Wednesday, February 25, 2026 9:44 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Subject: 10835 Hazelbrand Road NE Permit form

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello good morning, Jenny,

I do apologize for the late reply please see attached for the forms that need to be filled out. I spoke with joe he confirmed your trades can apply for individual permits. If you are looking to have a GC over this project you will need to fill out our building permit application.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

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From: Tim Smith
Sent: Tuesday, March 3, 2026 9:50 AM
To: Hill, J.T.
Subject: RE: Serverfarm Covington Water Meter
Attachments: Invoice for water usage since Sept 24 2025.pdf

Hey J.T.,

Here is the invoice for the water usage for this hydrant meter. I mailed an invoice to the home office. Also, this is the meter that Clayton rented back in September 2025.

Have a great week!

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Tuesday, March 3, 2026 7:50 AM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Serverfarm Covington Water Meter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim,

See the attached picture of one of the meters that we are using on site.

Thanks,

Get Outlook for iOS <https://aka.ms/o0ukef>

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From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Tuesday, March 3, 2026 7:51 AM
To: Tim Smith
Subject: Re: Serverfarm Covington Water Meter
Attachments: IMG_0580.jpeg; IMG_0581.jpeg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim,

See attached the second meter that we are using.

Thanks,

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Tuesday, March 3, 2026 7:50:11 AM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Serverfarm Covington Water Meter

Tim,

See the attached picture of one of the meters that we are using on site.

Thanks,

Get Outlook for iOS <https://aka.ms/o0ukef>

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From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Tuesday, March 3, 2026 7:50 AM
To: Tim Smith
Subject: Serverfarm Covington Water Meter
Attachments: IMG_0578.jpg; IMG_0579.jpg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tim,

See the attached picture of one of the meters that we are using on site.

Thanks,

Get Outlook for iOS <https://aka.ms/o0ukef>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, you are hereby notified that any disclosure, copying, or distribution of all or part of the transmitted information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by responding to this transmission. Thank you.

From: Travis Moore
Sent: Monday, March 2, 2026 7:58 AM
To: Travis Moore
Subject: Fw: 03022026 packet
Attachments: 03022026 Agenda.pdf; 03022026 Agenda Packet B&W.pdf

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From: Tina Hanson <THanson@cityofcovington.org>
Sent: Wednesday, February 25, 2026 4:47:35 PM
To: Travis Moore <TMoore@cityofcovington.org>; Jared Rutberg <JRutberg@cityofcovington.org>
Subject: 03022026 packet

Good afternoon,
Please see the attached Agenda and B&W Packet for the 03/02/2026 Council Meeting.

Sincerely,

Tina Hanson

Tina Hanson

City of Covington | Assistant City Clerk

770-385-6732 | thanson@cityofcovington.or <mailto:tclerk@cityofcovington.org> g

<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

From: Jared Rutberg
Sent: Sunday, March 1, 2026 2:29 PM
To: kwikchangepresident@gmail.com
Subject: Fw: 03022026 packet
Attachments: 03022026 Agenda.pdf; 03022026 Agenda Packet B&W.pdf

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Tina Hanson <THanson@cityofcovington.org>
Sent: Wednesday, February 25, 2026 4:47:35 PM
To: Travis Moore <TMoore@cityofcovington.org>; Jared Rutberg <JRutberg@cityofcovington.org>
Subject: 03022026 packet

Good afternoon,
Please see the attached Agenda and B&W Packet for the 03/02/2026 Council Meeting.

Sincerely,

Tina Hanson

Tina Hanson

City of Covington | Assistant City Clerk

770-385-6732 | thanson@cityofcovington.or <mailto:tclerk@cityofcovington.org> g

<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Friday, February 27, 2026 3:42 PM
To: Mike Willis
Cc: Jason Volk; Kutluhan Erkan
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for the update, Mike.

From: Mike Willis <MWillis@cityofcovington.org>
Date: Friday, February 27, 2026 at 10:40?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

So sorry Erick,

This one did slip past me. But, I have sent it back to our attorney for advisement

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, February 26, 2026 5:35 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

Just a friendly follow up on my email below.

Thank you,

From: Erick Martinez <erick.m@sfrdc.com>
Date: Friday, February 13, 2026 at 12:44?PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

Hi Mike,
Our understanding is that the relocation work has already been completed, and that our obligation as the current property owner is limited to assuming the required maintenance bond associated with those previously completed infrastructure improvements, no performing the relocation itself. That is why our current plan set does not include relocation drawings.

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, February 12, 2026 at 10:56?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Please correct me if I am wrong, but I thought you would be relocating the watermain in question as part of the proposed activities at site.

I am trying to get a review of the bond documents from our Legal council and want to be sure I am giving him the correct information. Looking at your plans I do not see the relocation drawings

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, February 5, 2026 1:59 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

Just following up on my email below. Please let me know if you have any questions.

Thank you,

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Date: Thursday, January 29, 2026 at 10:54?AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Kutluhan Erkan <kutluhan.e@sfrdc.com <mailto:kutluhan.e@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

Hi Mike,

Apologies for the delay. I'm looping in Kutluhan Erkan, our in-house counsel, who will also be assisting with this request. Please find attached the Maintenance Bond and Performance Covenant for review.

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, December 18, 2025 at 6:36?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

See attached, again it may need to be revised just a bit for your use.

Once you have updated the language for both, please send a draft for review

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike, thank you for clarifying. Additionally, could you please forward a Maintenance Bond template as well?

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Wednesday, December 17, 2025 at 7:55?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don’t think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an Exhibit B stating, “Completion of final paving in accordance with the approved subdivision plans.” Could you please provide further clarification on this item, or, if available, forward the approved subdivision plans being referenced?

Additionally, could you forward the Maintenance Bond template as well?

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 11:54?AM

To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a maintenance bond and performance covenant. When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms “Maintenance Covenant” and “Performance Covenant” being used interchangeably to refer to the template previously shared?

As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com> >
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5cMcFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_IvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Tim Smith
Sent: Friday, February 27, 2026 9:39 AM
To: Hill, J.T.
Subject: RE: Serverfarm ATL2 Hydrant Meter Reading
Attachments: Invoice January & February 2026.pdf

Hey J.T.,

Here is the invoice for Hydrant Meter # 241956626. I mailed an invoice to the home office, too. Let me know if you have any questions.

Have a great weekend.

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Monday, February 2, 2026 7:45 AM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: RE: Serverfarm ATL2 Hydrant Meter Reading

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Tim,

I have attached a picture of the hydrant meter for Serverfarm ATL2, located at 10835 Hazelbrand Road.

If you have any questions or need anything else from me, please feel free to reach out.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

BRASFIELD & GORRIE | 2999 Circle 75 Pkwy | Atlanta, Georgia 30339
brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,WY39SmVz7W0QlhuiXhzX7ZfjWAdus09W8zkg6S2hmuGSk2XMq4Yx0vJM5Fh53pAuZ6fOFlw6mCnJ2hTXcnHZGK0y3X8bI0UX24O5iS3nKygI3gx_9YjcTx6cTRo,&typo=1&ancr_add=1>

From: Tim Smith <tjsmith@cityofcovington.org <mailto:tjsmith@cityofcovington.org> >
Sent: Wednesday, December 31, 2025 2:29 PM
To: Hill, J.T. <jthill@BrasfieldGorrie.com <mailto:jthill@BrasfieldGorrie.com> >
Subject: RE: Serverfarm ATL2 Hydrant Meter Reading

Hey J.T.,

Do you have a picture of the meter #? I think I know which meter this is but I want to make sure.

Happy New Year!

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com <mailto:jthill@BrasfieldGorrie.com> >
Sent: Wednesday, December 31, 2025 2:11 PM
To: Tim Smith <tjsmith@cityofcovington.org <mailto:tjsmith@cityofcovington.org> >
Subject: Serverfarm ATL2 Hydrant Meter Reading

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Tim,

I have attached a picture of the hydrant meter for Severfarm ATL2, located at 10835 Hazelbrand Road.

If you have any questions or need anything else from me, please feel free to reach out.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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_____

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From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, February 26, 2026 5:35 PM
To: Mike Willis
Cc: Jason Volk; Kutluhan Erkan
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

Just a friendly follow up on my email below.

Thank you,

From: Erick Martinez <erick.m@sfrdc.com>
Date: Friday, February 13, 2026 at 12:44?PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

Hi Mike,
Our understanding is that the relocation work has already been completed, and that our obligation as the current property owner is limited to assuming the required maintenance bond associated with those previously completed infrastructure improvements, no performing the relocation itself. That is why our current plan set does not include relocation drawings.

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, February 12, 2026 at 10:56?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Please correct me if I am wrong, but I thought you would be relocating the watermain in question as part of the proposed activities at site.

I am trying to get a review of the bond documents from our Legal council and want to be sure I am giving him the correct information. Looking at your plans I do not see the relocation drawings

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, February 5, 2026 1:59 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Just following up on my email below. Please let me know if you have any questions.

Thank you,

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Date: Thursday, January 29, 2026 at 10:54?AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Kutluhan Erkan <kutluhan.e@sfrdc.com <mailto:kutluhan.e@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

Hi Mike,

Apologies for the delay. I'm looping in Kutluhan Erkan, our in-house counsel, who will also be assisting with this request. Please find attached the Maintenance Bond and Performance Covenant for review.

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, December 18, 2025 at 6:36?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

See attached, again it may need to be revised just a bit for your use.

Once you have updated the language for both, please send a draft for review

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike, thank you for clarifying. Additionally, could you please forward a Maintenance Bond template as well?

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Wednesday, December 17, 2025 at 7:55?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don’t think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an Exhibit B stating, “Completion of final paving in accordance with the approved subdivision plans.” Could you please provide further clarification on this item, or, if available, forward the approved subdivision plans being referenced?

Additionally, could you forward the Maintenance Bond template as well?

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 11:54?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a maintenance bond and performance covenant. When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms “Maintenance Covenant” and “Performance Covenant” being used interchangeably to refer to the template previously shared?

As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com>
>
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5cMcFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_lvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Mike Willis
Sent: Thursday, February 26, 2026 9:53 AM
To: Jenny Twentyman; Audrey Payne; Myrka Ruiz
Cc: Allison Litwin; josephtkacsik@caa.inc; Judy Johnson; Brent Vogt; Hicks, James
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

There is no process on our side.

We just need a copy of the signature page of their approved plan with your firms signature as a secondary permittee.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, February 26, 2026 9:38 AM
To: Mike Willis <MWillis@cityofcovington.org>; Audrey Payne <APayne@cityofcovington.org>; Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>; Brent Vogt <brent.v@sfrdc.com>; Hicks, James <ehicks@brasfieldgorrie.com>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Morning Mike,

All sorted! There must have been some confusion previously. After speaking to the contractor yesterday, they are more than happy for us to work under the existing LDP as secondary permittees. Can we start this process please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, February 25, 2026 1:09 PM
To: Mike Willis <MWillis@cityofcovington.org>; Audrey Payne <APayne@cityofcovington.org>; Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

Hi Mike,

I totally agree. I think it makes far more sense to have it as one permit and us as the secondary permittees. It came back after the initial discussion that they weren't happy with us doing so, but I have reached out again asking if they would reconsider and let them know the below reservations you had with issuing a separate one.

I will let you know their response!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Wednesday, February 25, 2026 12:55 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Audrey Payne <APayne@cityofcovington.org>; Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hello Jenny,

As we discussed, your team would work under the primary permittee as a secondary permittee using their plan. I feel like issuing you a separate permit for the same exact site and plan will only confuse and conflate the two. Not to mention cause an opportunity for accusations and finger pointing.

At this time, I do not think this is the best course to follow. Could you please explain why the current primary permittee will not allow your activities to be conducted under their permit?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Thursday, February 26, 2026 9:53 AM
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Cc: Allison Litwin; josephtkacsik@caa.inc; Judy Johnson; Brent Vogt; Hicks, James
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Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>; Brent Vogt <brent.v@sfrdc.com>; Hicks, James <ehicks@brasfieldgorrie.com>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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To: Mike Willis <MWillis@cityofcovington.org>; Audrey Payne <APayne@cityofcovington.org>; Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>
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Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>
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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, February 26, 2026 9:39 AM
To: Mike Willis; Audrey Payne; Myrka Ruiz
Cc: Allison Litwin; josephtkacsik@caa.inc; Judy Johnson; Brent Vogt; Hicks, James
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>
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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, February 26, 2026 9:39 AM
To: Mike Willis; Audrey Payne; Myrka Ruiz
Cc: Allison Litwin; josephtkacsik@caa.inc; Judy Johnson; Brent Vogt; Hicks, James
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning Mike,

All sorted! There must have been some confusion previously. After speaking to the contractor yesterday, they are more than happy for us to work under the existing LDP as secondary permittees. Can we start this process please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, February 25, 2026 1:09 PM
To: Mike Willis <MWillis@cityofcovington.org>; Audrey Payne <APayne@cityofcovington.org>; Myrka Ruiz <MRuiz@cityofcovington.org>

Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

Hi Mike,

I totally agree. I think it makes far more sense to have it as one permit and us as the secondary permittees. It came back after the initial discussion that they weren't happy with us doing so, but I have reached out again asking if they would reconsider and let them know the below reservations you had with issuing a separate one.

I will let you know their response!

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Sent: Wednesday, February 25, 2026 12:55 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Audrey Payne <APayne@cityofcovington.org>; Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>
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678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Dwayne Turner
Sent: Wednesday, February 25, 2026 5:10 PM
To: Brent.Fuesting@covingtonpolice.com; Tres Thomas
Subject: Question
Attachments: Outlook-bchvnyiq.png; Outlook-q34j2n2o.png; Outlook-0mim4wpt.jpg; Outlook-ivdq4noo.png; Outlook-ksat2kbg.png; 03022026 Agenda.pdf

Good Afternoon Chief,

Attached is the agenda for the upcoming City Council meeting. There is a marijuana-related proposal listed, and I wanted to reach out beforehand so you're not put on the spot or blindsided during the discussion.

I understand that the Newton County Sheriff's Office has the discretion to issue a citation and release or possibly add an additional charge, and that policies can vary by jurisdiction. My question is whether this matter falls under a CPD policy or if it is governed by a city ordinance that the Council could amend or adapt.

Tres,

If there is a specific ordinance that addresses this, could you please provide it to me? I was under the impression that criminal matters typically fall under the Police Department's authority, so I would appreciate any clarification you can provide.

Thank you.

Begin forwarded message:

From: Tina Hanson <THanson@cityofcovington.org>
Date: February 25, 2026 at 4:41:30?PM EST
To: "Adrien Smith (Newton Federal)" <adriensmith@newtonfederal.com>, Audra Gutierrez <agutierrez@cityofcovington.org>, Barbara Morgan <barbm2158@gmail.com>, Carol Rooks <rickeycarol@bellsouth.net>, "Chris Smith (NES)" <chris@newtonelectricsupply.com>, City of Covington Email Accts <COC_Email_Accts@cityofcovington.org>, "Debbie Harper (Newton Chamber)" <dharper@newtonchamber.com>, Don Floyd <dontfloyd@yahoo.com>, Fleeta Baggett <FBaggett@cityofcovington.org>, Greg Herring <gtherring@bellsouth.net>, James Chapman <jamesc@insuredbycig.com>, Jay Bailey <jaybailey@steelcobuildings.net>, Jessica Lowery <jessica@vampirestalkers.com>, Joe DeCocco <joe.decocco@verescence.com>, Kale Curtis <kcurtis@co.newton.ga.us>, Kim Carter <kim@kimcarter.us>, Lanier Sims <lanier@dualdeko.com>, Larry Stanford <larry.stanford@rockdalecitizen.com>, LaTonya Hamp <lhamp@co.newton.ga.us>, Olinda <grassrootsbusinessconsulting@gmail.com>, Pamela Maxwell <pammax@bellsouth.net>, "Reed Beard (Newton Federal)" <reedbeard@newtonfederal.com>, Sandi Spears <sandispears@msn.com>, Scott Cole <scottcole1@live.com>, Serra Hall <skphillips@selectnewton.com>, Susan Davis <sdavis@newtonchamber.com>, Susan Nolley <snolley@co.newton.ga.us>, Tami Thomas <tami@wellsthomaslaw.com>, Ted Cummings <tcummings@onyxmsgroup.com>
Subject: 03022026 Agenda

?
Good afternoon,
Please see the attached Agenda for the 03/02/2026 Council Meeting.

Sincerely,

Tina Hanson

Tina Hanson

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From: Tina Hanson
Sent: Wednesday, February 25, 2026 4:48 PM
To: Travis Moore; Jared Rutberg
Subject: 03022026 packet
Attachments: 03022026 Agenda.pdf; 03022026 Agenda Packet B&W.pdf

Good afternoon,
Please see the attached Agenda and B&W Packet for the 03/02/2026 Council Meeting.

Sincerely,

Tina Hanson

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<https://www.facebook.com/cityofcovingtonga> <https://cityofcovington.org/>

From: Tina Hanson
Sent: Wednesday, February 25, 2026 4:46 PM
To: Anthony Henderson; Audra Gutierrez; Charika Davis; Dwayne Turner; Fleeta Baggett; Frank; Jared Rutberg; John King; Kim Johnson; Larry Manning; Tina Hanson; Travis Moore; Tres Thomas
Subject: 03022026 Packet
Attachments: 03022026 Agenda Packet.pdf; 03022026 Agenda.pdf

Good afternoon,
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Sincerely,

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Sincerely,

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Sincerely,

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Subject: 03022026 Agenda
Attachments: 03022026 Agenda.pdf

Good afternoon,
Please see the attached Agenda for the 03/02/2026 Council Meeting.

Sincerely,

Tina Hanson

Tina Hanson

City of Covington | Assistant City Clerk

770-385-6732 | thanson@cityofcovington.or <mailto:tclerk@cityofcovington.org> g

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, February 25, 2026 2:10 PM
To: Mike Willis; Audrey Payne; Myrka Ruiz
Cc: Allison Litwin; josephtkacsik@caa.inc; Judy Johnson
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Hi Mike,

I totally agree. I think it makes far more sense to have it as one permit and us as the secondary permittees. It came back after the initial discussion that they weren't happy with us doing so, but I have reached out again asking if they would reconsider and let them know the below reservations you had with issuing a separate one.

I will let you know their response!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Wednesday, February 25, 2026 12:55 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Audrey Payne <APayne@cityofcovington.org>; Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Hello Jenny,

As we discussed, your team would work under the primary permittee as a secondary permittee using their plan. I feel like issuing you a separate permit for the same exact site and plan will only confuse and conflate the two. Not to mention cause an opportunity for accusations and finger pointing.

At this time, I do not think this is the best course to follow. Could you please explain why the current primary permittee will not allow your activities to be conducted under their permit?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, February 25, 2026 1:19 PM
To: Audrey Payne <APayne@cityofcovington.org>; Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Hi Audrey,

Thank you so much for your help!

We can of course fill out the application form and pay any fees, but can we use the original documents from Brasfield & Gorrie during their application as they will be the exact same as what we require for the site? It will just be an additional permit opened for our GC, ACS, to carry out some excavation work on site.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Tuesday, February 24, 2026 2:58 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; Judy Johnson <JudyJohnson@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Hi Jennifer,

Attached please find the link for a commercial land disturbance application. I will also need 2 paper copies of the plan plus an electronic copy of your application and the plan. If I can be of further assistance, please let me know.

https://cityofcovington.org/corecode/uploads/document6/uploaded_pdfs/corecode/2023_Eng01_CommercialLandDisturbanceApplication_131.pdf <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2fcorecode%2fuploads%2fdocument6%2fuploaded_pdfs%2fcorecode%2f2023_Eng01_CommercialLandDisturbanceApplication_131.pdf&c=E,1,lcyhjbdB0TciIjzyUem2OmsLlefqVRynpBMKbS1voFfJtXVAYbsPEVseXkZF8MSPuCaiBosSsBuEr18qkBgi8EkBEHuWdDfN1i2O7_5QRehw4Wmo1kMa16Tm&typo=1>

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, February 24, 2026 9:49 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc; Judy Johnson <JudyJohnson@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>; Audrey Payne <APayne@cityofcovington.org>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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That's great! Thanks Myrka. Please know me know if you need more information for your portion of the permitting.

Engineering Department - Thank you in advance for your help with the land disturbance permit. What applications do I need to fill out please or what documents do you require from us for this permit?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Sent: Tuesday, February 24, 2026 7:36 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: Allison Litwin <allison.litwin@voltagrid.com <mailto:allison.litwin@voltagrid.com> >; josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >; Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Hello good morning,

I have looped in our Engineering Department to help with what is required for land disturbance portion.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

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Sent: Monday, February 23, 2026 4:35 PM
To: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Cc: Allison Litwin <allison.litwin@voltagrid.com <mailto:allison.litwin@voltagrid.com> >; josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc>
Subject: Fw: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, February 24, 2026 9:49 AM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; josephtkacsik@caa.inc; Judy Johnson <JudyJohnson@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>; Audrey Payne <APayne@cityofcovington.org>
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

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Sent: Tuesday, February 24, 2026 7:36 AM
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Sent: Tuesday, February 17, 2026 1:08 PM
To: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
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Sent: Wednesday, February 25, 2026 1:19 PM
To: Audrey Payne; Myrka Ruiz
Cc: Allison Litwin; josephtkacsik@caa.inc; Judy Johnson; Mike Willis
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Hi Audrey,

Thank you so much for your help!

We can of course fill out the application form and pay any fees, but can we use the original documents from Brasfield & Gorrie during their application as they will be the exact same as what we require for the site? It will just be an additional permit opened for our GC, ACS, to carry out some excavation work on site.

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E:Jenny.Twentyman@VoltaGrid.com

From: Myrka Ruiz
Sent: Wednesday, February 25, 2026 10:44 AM
To: Jenny.Twentyman@voltagrid.com
Cc: josephtkacsik@caa.inc
Subject: 10835 Hazelbrand Road NE Permit form
Attachments: Trade Permit Application.pdf

Hello good morning, Jenny,

I do apologize for the late reply please see attached for the forms that need to be filled out. I spoke with joe he confirmed your trades can apply for individual permits. If you are looking to have a GC over this project you will need to fill out our building permit application.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Wednesday, February 25, 2026 8:52 AM
To: Teekay, Salma; Redmond, Mac; Kevin Boyce; Leo Manning; Brent Vogt; Robert Canady; Taylor Hentsch
Cc: Bernstein, Emily; Holland, Madeline
Subject: RE: Serverfarm Covington - Egress Coordination Recap
Attachments: C2.00 - egress markup.pdf

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Salma – sorry for missing the call on Monday. I have a couple of questions regarding this:

1. Will the blue sidewalk and the red gate shown in the attached site plan work?
2. Do we need to provide accessible path from the ped egress gate to the ROW? Or as long as we have an opening at the ped egress gate we are good?

Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Teekay, Salma <steekay@hksinc.com>
Sent: Tuesday, February 24, 2026 7:05 PM
To: Redmond, Mac <mredmond@brasfieldgorrie.com>; Kevin Boyce <kevin.boyce@eplusadvisors.com>; Leo Manning <leo.manning@eplusadvisors.com>; Cai, Chen <Chen.Cai@kimley-horn.com>; Brent Vogt <brent.v@sfrdc.com>; rcanady@cityofcovington.org; Taylor Hentsch <taylor.hentsch@hendersonengineers.com>
Cc: Bernstein, Emily <ebernstein@hksinc.com>
Subject: Serverfarm Covington - Egress Coordination Recap

Hi all,

Please see recap and outstanding items from our call yesterday -

Fire marshal to review -

* Two (2) sets of secure gates (site gates in purple, gen yard gates in green) are provided before entering the fire lane within the generator yard. These gates have been part of the design since IFP; however, their locations have been slightly modified.

* Gates slide open, allowing the full 26'-0" fire lane width to remain accessible when in the open position.

* FDC connection is located after one set of secure gates (purple).

* No overhead obstructions are present within the fire lane up to 13'-6".

* All exterior doors on the north and south sides exiting into the generator yard are 4'-0" above grade and are provided with assisted areas of rescue with two-way communication systems per IBC 2018 Section 1009.7 and NFPA 101 Section 7.2.12.

* Interior access control will be tied to the fire alarm system.

    * Egress doors designated as fail-safe – confirmed acceptable.

    * Few doors designated as fail-secure – Eplus to confirm locations. Fire Chief to review.

    * No magnetic locks are provided; doors utilize crash bars or electric locksets for egress – confirmed acceptable.

* Gates to be submitted with low-voltage/ contractor license – Mac (B&G) confirmed prior approval.

* No maximum distance from building exits to the public way prescribed by IBC or NFPA 101; will be evaluated based on performance (max decibel level approx. 65db).

* A Security operations center will monitor the site 24/7; however, the vehicular gates will not be continuously manned.

Design team to add -

* *

Pedestrian egress swing gates (locations marked in pink) required from the outer fence to the public way adjacent to all vehicular gates.

* *

Accessible paths of egress from exterior exits extending to the public way.

Mac, could you please add Brian Thompson to this email as well.

Thanks,

Salma

Teekay

????

Project Architect
Associate

<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.hksinc.com%2f&c=E,1,0AkGZccrgoilSFuKiOM2-98EgzlT6xff-ZxtsaFXswfNXVzFwP2VekAvhi0etrMqm9ZBXdgXEaZgUs9Zk1hvOrrpX1GHHa8NWgzmh6pHpw,,&typo=1>

125 S Clark St, #1100, Chicago, IL 60603

+1 312 262 9779 <tel:+1%20312%20262%209779>

|

File transfer <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.tonicdm.com%2fcollaborate%2fhksinc&c=E,1,yMLN9-ZR2Fx13seImqC8gGI_H9fXFO94sE2J7icjDQPBduAaucWyo7Z_rl5IYyAr195QvHkVOhrooJGF4T_xi13IqID3bEZ3gYz5G2VU3m3-kgvcylpXbQ,,&typo=1>

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www.hksinc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.hksinc.com%2f&c=E,1,wt5gCL-sKoMnYLju7F-EPn0EgjD7bSwqbEdh80bc384Gl0jHyqExPEinOQHJW_t8s6WVxNmOE0e9Zx3XkvQ6HG6YH1GbaFZNVh-X0mQgG9uX9aE5Hb4,&typo=1>

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125 S Clark St, #1100, Chicago, IL 60603

+1 312 262 9779 <tel:+1%20312%20262%209779>
|

File transfer <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.tonicdm.com%2fcollaborate%2fhksinc&c=E,1,PZSH0sJfhbzi_irAK3Vy_eIfY-eJlGL2okdfyi4DOmUPRM3K0zytEhbbcFS4dliSnjlbeGIOgD8DBzW7TlDXnECQt4r9CzuhEG3-4yF2aLb5kg,,&typo=1>
|
www.hksinc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.hksinc.com%2f&c=E,1,NiKQUDRVYkQKsaVGGNiBGLiBHCk043s6oA3QS8a3XZvAu50d2HXiLwFFACpNoxcH-UDipeLMlorhT3HpPKy-JF713Zq7CrPU7Sc1ptKQtuOP&typo=1>
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Subject: RE: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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To: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Cc: Allison Litwin <allison.litwin@voltagrid.com <mailto:allison.litwin@voltagrid.com> >
Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

Hi Joe,

Thank you for the call last week confirming the plan for the permits. When are we expecting the receive the permits please? Is there any other additional information that you or the team require to complete these that I didn't send in the email below?

We are talking the with GC, who will send over the 3 licenses required to obtain the electrical and mechanical permits you mentioned last week.

Thank you again! Your help through this process has been amazing!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman
Sent: Tuesday, February 10, 2026 9:49 AM
To: josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> <josephtkacsik@caa.inc <mailto:josephtkacsik@caa.inc> >
Cc: Allison Litwin <allison.litwin@voltagrid.com <mailto:allison.litwin@voltagrid.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >
Subject: VoltaGrid Power Site - 10835 Hazelbrand Road NE

Good morning Joe,

It was great to meet you in person last week. D'Avery kindly let me know that you stopped by this morning requesting a couple of documents so you could review them and help get the permitting process underway for the VoltaGrid power site.

I can't thank you enough for the support you're providing in helping us obtain the necessary permits. It's truly appreciated.

Please see attached the requested documents for your review.

Please let me know if you require any other documents, or if you have any questions.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Monday, February 23, 2026 4:35 PM
To: Myrka Ruiz
Cc: Allison Litwin; josephtkacsik@caa.inc
Subject: Fw: VoltaGrid Power Site - 10835 Hazelbrand Road NE
Attachments: IFC_Electrical-Single Line.pdf; IFC_Mech-Gas.pdf; 25108102-001-MP-DRW-0300-001.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Hi,

Thank you so much for the call on Friday!

Please see the information I sent to Joe below.

You mentioned you may be able to help with additional permits? I am looking to obtain a land disturbance permit also please for the site. There is currently one out pulled by a contractor called Brasfield & Gorrie and the original plan was for us to work as a secondary under their permit. They have requested that we obtain our own permit to carry out any land disturbance works on site. Can you advise me on the process please?

Thank you again for all your help!

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, February 17, 2026 1:08 PM
To: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Cc: Allison Litwin <allison.litwin@voltagrid.com>

Subject: Re: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Project Manager

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C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman
Sent: Tuesday, February 10, 2026 9:49 AM
To: josephtkacsik@caa.inc <josephtkacsik@caa.inc>
Cc: Allison Litwin <allison.litwin@voltagrid.com>; D'Avery Brown <davery.b@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>
Subject: VoltaGrid Power Site - 10835 Hazelbrand Road NE

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Please let me know if you require any other documents, or if you have any questions.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Monday, February 23, 2026 4:34 PM
To: Myrka Ruiz
Subject: Re: TEST EMAIL

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Got it!! Thank you!

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Myrka Ruiz <MRuiz@cityofcovington.org>
Sent: Monday, February 23, 2026 3:33 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Subject: TEST EMAIL

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Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Myrka Ruiz
Sent: Monday, February 23, 2026 4:35 PM
To: Jenny Twentyman
Subject: RE: TEST EMAIL

YAY !

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Monday, February 23, 2026 4:34 PM
To: Myrka Ruiz <MRuiz@cityofcovington.org>
Subject: Re: TEST EMAIL

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Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Myrka Ruiz <MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org> >
Sent: Monday, February 23, 2026 3:33 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Subject: TEST EMAIL

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Myrka Ruiz
Sent: Monday, February 23, 2026 4:34 PM

To: JENNY.TWENTYMAN@VOLTAGRID.COM
Subject: TEST EMAIL

Myrka Ruiz

City of Covington | Planning & Zoning Admin

770-385-2046| MRuiz@cityofcovington.org <mailto:MRuiz@cityofcovington.org>

From: Read Assistant <executiveassistant@e.read.ai>
Sent: Monday, February 23, 2026 2:35 PM
To: Robert Canady
Subject: ?? Serverfarm Covington: Egress Coordination Meeting on February 23, 2026 @ 2:00 PM | Read Meeting Report

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The meeting reviewed egress paths and site access control for the Serverfarm Covington project with Chief Robert Canady and the project team. The group walked the site plan, confirmed primary vehicle access and a separate fenced generator yard, and described sliding vehicular gates and multiple pedestrian gates, noting existing gates...? ? ?

W-2F3SNE9ot6u-2FkWJNMB-2BgXxBXqdISpuHnPSXZq6sMg-2BC72TKp04fz7ZSCK4TPN8U-2Bzkmt-2BOainwbH2vZJc-3DodZJ_Nu4ZhJ2pl77TammqYpQv1M-2Bsho3xvKiqsJva5QUY-2BmWgyyV753J2J9GnJHg1IaJ8QV4xCtjw9XPrzYgw7nNmPbIC9P83NPMgocimW54VT3RuovaJU36gR-2FN5Db53TKfIRYYHjGNzH2aZXxdBaVaB6SyeK6-2F-2FubBlwN3-2BtjW8c6pQLNeHey-2FN1fZ-2FYYXWzH-2FOFfkvIz5r3ndNapi5uMwO1GqcIW4Zfmi8qQ5TA4STnehauovtr4H3k2uFd4p5GyJTCYhoV9mfiS9STw6jhdZzXx-2FekMjajbY73Tm4XuFrx6bt-2F-2BmCk4NSk4nUPfd0TR7ZsFt2SOHDyJCRw-2Fc3F9rNxqTtXPcWhkYTwe5rlFiQXmO7pmHcD7r1Exx0MvtaAuwQOU4INyNqmb1BHiKw3Z3Z3jI-2ByghQ6JCiTVyayDyGgM4ycnT8FKRJzLK5ZI-2FUcqWHNx-2BWd7AJdN-2F-2Fdxsa31pIQKIc2v88E-2Fq8DwbAWx8HKBg-3D>

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Subject: FW: Serverfarm Covington: Egress Coordination Meeting
Location: Microsoft Teams Meeting

Start: Mon 2/23/2026 2:00 PM
End: Mon 2/23/2026 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Redmond, Mac

_____
From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Friday, 20 February 2026 00:29:21 UTC
To: Redmond, Mac; Brent Vogt; Bernstein, Emily; Leo Manning; Robert Canady; Teekay, Salma
Subject: Serverfarm Covington: Egress Coordination Meeting
When: Monday, February 23, 2026 7:00 PM-8:00 PM.
Where: Microsoft Teams Meeting

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_____
Microsoft Teams meeting
Join: https://teams.microsoft.com/meet/2662860240335?p=zPPYklNrfykFz1PAyJ
Meeting ID: 266 286 024 033 5
Passcode: QV98t9jy

_____
Need help?<https://aka.ms/JoinTeamsMeeting?omkt=en-US> | System reference<https://teams.microsoft.com/l/meetup-join/19%3ameeting_NWQyZTk0ZjQtZDYwNi00OGYxLTlmNWUtNTY1YjBiZDVkNzU5%40thread.v2/0?context=%7b%22Tid%22%3a%2252ccbd12-0e54-4e46-ab66-c49c6472d277%22%2c%22Oid%22%3a%22ae01d0e5-84d6-4229-8d3d-6d8bed9b3179%22%7d>
Dial in by phone
+1 205-582-0244,,787779796#<tel:+12055820244,,787779796#> United States, Birmingham
Find a local number<https://dialin.teams.microsoft.com/e575c4d1-8ad9-4ebd-aa1e-8512f4c6701d?id=787779796>
Phone conference ID: 787 779 796#
For organizers: Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=ae01d0e5-84d6-4229-8d3d-6d8bed9b3179&tenantId=52ccbd12-0e54-4e46-ab66-c49c6472d277&threadId=19_meeting_NWQyZTk0ZjQtZDYwNi00OGYxLTlmNWUtNTY1YjBiZDVkNzU5@thread.v2&messageId=0&language=en-US> | Reset dial-in PIN<https://dialin.teams.microsoft.com/usp/pstnconferencing>

_____

_____

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From: Robert Canady
Sent: Thursday, February 19, 2026 7:30 PM
To: Redmond, Mac
Subject: Accepted: Serverfarm Covington: Egress Coordination Meeting

From: Jennifer Hise
Sent: Tuesday, February 17, 2026 2:42 PM
To: Jenny Twentyman
Cc: Allison Litwin
Subject: RE: Business Conformance Zoning Review Application -VoltaGrid Power Site
Attachments: Occupational Tax Application eff 1-1-26.pdf

Hello, Jenny,

If you are not operating a business here, you would not be required to obtain a business license. The only way we would have you apply is as a out of state contractor, if you don't hold a valid business license anywhere in the state of GA, you can apply with our office. This license will expire on 12/31/26 but if the project is still active, you can renew for the 2027 then we can terminate the license once the project is finished.

If you are in need of this, you will be required to complete the attached occupational tax application and not the zoning review.

Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, February 17, 2026 2:04 PM
To: Jennifer Hise <Jhise@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>
Subject: Re: Business Conformance Zoning Review Application -VoltaGrid Power Site

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Hi Jennifer,

I am just wondering if you had chance to review the below please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Wednesday, February 11, 2026 11:17 AM
To: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Cc: Allison Litwin <allison.litwin@voltagrid.com <mailto:allison.litwin@voltagrid.com> >
Subject: Re: Business Conformance Zoning Review Application -VoltaGrid Power Site

Hi Jennifer,

Thank you for getting back to me so quickly!

Ah lovely, I thought it was. Right okay, that's great. Thank you for clarifying that. So even though we are not erecting a permanent building as such, as the only "building" type structure that will be out there is our Operations building that will be a portable prefabricated Conex that we are dropping into place.

And then the 33 generators are also a self-contained unit that are arranged separately on the site. Please see the attached site layout for context.

Apologies if the answer is still a yes, I just wanted to be sure.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Sent: Wednesday, February 11, 2026 7:58 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: Allison Litwin <allison.litwin@voltagrid.com <mailto:allison.litwin@voltagrid.com> >
Subject: RE: Business Conformance Zoning Review Application -VoltaGrid Power Site

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Good morning,

I did have the pleasure of speaking with you all last week. This would be the correct form that will need to be completed. Under the commercial section, simply write in “new commercial building, will be applying for permits”. As far as “name and description” you can put “N/A, new building”. Have you spoken with the Newton County Tax Assessor to obtain an additional address for your proposed building as Serverfarm would probably be using the main address. They can be reached at 770-784-2030 and will be able to assist in this process.

Let me know if you have any questions as I will be happy to help.

Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Tuesday, February 10, 2026 11:52 AM
To: Jennifer Hise <Jhise@cityofcovington.org <mailto:Jhise@cityofcovington.org> >
Cc: Allison Litwin <allison.litwin@voltagrid.com <mailto:allison.litwin@voltagrid.com> >
Subject: Business Conformance Zoning Review Application -VoltaGrid Power Site

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Good afternoon Jennifer,

Apologies if it is no yourself that I spoke with on Thursday last week. I am looking to get some guidance on filling out the Business Conformance Zoning Review Application form please. *2024_BusinessConformance.pdf <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2fckeditorfiles%2ffiles%2f2024_BusinessConformance.pdf&c=E,1,UrAdu5eXfrVK_eUviKKIU9dTgdPxE1nw7-Sr2eM8d1QR4wB2uZEpIvsdpp7vHPaYIKgSwUG1ubgWVcuMaQM-8XrkqaTEY6JFg4q3cVO-Yhuz2Vs6DemqV9E,&typo=1>

When reviewing and starting the process of filling this form it, it reads very much as if we were to be taking over a building from a previous business.

Would this form be applicable for the work we are doing out at 10835 Hazelbrand Road NE, Covington, GA 30014, where we are proposing to build a new natural gas power plant on a portion of the site? Our work on that site will be separate to the build out that Serverfarm and Brasfield & Gorrie are doing in the existing building at that address.

Thank you for your help in advance.

Kind regards,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, February 17, 2026 2:04 PM
To: Jennifer Hise
Cc: Allison Litwin
Subject: Re: Business Conformance Zoning Review Application -VoltaGrid Power Site

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Hi Jennifer,

I am just wondering if you had chance to review the below please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, February 11, 2026 11:17 AM
To: Jennifer Hise <Jhise@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>
Subject: Re: Business Conformance Zoning Review Application -VoltaGrid Power Site

Hi Jennifer,

Thank you for getting back to me so quickly!

Ah lovely, I thought it was. Right okay, that's great. Thank you for clarifying that. So even though we are not erecting a permanent building as such, as the only "building" type structure that will be out there is our Operations building that will be a portable prefabricated Conex that we are dropping into place.
And then the 33 generators are also a self-contained unit that are arranged separately on the site. Please see the attached site layout for context.

Apologies if the answer is still a yes, I just wanted to be sure.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jennifer Hise <Jhise@cityofcovington.org>
Sent: Wednesday, February 11, 2026 7:58 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Cc: Allison Litwin <allison.litwin@voltagrid.com>
Subject: RE: Business Conformance Zoning Review Application -VoltaGrid Power Site

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Good morning,

I did have the pleasure of speaking with you all last week. This would be the correct form that will need to be completed. Under the commercial section, simply write in “new commercial building, will be applying for permits”. As far as “name and description” you can put “N/A, new building”. Have you spoken with the Newton County Tax Assessor to obtain an additional address for your proposed building as Serverfarm would probably be using the main address. They can be reached at 770-784-2030 and will be able to assist in this process.

Let me know if you have any questions as I will be happy to help.

Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

<http://facebook.com/cityofcovingtonga> <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fcityofcovington.org%2f&c=E,1,MrNwy4h7naMHztFiU-yOcjmO6ZBeje4Z_xTqCJSBYTTRy5FL-Fh5uc1J2txYIDXcruLtrOIA2oS88eEc4phXwgew83mUU1wZhDnSt9SRDjY83kI1qlorhZg,&typo=1>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, February 10, 2026 11:52 AM
To: Jennifer Hise <Jhise@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>
Subject: Business Conformance Zoning Review Application -VoltaGrid Power Site

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Thank you for your help in advance.

Kind regards,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Friday, February 13, 2026 3:45 PM
To: Mike Willis
Cc: Jason Volk; Kutluhan Erkan
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,
Our understanding is that the relocation work has already been completed, and that our obligation as the current property owner is limited to assuming the required maintenance bond associated with those previously completed infrastructure improvements, no performing the relocation itself. That is why our current plan set does not include relocation drawings.

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, February 12, 2026 at 10:56?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Please correct me if I am wrong, but I thought you would be relocating the watermain in question as part of the proposed activities at site.

I am trying to get a review of the bond documents from our Legal council and want to be sure I am giving him the correct information. Looking at your plans I do not see the relocation drawings

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, February 5, 2026 1:59 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>; Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Just following up on my email below. Please let me know if you have any questions.

Thank you,

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Date: Thursday, January 29, 2026 at 10:54?AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Kutluhan Erkan <kutluhan.e@sfrdc.com <mailto:kutluhan.e@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

Hi Mike,

Apologies for the delay. I'm looping in Kutluhan Erkan, our in-house counsel, who will also be assisting with this request. Please find attached the Maintenance Bond and Performance Covenant for review.

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, December 18, 2025 at 6:36?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

See attached, again it may need to be revised just a bit for your use.

Once you have updated the language for both, please send a draft for review

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike, thank you for clarifying. Additionally, could you please forward a Maintenance Bond template as well?

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Wednesday, December 17, 2025 at 7:55?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don’t think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an Exhibit B stating, “Completion of final paving in accordance with the approved subdivision plans.” Could you please provide further clarification on this item, or, if available, forward the approved subdivision plans being referenced?

Additionally, could you forward the Maintenance Bond template as well?

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 11:54?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a maintenance bond and performance covenant. When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms “Maintenance Covenant” and “Performance Covenant” being used interchangeably to refer to the template previously shared?

As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com> >
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5cMcFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_lvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Customer Service - US - Field Evaluations <CustomerService_FieldEvaluations@ul.com>
Sent: Friday, February 13, 2026 1:46 PM
To: Aidan McDevitt
Cc: Erica Bessey
Subject: UL Project Notification - INGLETT & STUBBS LC - Order # 16213486 *Nathan Titmus
Attachments: 2026-20130-FE-AHJNotification.pdf

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Greetings

UL LLC has been contracted to perform a Field Evaluation within your jurisdiction. Please see the attached Notice of Contract Letter to Complete a Field Evaluation for further details regarding the project and the company contracting this evaluation. Please forward if you are not the correct contact for this location.

If you have any questions, please do not hesitate to contact me. Thank you and have a wonderful day.

Respectfully,

--

Nathan Titmus

Project Handler III

Specialty Field Engineering

D: (631) 546-3215

E: Field@ul.com <mailto:Field@ul.com> (Please add * Nathan Titmus in subject line)

W: www.UL.com/Solutions <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.ul.com%2fSolutions&c=E,1,SHE0Bd6A0sD1hduQ7YlxRcQQ4FJ0lPSvVTxuoTRFEKY0xMYimzhGirAdel_Oomx-z7rlB9r6yraPQmgKM96G32SwgIDdwBh_QDs3zMb9epkOQ2ow7g,,&typo=1>

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, February 11, 2026 12:17 PM
To: Jennifer Hise
Cc: Allison Litwin
Subject: Re: Business Conformance Zoning Review Application -VoltaGrid Power Site
Attachments: 25108102-001-MP-DRW-0300-001.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jennifer,

Thank you for getting back to me so quickly!

Ah lovely, I thought it was. Right okay, that's great. Thank you for clarifying that. So even though we are not erecting a permanent building as such, as the only "building" type structure that will be out there is our Operations building that will be a portable prefabricated Conex that we are dropping into place.
And then the 33 generators are also a self-contained unit that are arranged separately on the site. Please see the attached site layout for context.

Apologies if the answer is still a yes, I just wanted to be sure.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jennifer Hise <Jhise@cityofcovington.org>
Sent: Wednesday, February 11, 2026 7:58 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Cc: Allison Litwin <allison.litwin@voltagrid.com>
Subject: RE: Business Conformance Zoning Review Application -VoltaGrid Power Site

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Good morning,

I did have the pleasure of speaking with you all last week. This would be the correct form that will need to be completed. Under the commercial section, simply write in “new commercial building, will be applying for permits”. As far as “name and description” you can put “N/A, new building”. Have you spoken with the Newton County Tax Assessor to obtain an additional address for your proposed building as Serverfarm would probably be using the main address. They can be reached at 770-784-2030 and will be able to assist in this process.

Let me know if you have any questions as I will be happy to help.

Jennifer

Jennifer Hise, B.S.

City of Covington | Planning & Development

License and Permitting Specialist

770-385-2174| jhise@cityofcovington.org <mailto:%20jhise@cityofcovington.org>

<http://facebook.com/cityofcovingtonga> <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fcityofcovington.org%2f&c=E,1,ANKq4PSndMWfSvFuF9GEKM-pX_kMCPjMs_-4He6HertcFFmh0g68_Sr_ClWhYkeouT-qMDQqGlam8mhdhKcSAJBf5JtoK9N45yhYGiqg3Nw,&typo=1>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, February 10, 2026 11:52 AM
To: Jennifer Hise <Jhise@cityofcovington.org>
Cc: Allison Litwin <allison.litwin@voltagrid.com>
Subject: Business Conformance Zoning Review Application -VoltaGrid Power Site

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Good afternoon Jennifer,

Apologies if it is no yourself that I spoke with on Thursday last week. I am looking to get some guidance on filling out the Business Conformance Zoning Review Application form please. *2024_BusinessConformance.pdf <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2fckeditorfiles%2ffiles%2f2024_BusinessConformance.pdf&c=E,1,UrAdu5eXfrVK_eUviKKIU9dTgdPxE1nw7-Sr2eM8d1QR4wB2uZEpIvsdpp7vHPaYIKgSwUG1ubgWVcuMaQM-8XrkqaTEY6JFg4q3cVO-Yhuz2Vs6DemqV9E,&typo=1>

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Would this form be applicable for the work we are doing out at 10835 Hazelbrand Road NE, Covington, GA 30014, where we are proposing to build a new natural gas power plant on a portion of the site? Our work on that site will be separate to the build out that Serverfarm and Brasfield & Gorrie are doing in the existing building at that address.

Thank you for your help in advance.

Kind regards,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audra Gutierrez
Sent: Wednesday, February 11, 2026 11:56 AM
To: Beth
Subject: RE: Minutes
Attachments: 01052026 MINUTES.docx; 01202026 MINUTES.docx

Here you go!

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Beth <beth@cityofcovington.org>
Sent: Wednesday, February 11, 2026 11:46 AM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: RE: Minutes

Yeh, I guess those aren't approved yet?. Do we have January 5 & 20 that I can add though?

Beth Ivey

City of Covington | Marketing and Multimedia Design

678-342-3104 | beth@cityofcovington.org

From: Audra Gutierrez <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
Sent: Wednesday, February 11, 2026 10:48 AM
To: Beth <beth@cityofcovington.org <mailto:beth@cityofcovington.org> >
Subject: RE: Minutes

Please disregard the last email.

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City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, February 10, 2026 11:52 AM
To: Jennifer Hise
Cc: Allison Litwin
Subject: Business Conformance Zoning Review Application -VoltaGrid Power Site

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Jennifer,

Apologies if it is no yourself that I spoke with on Thursday last week. I am looking to get some guidance on filling out the Business Conformance Zoning Review Application form please. *2024_BusinessConformance.pdf <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2fckeditorfiles%2ffiles%2f2024_BusinessConformance.pdf&c=E,1,UrAdu5eXfrVK_eUviKKIU9dTgdPxE1nw7-Sr2eM8d1QR4wB2uZEpIvsdpp7vHPaYIKgSwUG1ubgWVcuMaQM-8XrkqaTEY6JFg4q3cVO-Yhuz2Vs6DemqV9E,&typo=1>

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Thank you for your help in advance.

Kind regards,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Mike Jewell
Sent: Monday, February 9, 2026 8:22 AM
To: Tres Thomas
Cc: Frank Turner
Subject: Transco Tap Property

Good Morning,

Are we going ot pursue the property purchase for the new Transco Tap, or should I ask Serverfarm to get their acquisition team on it? We cannot complete the tap application process without the coordinates (address) of the site. The City will need to own the property and not Serverfarm, so it is going to have to go to the Council for approval either way. This is very time sensitive for the project. I have not had to purchase property for a project before, and I am sure we need a real estate agent or someone to handle property acquisitions. Advice appreciated.

Thanks,

Mike

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Thursday, February 5, 2026 3:25 PM
To: Audrey Payne
Cc: Russell Dunlap; Hicks, James; Christian, Adam; McCullough, Austin
Subject: RE: Serverfarm Covington
Attachments: Payment Confirmation _ City of Covington GA_Stop Work Inspection.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Russell,

Please see attached receipt of payment.

Thanks,

Mac Redmond
Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>

m: 404.906.8351

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,oCQk_7aphU9wzSwOBJgfEvEmWgaNk-7kp9hGw-RU0X4HtLt3-AX40CBHV0fY4_GOwD8crQ-SqztW4D7J0plEiCXefW-ov3LlCDVlWykujb8l9x6Fyw,,&typo=1&ancr_add=1>

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, February 5, 2026 3:05 PM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Cc: Russell Dunlap <Rdunlap@cityofcovington.org>; Hicks, James <EHicks@BrasfieldGorrie.com>; Christian, Adam <achristian@BrasfieldGorrie.com>; McCullough, Austin <amccullough@BrasfieldGorrie.com>
Subject: RE: Serverfarm Covington

Hello Mr. Redmond,

Your invoice for stop work inspection is attached. Please let me know if you have any questions.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Russell Dunlap <Rdunlap@cityofcovington.org <mailto:Rdunlap@cityofcovington.org> >
Sent: Thursday, February 5, 2026 2:56 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: FW: Serverfarm Covington

Please send a stop work order fees invoice.

10835 Hazelbrand

Russell Dunlap

Engineering Tech

rdunlap@cityofcovington.org <mailto:rdunlap@cityofcovington.org>

770-385-6375

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Thursday, February 5, 2026 10:24 AM
To: Russell Dunlap <Rdunlap@cityofcovington.org <mailto:Rdunlap@cityofcovington.org> >
Cc: Hicks, James <EHicks@BrasfieldGorrie.com <mailto:EHicks@BrasfieldGorrie.com> >; Christian, Adam <achristian@BrasfieldGorrie.com <mailto:achristian@BrasfieldGorrie.com> >; McCullough, Austin <amccullough@BrasfieldGorrie.com <mailto:amccullough@BrasfieldGorrie.com> >
Subject: Serverfarm Covington

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Russell,

I wanted to forward you all of our email addresses for any future correspondence.

Please reach out if you have any questions.

Thanks

Mac Redmond
Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
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_____

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From: Audrey Payne
Sent: Thursday, February 5, 2026 3:05 PM
To: MRedmond@BrasfieldGorrie.com
Cc: Russell Dunlap; EHicks@BrasfieldGorrie.com; achristian@BrasfieldGorrie.com; amccullough@BrasfieldGorrie.com
Subject: RE: Serverfarm Covington
Attachments: Invoice 00015930 10835 Hazelbrand Rd.pdf; Making Online Payments with a Credit Card.pdf

Hello Mr. Redmond,

Your invoice for stop work inspection is attached. Please let me know if you have any questions.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

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10835 Hazelbrand

Russell Dunlap

Engineering Tech

rdunlap@cityofcovington.org <mailto:rdunlap@cityofcovington.org>

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mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
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From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, February 5, 2026 1:59 PM
To: Mike Willis
Cc: Jason Volk; Kutluhan Erkan
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Just following up on my email below. Please let me know if you have any questions.

Thank you,

From: Erick Martinez <erick.m@sfrdc.com>
Date: Thursday, January 29, 2026 at 10:54?AM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>, Kutluhan Erkan <kutluhan.e@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

Hi Mike,

Apologies for the delay. I'm looping in Kutluhan Erkan, our in-house counsel, who will also be assisting with this request. Please find attached the Maintenance Bond and Performance Covenant for review.

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, December 18, 2025 at 6:36?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

See attached, again it may need to be revised just a bit for your use.

Once you have updated the language for both, please send a draft for review

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike, thank you for clarifying. Additionally, could you please forward a Maintenance Bond template as well?

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Wednesday, December 17, 2025 at 7:55?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don't think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an Exhibit B stating, “Completion of final paving in accordance with the approved subdivision plans.” Could you please provide further clarification on this item, or, if available, forward the approved subdivision plans being referenced?

Additionally, could you forward the Maintenance Bond template as well?

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 11:54?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a maintenance bond and performance covenant. When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms “Maintenance Covenant” and “Performance Covenant” being used interchangeably to refer to the template previously shared?

As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >

Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org

<mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com>
>
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?
a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%
25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5c
McFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_lvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-
Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Thursday, February 5, 2026 10:24 AM
To: Russell Dunlap
Cc: Hicks, James; Christian, Adam; McCullough, Austin
Subject: Serverfarm Covington

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Russell,

I wanted to forward you all of our email addresses for any future correspondence.

Please reach out if you have any questions.

Thanks

Mac Redmond
Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351

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From: Brent Vogt <brent.v@sfrdc.com>
Sent: Wednesday, February 4, 2026 2:59 PM
To: Mike Jewell
Subject: Re: Serverfarm/Covington Gas

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Mike, please disregard this. Chen - and the Kimley Horn team - will be working with the local arborist. Thank you!

Brent Allen Vogt

Senior Technical Project Manager - Development

brent.v@sfrdc.com <mailto:davery.b@sfrdc.com>

+1 972.259.7100 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,oBIAit2lARQ2HwM7Yfqal5ISMtvPsGan8ZM-bNdaZm1ZqhaPFwI1ZQtEof34QZTVI5OnpclrqmTnz_h50KJ3kuV7zyILhEAsZ5KePCUd74jOOw,,&typo=1>

From: Brent Vogt <brent.v@sfrdc.com>
Sent: Wednesday, February 4, 2026 11:45
To: Mike Jewell <MJewell@cityofcovington.org>; D'Avery Brown <davery.b@sfrdc.com>; Will Whittington <william.w@sfrdc.com>; Cai, Chen <chen.cai@kimley-horn.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Russell Martino <russell.m@sfrdc.com>; Eddie Hicks <ehicks@brasfieldgorrie.com>; Austin Rucker <arucker@brasfieldgorrie.com>; Romero, Belarmino <bromero@brasfieldgorrie.com>
Subject: Re: Serverfarm/Covington Gas

Hi Mike,

Sorry for the late notice, do you have time to come to the site Friday at 1 PM? We are looking to provide your team with the necessary tree survey and tree protection plan but need to speed the time to completion on our design/landscaping side. I was hoping we could simply discuss in the field and come to a conclusion quickly.

Please let me know your thoughts. If it's easier, I am at the number below.

Brent Allen Vogt

Senior Technical Project Manager - Development

brent.v@sfrdc.com <mailto:davery.b@sfrdc.com>

+1 972.259.7100 mobile

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From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, October 23, 2025 10:41
To: D'Avery Brown <davery.b@sfrdc.com>; Will Whittington <william.w@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Brent Vogt <brent.v@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>; Tim Blomeke <tim.b@sfrdc.com>
Subject: RE: Serverfarm/Covington Gas

D'Avery,

The City of Covington is requesting an easement in addition to the Georgia Power easement, not to encroach on their existing easement.

Mike

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Tuesday, October 21, 2025 2:13 PM
To: Will Whittington <william.w@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Mike Jewell <MJewell@cityofcovington.org>; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Brent Vogt

<brent.v@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>; Tim Blomeke <tim.b@sfrdc.com>
Subject: RE: Serverfarm/Covington Gas

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+SF Dev PM team

Hi Will,

Thanks for the update.

We've brought up the request to Georgia Power regarding potential encroachment into their right-of-way. To move this forward, we'll need a sketch showing the proposed pipeline route—including dimensions. Is that something the City can provide?

Also, please see the attached snip showing where we'd like the pipeline to tie into the natural gas yard.

Lastly, can we get confirmation from the City that the gas specification shared by Voltagrid will be what's delivered? Voltagrid is proceeding with their design based on that specification, so it's important we validate that alignment.

Let me know if you need anything further from our side.

Best regards,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

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From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Tuesday, October 21, 2025 6:35 AM
To: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Serverfarm/Covington Gas

Hi D'Avery,

Mike is moving forward with metering design and route location for the service. Please let Mike know if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6" service line to the site.

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

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From: Robert Canady
Sent: Tuesday, February 3, 2026 7:16 PM
To: Redmond, Mac
Subject: Accepted: Voltagrid & Fire Marshal Coordination Meeting

From: Mike Jewell
Sent: Tuesday, February 3, 2026 10:49 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Sync

From: Mike Jewell
Sent: Tuesday, February 3, 2026 10:49 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Sync

From: Mike Jewell
Sent: Tuesday, February 3, 2026 10:49 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Sync

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Tuesday, February 3, 2026 10:38 AM
To: Mike Jewell; John Payne
Cc: Russell Martino
Subject: RE: Service Easement

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+Russ for viz

Hey Mike,

Thank you for the introduction!

Hi John,

It is nice to meet you. Let me know what information you need from me to move this along.

Thank you,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

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From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, February 3, 2026 7:37 AM
To: D'Avery Brown <davery.b@sfrdc.com>; John Payne <jpayne@keckwood.com>
Subject: Service Easement

Good Morning,

John and D'Avery, I want to put you two in touch with one another to address the easement location for Serverfarm. John is with Keck and Wood and is our engineering contact. D'Avery is the site project manager for the Serverfarm project. Now you both have each other's email address.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Monday, February 2, 2026 3:06 PM
To: Rusty Hough; Mike Jewell
Subject: Re: Sales Agreement

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Thanks Rusty!

Mike are you available for a quick sync on our call?

Will Whittington

1-201-572-3547 (direct)
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From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, February 2, 2026 12:50 PM
To: Will Whittington <william.w@sfrdc.com>; mjewell@cityofcovington.org <mjewell@cityofcovington.org>
Subject: Sales Agreement

Will,

Attached is the sales agreement for your review.

As mentioned previously,

1. the payment due date will need to remain at 10 days from receipt of the city's invoice to customer.
2. With the addition of the possibility of third party supply, there is language added there along with an Exhibit to cover imbalances if a third party is used.
3. The LOC has been adjusted based on the delivered supply quotes previously obtained and based on the term requested by Serverfarm.

I will be out of the office this afternoon and not be available for the call. Once you have had a chance to review, let me know if you have any questions and we can work on a time to discuss.

Regards

Rusty

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, February 2, 2026 1:51 PM
To: Will Whittington; Mike Jewell
Subject: Sales Agreement
Attachments: Serverfarm Natural Gas Sales Agreement - FBT_RH 1.28.26.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Will,

Attached is the sales agreement for your review.

As mentioned previously,

1. the payment due date will need to remain at 10 days from receipt of the city's invoice to customer.
2. With the addition of the possibility of third party supply, there is language added there along with an Exhibit to cover imbalances if a third party is used.
3. The LOC has been adjusted based on the delivered supply quotes previously obtained and based on the term requested by Serverfarm.

I will be out of the office this afternoon and not be available for the call. Once you have had a chance to review, let me know if you have any questions and we can work on a time to discuss.

Regards

Rusty

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Monday, February 2, 2026 7:45 AM
To: Tim Smith
Subject: RE: Serverfarm ATL2 Hydrant Meter Reading
Attachments: IMG_0423.jpg; IMG_0424.jpg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Tim,

I have attached a picture of the hydrant meter for Serverfarm ATL2, located at 10835 Hazelbrand Road.

If you have any questions or need anything else from me, please feel free to reach out.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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From: Tim Smith <tjsmith@cityofcovington.org>
Sent: Wednesday, December 31, 2025 2:29 PM
To: Hill, J.T. <jthill@BrasfieldGorrie.com>
Subject: RE: Serverfarm ATL2 Hydrant Meter Reading

Hey J.T.,

Do you have a picture of the meter #? I think I know which meter this is but I want to make sure.

Happy New Year!

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com <mailto:jthill@BrasfieldGorrie.com> >
Sent: Wednesday, December 31, 2025 2:11 PM
To: Tim Smith <tjsmith@cityofcovington.org <mailto:tjsmith@cityofcovington.org> >
Subject: Serverfarm ATL2 Hydrant Meter Reading

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Tim,

I have attached a picture of the hydrant meter for Severfarm ATL2, located at 10835 Hazelbrand Road.

If you have any questions or need anything else from me, please feel free to reach out.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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From: Alice Queen <alice.queen@rockdalecitizen.com>
Sent: Thursday, January 29, 2026 2:36 PM
To: Mike Jewell
Subject: Re: Another question

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OK. Thanks for letting me know.
Alice

On Thu, Jan 29, 2026 at 2:21?PM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

It will not be paid through rates but through a direct reimbursement. This is still under our attourneys review for finalization.

Thanks,

Mike

From: Alice Queen <alice.queen@rockdalecitizen.com <mailto:alice.queen@rockdalecitizen.com> >
Sent: Thursday, January 29, 2026 2:14 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Another question

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi, Mike. Thanks for speaking with me this morning about the Transco/Serverfarm agreements. I have a followup question about the reimbursement from Serverfarm. Will that reimbursement be through rates paid for natural gas or from a direct payment to the city?

Thanks again,

Alice Queen

Newton Citizen

From: Alice Queen <alice.queen@rockdalecitizen.com>
Sent: Thursday, January 29, 2026 2:14 PM
To: Mike Jewell
Subject: Another question

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi, Mike. Thanks for speaking with me this morning about the Transco/Serverfarm agreements. I have a followup question about the reimbursement from Serverfarm. Will that reimbursement be through rates paid for natural gas or from a direct payment to the city?

Thanks again,
Alice Queen
Newton Citizen

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, January 29, 2026 1:55 PM
To: Mike Willis
Cc: Jason Volk; Kutluhan Erkan
Subject: Re: Hazelbrand Road - Maintenance Bond
Attachments: Maintenance Bond - SF ATL2 2026.01.29.docx; Performance Covenant - Hazelbrand Covington - SF ATL 2,LLC 2026.01.29.doc

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Hi Mike,

Apologies for the delay. I'm looping in Kutluhan Erkan, our in-house counsel, who will also be assisting with this request. Please find attached the Maintenance Bond and Performance Covenant for review.

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, December 18, 2025 at 6:36?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

See attached, again it may need to be revised just a bit for your use.

Once you have updated the language for both, please send a draft for review

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Mike, thank you for clarifying. Additionally, could you please forward a Maintenance Bond template as well?

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Wednesday, December 17, 2025 at 7:55?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don't think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an Exhibit B stating, "Completion of final paving in accordance with the approved subdivision plans." Could you please provide further clarification on this item, or, if available, forward the approved subdivision plans being referenced?

Additionally, could you forward the Maintenance Bond template as well?

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 11:54?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a maintenance bond and performance covenant. When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms “Maintenance Covenant” and “Performance Covenant” being used interchangeably to refer to the template previously shared?

As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com> >
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5cMcFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_lvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Fred from Fireflies.ai <fred@fireflies.ai>
Sent: Wednesday, January 28, 2026 2:59 PM
To: barrett.neal@gwesllc.com
Cc: josephtkacsik@caa.inc; David Powell; Chad Cook; Bob Griner; Audrey Payne; Brian Thompson; burke.murph@gwesllc.com; Darrin M. Smith; Eric Tarpley; Hunter Little; Johnny Duke; jenny.twentyman@voltagrid.com; John Hendrix; Judy Johnson; Lee Harvey; Michael Geiger; Mike Willis; noble@cityofcovington.org; Robert Canady; Russell Dunlap; Tony Devita; Tracy Hernandez
Subject: Your meeting recap - Pre-Design for 10835 Hazelbrand Road

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<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dheader_image%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,0E3SZF1Enp0kUxRdsTzBJwbQmWGxu2QUtc4MBc4UrIjCT0Dw7eV-Ugib-YwkBVY536YhGy7lFe9K1Lur9iFSIcticXgSTUleNNIcguBShBOUJmghHkQr1x5KSd4,&typo=1>
Barrett Neal

(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

invited Fireflies to your meeting

To record and take notes

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dmeeting_card%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,Nn3OXeIhk2zKWCOqa609oX4QQzKDwx2yxejQSHo9cfzeHkamr2bBw7jPFrtwCex1DCIxTQOFNGbdS-1DVc0eo0qTGtBKXves4RQkBzDELH3ONqs9IMXWwt4NPrJ8&typo=1>
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2ffiles.fireflies.ai%2femail-templates%2fimg%2fCalendar.png&c=E,1,NBbjRxvSdrasqRn4BCiQhQxeadAIs-Yo2QynIjj3heGNmqGz09w4gWNwSsIJcOYwUX_b5xBKIvUBg_kiRzq-f4ZRcxB5hZ9pLzYS2ImCLRSLk7o,&typo=1> Pre-Design for 10835 Hazelbrand Road

Jan 28th at 2:00 PM EST

View meeting recap <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dview_recap_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,Suvgo1b-JIfzgGFd_Llu4LSKGZ3Gy7SQzzDkokXvkcR7L4ejQvdFre5UTeHN6ZUsELmZlIpLvNrr4tuJK0v0p6z8Lp5NlrQBwr-25sfUGe0tvA,,&typo=1>

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,InVTXyIqV_damTIqzuZZFFZmqinKu7K95EGmkzSebIPesnlI6KXYk7LDv3hKiJBlQeZ1cGoqvO3i8AsKhDP4pBqXtYnqmkDgc4UrrHjEwuzsU65m&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,I5wZtoXSkiTiMKwX4rP78HVWYYpyDS6LlbDtguZbdQEMkQG4_f95IZQ600Q-3BduW4QnwTvytlH4wPDck4P28RLh5fm8hgt3c78v_Ffxiv_l85pL0g,,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,yofiYveGaZ5tQ7Y2b7n70fLa5uCTQFMagtdGv212BXTFnqVm_N_fP0WhIZeietiLOZAFezMII6hTn-WPI032ofiQfD3TKyizN1bog23mtacOdetg1A,,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,B1svbUR0bOHvanHwAp80w0QkNpJ8-u0v7ALpA8b7BQS1fFYkksq0tPWlCmbWK5eMm9bWwFdVtssHIoL8hvynkhitPkwO8h5U9KdCLzWO&typo=1>

See more insights <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsee_insights_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,Cc0NuvLGfa1z52XqqT00IOiw-q-GD5mvAg_19fPWz6pZMORNiQsXvoKcNb2QN5yiseccRuhbbJb1q0PlLFWzXsviOK4OfZN_8bF97M-PfNbpXDnt7V0,&typo=1>

Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,BzgQxz9tfRM_EauB78O7Mypmu1jTTJRfNLcvQiy00xAnXns4iiQ_twfKh_3cC1Y5LdGsrHD2hKvC9wRkOtDC4TOpPgDWWJcFAPd5iF6Ppa7A04oP79cdow,,&typo=1>

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Understand your meetings better with conversation intelligence.

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Search across meetings or transcript, action items, and other important highlights.

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the meeting

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Captures and transcribes
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Meeting notes taken on behalf of barrett.neal@gwesllc.com

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Sent: Wednesday, January 28, 2026 2:59 PM
To: barrett.neal@gwesllc.com
Cc: josephtkacsik@caa.inc; David Powell; Chad Cook; Bob Griner; Audrey Payne; Brian Thompson; burke.murph@gwesllc.com; Darrin M. Smith; Eric Tarpley; Hunter Little; Johnny Duke; jenny.twentyman@voltagrid.com; John Hendrix; Judy Johnson; Lee Harvey; Michael Geiger; Mike Willis; noble@cityofcovington.org; Robert Canady; Russell Dunlap; Tony Devita; Tracy Hernandez
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Barrett Neal

(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

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To record and take notes

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,eskhZECCG_Qa01zlmwYgDWI0P__j6GgUYsLqxyYOBXqhu8Y05GZrbb374UOwRzWArmhlYh-oqswUOrUQu-6JPox2X_MfoDM97UY0IH-tfK9-oscSk-Mh&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,4ervUBrc1WpzIyo1a_gZP8QomZHN2DyWhKTNBmJ9wgGFVMx9u0KiwjPDSt3S5ndw_JKVDNl4w6fDwVQ150IGsZIqCKPaQUHxbeYi6nS1YRxe7Ls,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,WiFmtmU4Wp9CijlxgYsU8Km5_sez-f4sjx4JX6Qy9bJyeXTfwpahS_NtVmdsFfm2qVAHptvgh6cqjH2LjDY96mTbgabXKsthg4jgTZoHfBUhOKdAFA0GxY_6KQ,,&typo=1> +3 more
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

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Understand your meetings better with conversation intelligence.

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To: barrett.neal@gwesllc.com
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(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

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Search across meetings or transcript, action items, and other important highlights.

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To: barrett.neal@gwesllc.com
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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

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Sent: Wednesday, January 28, 2026 2:59 PM
To: barrett.neal@gwesllc.com
Cc: josephtkacsik@caa.inc; David Powell; Chad Cook; Bob Griner; Audrey Payne; Brian Thompson; burke.murph@gwesllc.com; Darrin M. Smith; Eric Tarpley; Hunter Little; Johnny Duke; jenny.twentyman@voltagrid.com; John Hendrix; Judy Johnson; Lee Harvey; Michael Geiger; Mike Willis; noble@cityofcovington.org; Robert Canady; Russell Dunlap; Tony Devita; Tracy Hernandez
Subject: Your meeting recap - Pre-Design for 10835 Hazelbrand Road

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Barrett Neal

(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

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Jan 28th at 2:00 PM EST

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,QbTrL73rxTGHqEi23kpZfboOzVT564Uagu_sbCvONvuCE6-Ra56QOMK-EaRoujU8E92jhMPMHw-laYk9_esUhzvNmQ2cEGWnwcXzfTg6ZxXH&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,lDWNrVm75XAiZfGOPMIyOQkZ_ybniXR-Z_0ynU7oKaI4-ZTS9S1hSrsENHHenVpZMTexsCvjgIkX1_Oja0BW967sYrP98QrzwcsSfEeUCCr8alrC&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,shkJH2JS05L83R_HBERBhZj389zHVz7MUyv_EdBFlb0XSLLB-wIRKQIFBspGl1GO23-EYk6Cd8O-03Z2iV1Tymu0AtC4-xX9GVmwWyWCG7kREmQLFYjuBQ,,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-

Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,tYNXQzlQSczXzadc_EJnHVbjqINNgmo5uZq1AdU8niXSDFA09cWPVzN9lWR8o36nIJdJIcAPiyhx3B95XffKu2RxQLbVj--tvHxrmNSyuHd7DJIHXHg45h2B&typo=1>

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

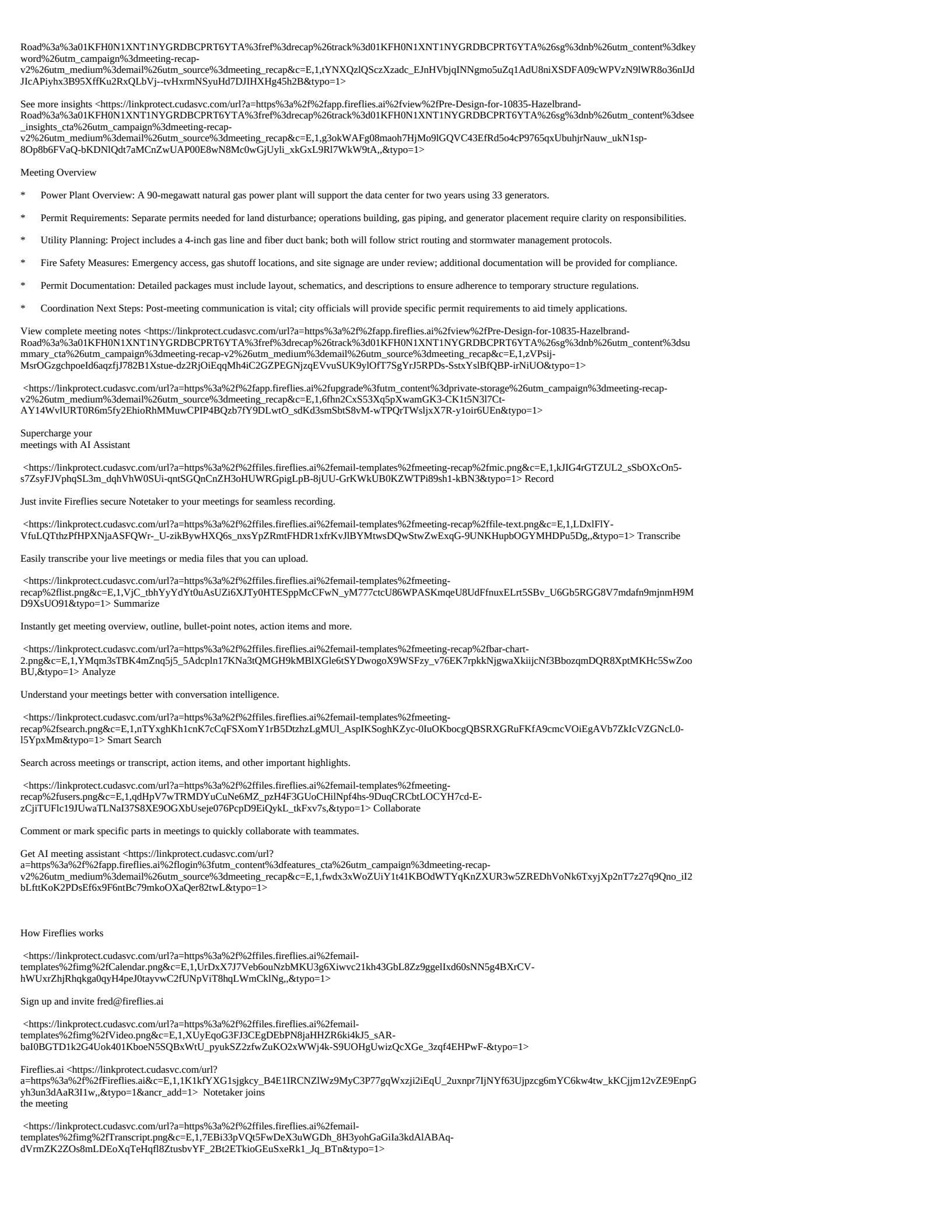
* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,zVPsij-MsrOGzgchpoeId6aqzfjJ782B1Xstue-dz2RjOiEqqMh4iC2GZPEGNjzqEVvuSUK9ylOfT7SgYrJ5RPDs-SstxYslBfQBP-irNiUO&typo=1>


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Instantly get meeting overview, outline, bullet-point notes, action items and more.

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Captures and transcribes
the meeting

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,zs3OM5ep_ZYZBb0KiD2U6btLRkKo6tCfMxR-Oj39-zlrOIKaYXxYFdETlaht77hFS3r8tzMHf5TNEJSm0HE39IqCGqOPP3_ch27CHGHvRAk,&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,C3YJrp0bQIYjA5pjq0BYYlxm4lSQ3CqiDAuY7Pzq-

e7NyPoOF_BpB50jiP6BbQqyc8ID4Mby-3J45y6CtDY6IC7gxjBuZ1KkxQbZ3YPTz4P4J_-yUTNzeVY9EA,,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,62taTS79i1FV63pEaOLdRfuEAnRxGQxCKQvP7rKoi8vMjrdfeDkdKswvhFH-EFzeJErb2X0kT2uZs66Df05_3Le3qqa4gZJWz7wTL0Cbx5mYHhM,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,mKU4nOnCgZWqdnMjuE2B_dSsunuUoWhB9X7r3n-uDRVitJ4ZQN2rdymoxVJr3VkQUaDmk60AvnVgUzuSMWkq8HvniqgUymCex4UkM8z3qd-yOegHyI-QcYJZL_k,&typo=1>

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

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Search across meetings or transcript, action items, and other important highlights.

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Captures and transcribes the meeting

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Barrett Neal

(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

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Jan 28th at 2:00 PM EST

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkey

word%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,zs3OM5ep_ZYZBb0KiD2U6btLRkKo6tCfMxR-Oj39-zlrOIKaYXxYFdETlaht77hFS3r8tzMHf5TNEJSm0HE39IqCGqOPP3_ch27CHGHvRAk,&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,C3YJrp0bQIYjA5pjq0BYYlxm4lSQ3CqiDAuY7Pzq-e7NyPoOF_BpB50jiP6BbQqyc8ID4Mby-3J45y6CtDY6IC7gxjBuZ1KkxQbZ3YPTz4P4J_-yUTNzeVY9EA,,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,62taTS79i1FV63pEaOLdRfuEAnRxGQxCKQvP7rKoi8vMjrdfeDkdKswvhFH-EFzeJErb2X0kT2uZs66Df05_3Le3qqa4gZJWz7wTL0Cbx5mYHhM,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,mKU4nOnCgZWqdnMjuE2B_dSsunuUoWhB9X7r3n-uDRVitJ4ZQN2rdymoxVJr3VkQUaDmk60AvnVgUzuSMWkq8HvniqgUymCex4UkM8z3qd-yOegHyI-QcYJZL_k,&typo=1>

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,UWsqfLxLRSmFqWWlMsxhsSPPYuTbejBTObC0O3vXPOrCed5L6psX_2voDHW2gcDzwPwrENJQujp7FuPSOcORqpfHkEW7BOPIZ7Bw2-KYOyLcLQrK&typo=1>

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Just invite Fireflies secure Notetaker to your meetings for seamless recording.

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Easily transcribe your live meetings or media files that you can upload.

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Instantly get meeting overview, outline, bullet-point notes, action items and more.

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Understand your meetings better with conversation intelligence.

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Search across meetings or transcript, action items, and other important highlights.

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Comment or mark specific parts in meetings to quickly collaborate with teammates.

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Captures and transcribes
the meeting

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Barrett Neal

(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

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Jan 28th at 2:00 PM EST

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,M9bb3VJSOKSI7MR0PCLYtygwqNfInLIdE_7AwTwwWNdbY-2CdKIstb96lp_qRQl3McQD3tf4f6S98weYkDAY2k2OaTob3tjKufVFD43zqQHl02pk0Rip&typo=1>

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Instantly get meeting overview, outline, bullet-point notes, action items and more.

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Search across meetings or transcript, action items, and other important highlights.

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Comment or mark specific parts in meetings to quickly collaborate with teammates.

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Captures and transcribes
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19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,aLOjr8V70I0TuQlWr16x2zKPIdKwJDazl8dWtA8yQnjvJjaIkKUZK4mZ5BpRfaWwkIBTeTm3dA-7HwSJZAnmTCzTEwbl2a7WMqGjAbDNTQzHdRY2YHXvrw,,&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,i5YlBqwPt9XhlAcFacGTR7XLG8-TR0shpkhR3WlTNeFFPlJ2zJpMyPBmerREqZ0aVVH3Ih__WYneG1w2cI7R5HX2nW8O2-h0-8c3G2Kz55OuPqIqaQZ70hTgsls,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,Yp84oZU6bPiGLMQmOHd_giif-jEldfQxGZkJFRmYoPfXE3soGX_uI0IFoXCCeBGsVKxEp8kzjC7RxUxKCW4nN1vW7SOQrMx64S2HLq7jf0R5Nrnoqz9U6nllLuU,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,f7nQl_lB6Gr6NinpNxDmGntaq-VjGWGswfmyjnbvvqKB0IgiOHx5VjjDGT1xu3LjA8mU4TXgngfWtIwKVFhVouUaZxlPNKYm6s-c6UNK7A,,&typo=1>

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

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Captures and transcribes
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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,96W97QOqNoF2LPIclXHGQCZxhNBtLKWZIimTv6eTvqTQixWsCFlNpHJ2buF9kXJ8MJud7Pe_KIVl3VIUZ1RnzRI7AcqZ0Dy41ZUUCCBste_Jgq27-554EHoArfPw&typo=1>

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Captures and transcribes the meeting

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,UUP2hq2JFKx0EtC7hLD8AWXnXYZAyegi1zMJyKnqYwjtU5j2pt7Gm8er6hpdfgovHjZtKFpKCiah7bFchkAtEAfhSHCFPgzed1RD2y2AtFJ0otVsuCllImhgdw,,&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,H-MNOLiMr0jBN6DG_BCPk21wFRdcJraC9u4y8KRTvFqR2DDL2tDNQKZAW2COazvdBXnB6K_binbr8rQt7oT5qJxAPl6sTb_DTWcTGZTqLxp5EX5qqUdxJ4HsbCU,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,6mIusEP1Ly0S5Qt4nV-U-IVONFUpi2NpFLnKINq9IrvJ99OJ0hqF0Oy2w6jE28cJDwTLnMsrKcuX06DVJ5Rcio5gkPwrGzZXI7Fy0SI-JNye3du8LcjT_46tvg,,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,6pPiXWOG5S-9T3pbgSn9Mvs5OFW3wQz5IuihQf5ubSH-2QEyarmnQCCsnKP-GlTIdm_uXwuBbAxcqD_BP2zkNk_K43Cdc1CX_oKYMoT8zmg5-w,,&typo=1>

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,96W97QOqNoF2LPIclXHGQCZxhNBtLKWZIimTv6eTvqTQixWsCFlNpHJ2buF9kXJ8MJud7Pe_KIVl3VIUZ1RnzRI7AcqZ0Dy41ZUUCCBste_Jgq27-554EHoArfPw&typo=1>

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Barrett Neal

(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,h9segvPdWAm647Qtd3YwYAMbd4EQqyQv5-Co709hyRjFoS0sDiayywJYQgM5YFFT0lHDtFvgTg-UikQxPaDP1cLJolVhYJ_MN6jbba5itPs,&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,8qRcTsk1DsS2yz8pR1E996uTV5xqyVC3CJojIAk_bfTLa3EtIjtUSAOqLx6H_8W7zUlSgObWpM2BBlm1dnGTfAhye6eEnJQOPKhG-vH5FnI,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,H86ZhuWYrJ-LG2E7RphikzbSy2JoF7ZztLb9eAc3HjgDFo7jyaqnpPUkFaHpXPRtMA6ZCN6s___A4sqNBa_tBMU-7tlcTfH2E6Rh8Eaw6aVcuQ,,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,E1zYLPSVa6vay2MMNGanfskF92-TXmr2vOzJkuQfZEAMbgmFvy_8HMv-BweVoAYI-Hll6qaASxqDJsXD1no2mOJx0OJIVfNngbrFzykF&typo=1>

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,w5AGY1GWW4kiwihUnWkV2UG-XAcWCAl2o4bQa3ba2fAo9RASbOlorX2w-eszybmg4vckdLpd6z9JyZr0vfrG-Nub_3rOsJvOxXuCKGHj&typo=1>

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0xZty0Chd9w67mJfpgQukk2_D1F0GzXVSmtVWkT0N6bSWqm8TN2gPgA,,&typo=1> Smart Search

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Captures and transcribes
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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

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Captures and transcribes
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Barrett Neal

(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,pII_zP-q74C8lsDY1tm9lhrnFsMcVSNb7EVyuRU2vDvZ1jUoiIL41Vpn74vntakXXQWrFKUVfOuhf1aJQEH7nSbW3nUNJlNzZwD4BraQgLKcW93ACkwZr_LUIfyX&typo=1>

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Captures and transcribes
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XI4W3jIoqtt_Rdo1TQktGVZjY2j5CM_uIKCeGYSa-PPExW1e9kPEJg-lsoB6ML8VmALB_nOQgFgliVQqqUDwLx66Z8F3zUGO7Q,,&typo=1>
Barrett Neal

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,0K_NkIgtCsyZBSDK76uF4oCc6m1LHsbgXQWCcv7AGx-x627gMRlSioRXbq27PPLurQpimzWZp5Zwb46RJ48trf3GsygJMPSOWUJINscWRcJafQ,,&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,pgGFJmYUcTZKSDJqBXXuhvsMV69P66w-iNCOyjTSF806ZCqBztVc95Knu2cGuKLoDHYUsTdvQCA6kxJNaC9DyV8_joIK8jkUfJN7HjQt-zvtP5M1FXI,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,R2iuXind6VGpanXC0cylnTQNXIJDlZ4eC0otPGhH_Dm81xdk3GXdAAybMrJtEIM8ajzz3HnnLRILe_zbEZJqSXMTrar_T5757Aq31raBdw,,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,GCZ8QtJniH-840acDBpWMYGxrzxwUrjBGT7HN7NAgHFt_v9tAwsfjjxPwLwCGdhnN56lKieLQeI4d9gXYwXZ47FRJr25PuAcTxcGWUdw0PKDDQAZXm1Gke2nLd0,&typo=1>

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,pII_zP-q74C8lsDY1tm9lhrnFsMcVSNb7EVyuRU2vDvZ1jUoiIL41Vpn74vntakXXQWrFKUVfOuhf1aJQEH7nSbW3nUNJlNzZwD4BraQgLKcW93ACkwZr_LUIfyX&typo=1>

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Captures and transcribes
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Barrett Neal

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,jDctMztYGK_OLl6lNB3_9MXjAvaeTbsqs0w7lsCpUxsDWfWqysAEgpJDX4c6JT6pXXXlyVaCnHmEPWrzs_7g5EqoVlCW0qNstqIYuoRUO71dPhZD3yRZ&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,kxXXwhazijn90XJllBVsWvDdSQRKS2N9JpWZx14PXjFoizNmkVuhaT5gCiw4n3-qjM_ga_DN8PFDACkk5FueUPyCH9kZ6-lraK_8CavZ8EFVHhn6wHI4DLweoh4,&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,vgE6YxRBSQAu6cgGwh9E5qXZRnBJ2sxLKJAfEZA7gM8L2hQ4Fnb90928S9fPhEI_w77rKjrZ0Y7-pElOuJUAJMlEq7se9tjK_HITOLNtlHHUbP4hJB_rFKf9&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,FiXrNglD63LxD8ftK6bgSVnxwSybu1UIMVRAfg4O4clLrtGB1DgkLHISDPRjdgYsD7T4Q9os4SIyJCHIMyqPqGWic7yjbggKfSvYeh-K-mvYJQiCQOc,&typo=1>

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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,qZYkKP5hbmIDIeWMDfYxNH7A12OfcupIeWoMX89VI9dymFjJzhJ1kyR2f4xAAUtisNx2ZvJXcYEZAI0lHXiDf3c7VaiBp6pjIkhjHU8_Nw,,&typo=1>

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FKOYJ5XQEjlhFgySUdy9xo7ZyXIQDd1meXM_vl0bvPNFMv2W5cwrXiig8Sg,,&typo=1> Transcribe

Easily transcribe your live meetings or media files that you can upload.

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Search across meetings or transcript, action items, and other important highlights.

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Captures and transcribes
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To: barrett.neal@gwesllc.com

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

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Easily transcribe your live meetings or media files that you can upload.

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Captures and transcribes
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2BCWYDbxC7Cv9sa71oqMYNv1A-2BtBBekONiQW9xUAl-2FBLU6M83mqRAsBjO0hyg-3D-3D&c=E,1,OSwS0nRUs5YnMUs3d_z1eyd_t6MZ8udXTOULNjXJHuss7zuG5HsovLTW_76u_oInpUwspoKlPzS7lN7CkQc0Hsk_M4sieGFMaaHBjOL7Qh4hTLQ8XKOe&typo=1>
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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,nDZH5WH_pw64eB6acKZna-OTYxicL0aw3ENfg_a4eEr9CpTm3PMMrH3TLui35E2HZl47-fpQ0lHDsWVDiLEM4MZzU3EHgTXGFtaom8OPI291EmCpdoscXw0,&typo=1>

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Captures and transcribes
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KE3Ue5X4LkX0C7rOpq9Uwvtvtz_ZKNNUfnSkQGvsF0UBRTatff0g9mehG1qSyRdANt83jeeTMYrGOYMG3Ln8D1nQ7GAFZ393Dt4SW9b52g,,&typo=1>
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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
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Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,VXx-pj7OOfPL1sDgpRBHqgm7nCOs2dGV7sYSpTZeCgdohEjVmMBN7u1jqCiAP5VMPO6ubDOzl8wbxlXgQr9avdfatugFgjgAvpE9BwWWasu2ZAM2AoUO&typo=1>

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DwLWXqX6gKabftdzZE-nab5kRTDO8xN-lPDom55JazoYu6HaKjvywQ,,&typo=1>

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Search across meetings or transcript, action items, and other important highlights.

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Captures and transcribes
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Sent: Wednesday, January 28, 2026 2:59 PM
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Barrett Neal

(barrett.neal@gwesllc.com) <mailto:barrett.neal@gwesllc.com>

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73+ Questions were asked
8+ Action items detected
19+ Dates & times discussed
Discussed in this meeting
Natural Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,ACm9wr54lui_WS4jdFyRiKnJB-PpLST1zQFSVpCWjlBhRSK2sjhtMe4Y8FvkvedBYgkgc6uCggpwZMWya2WayNBWr20-S_Z300NkMn-u0MnsUcatJmhSSqJyODI,&typo=1> Land Disturbance Permit <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,MNdrJoop6GbSDdzXRQyvmUjk7u8g2pyTpFMh94yYPay-weurRP2AJJIkbhlS6LQls7j0AS1kWcad48I6N-9doXHY3h3-Srmfj_OF2KHa1I43jEht7WL4&typo=1> Emergency Fire Code <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,kDixlNA7F8qgXLl8Lz827g4bVCp_ulX_DmPMxOsHELl1-r7Yd_BSw5gvR9940-EGH-crvLZFd9QgzCVCxa6Lo7f9iky2oEUmjO8lepiWrK0Oaw,,&typo=1> +3 more <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dkeyword%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,4FZFdHhzalAA2cqzfwthPYnfmaNCRpFHO4w3Wr1CL3OlzCL5ze2yN7tNbrKVhoRJQ1iGC29VEfmcw8hVNy9-cX6KA9nWXAcMiFjPADYKSE4,&typo=1>

See more insights <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsee_insights_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,P-vVL8Wd5kNYcdGGs1LB_QkS4NnxlTGflHtwJYwVYWLOk078EyoKFvf6K8Jwbb04pqeRMPsuL8BWXXjOs5U9x5repzKZ2KaJTG89-mWABWUwQGpL&typo=1>

Meeting Overview

* Power Plant Overview: A 90-megawatt natural gas power plant will support the data center for two years using 33 generators.

* Permit Requirements: Separate permits needed for land disturbance; operations building, gas piping, and generator placement require clarity on responsibilities.

* Utility Planning: Project includes a 4-inch gas line and fiber duct bank; both will follow strict routing and stormwater management protocols.

* Fire Safety Measures: Emergency access, gas shutoff locations, and site signage are under review; additional documentation will be provided for compliance.

* Permit Documentation: Detailed packages must include layout, schematics, and descriptions to ensure adherence to temporary structure regulations.

* Coordination Next Steps: Post-meeting communication is vital; city officials will provide specific permit requirements to aid timely applications.

View complete meeting notes <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fview%2fPre-Design-for-10835-Hazelbrand-Road%3a%3a01KFH0N1XNT1NYGRDBCPRT6YTA%3fref%3drecap%26track%3d01KFH0N1XNT1NYGRDBCPRT6YTA%26sg%3dnb%26utm_content%3dsummary_cta%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,VXx-pj7OOfPL1sDgpRBHqgm7nCOs2dGV7sYSpTZeCgdohEjVmMBN7u1jqCiAP5VMPO6ubDOzl8wbxlXgQr9avdfatugFgjgAvpE9BwWWasu2ZAM2AoUO&typo=1>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fapp.fireflies.ai%2fupgrade%3futm_content%3dprivate-storage%26utm_campaign%3dmeeting-recap-v2%26utm_medium%3demail%26utm_source%3dmeeting_recap&c=E,1,w5bLtD9rNImwQvIKi8wm1Yxl6SUvMPtiyJspgIID_Ifq4YOlNJdoY4AlJy0DUTym3yDSDwLWXqX6gKabftdzZE-nab5kRTDO8xN-lPDom55JazoYu6HaKjvywQ,,&typo=1>

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Easily transcribe your live meetings or media files that you can upload.

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Instantly get meeting overview, outline, bullet-point notes, action items and more.

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Search across meetings or transcript, action items, and other important highlights.

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Comment or mark specific parts in meetings to quickly collaborate with teammates.

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the meeting

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Captures and transcribes
the meeting

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Meeting notes taken on behalf of barrett.neal@gwesllc.com

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From: Robert Barber
Sent: Wednesday, January 28, 2026 10:10 AM
To: Burke Murph
Subject: FW: 01202026 Agenda SUMMARY
Attachments: 01202026 Agenda SUMMARY.docx

See attached.

Robert Barber

City of Covington | Water/Sewer Manager

678-414-1434 | rbarber@cityofcovington.org <mailto:rbarber@cityofcovington.org>

From: Audra Gutierrez <agutierrez@cityofcovington.org>
Sent: Wednesday, January 21, 2026 4:51 PM
To: City of Covington Email Accts <COC_Email_Accts@cityofcovington.org>; Susan Nolley <snolley@co.newton.ga.us>
Subject: 01202026 Agenda SUMMARY

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

Subject: Fw: Pre-Design for 10835 Hazelbrand Road
Location: https://us06web.zoom.us/j/84883318423?pwd=JrBqdTn46iITR4iVt8h4BEDPH7h9X1.1

Start: Wed 1/28/2026 2:00 PM
End: Wed 1/28/2026 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Audrey Payne

zmMeetingNum: 84883318423
zoomMeeingLink: https://us06web.zoom.us/j/84883318423?pwd=JrBqdTn46iITR4iVt8h4BEDPH7h9X1.1
zSrc: client

Eric Tarpley

City of Covington | Water Sewer Inspector

770-385-2183 | etarpley@cityofcovington.org <mailto:etarpley@cityofcovington.org>

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, January 15, 2026 3:56 PM
To: Audrey Payne <APayne@cityofcovington.org>; Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Mike Willis <MWillis@cityofcovington.org>; Bob Griner <BGriner@cityofcovington.org>; Chad Cook <CCook@cityofcovington.org>; David Powell <dpowell@cityofcovington.org>; Eric Tarpley <etarpley@cityofcovington.org>; John Hendrix <jhendrix@cityofcovington.org>; Johnny Duke <jduke@cityofcovington.org>; Judy Johnson <JudyJohnson@cityofcovington.org>; Robert Canady <rcanady@cityofcovington.org>; Russell Dunlap <Rdunlap@cityofcovington.org>; Tony Devita <TDevita@cityofcovington.org>; burke.murph@gwesllc.com <burke.murph@gwesllc.com>; Barrett.Neal@gwesllc.com <Barrett.Neal@gwesllc.com>; Tracy Hernandez <Thernandez@cityofcovington.org>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; noble@cityofcovington.org <noble@cityofcovington.org>; Brian Thompson <bthompson@cityofcovington.org>; Michael Geiger <MGeiger@cityofcovington.org>; Darrin M. Smith <dmsmith@cityofcovington.org>; Hunter Little <Hlittle@cityofcovington.org>
Cc: Lee Harvey <lharvey@cityofcovington.org>
Subject: Pre-Design for 10835 Hazelbrand Road
When: Wed 1/28/2026 2:00 PM - 3:00 PM
Where: https://us06web.zoom.us/j/84883318423?pwd=JrBqdTn46iITR4iVt8h4BEDPH7h9X1.1

Please see the site address below:

10835 Hazelbrand Road NE

Covington, GA 30014

We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project and what information is required from us to obtain these permits.

Engineering Department is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

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Subject: Fw: Pre-Design for 10835 Hazelbrand Road
Location: https://us06web.zoom.us/j/84883318423?pwd=JrBqdTn46iITR4iVt8h4BEDPH7h9X1.1

Start: Wed 1/28/2026 2:00 PM
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Show Time As: Tentative

Recurrence: (none)

Organizer: Audrey Payne

zmMeetingNum: 84883318423
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Eric Tarpley

City of Covington | Water Sewer Inspector

770-385-2183 | etarpley@cityofcovington.org <mailto:etarpley@cityofcovington.org>

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, January 15, 2026 3:56 PM
To: Audrey Payne <APayne@cityofcovington.org>; Jenny Twentyman <Jenny.Twentyman@voltagrid.com>; Mike Willis <MWillis@cityofcovington.org>; Bob Griner <BGriner@cityofcovington.org>; Chad Cook <CCook@cityofcovington.org>; David Powell <dpowell@cityofcovington.org>; Eric Tarpley <etarpley@cityofcovington.org>; John Hendrix <jhendrix@cityofcovington.org>; Johnny Duke <jduke@cityofcovington.org>; Judy Johnson <JudyJohnson@cityofcovington.org>; Robert Canady <rcanady@cityofcovington.org>; Russell Dunlap <Rdunlap@cityofcovington.org>; Tony Devita <TDevita@cityofcovington.org>; burke.murph@gwesllc.com <burke.murph@gwesllc.com>; Barrett.Neal@gwesllc.com <Barrett.Neal@gwesllc.com>; Tracy Hernandez <Thernandez@cityofcovington.org>; josephtkacsik@caa.inc <josephtkacsik@caa.inc>; noble@cityofcovington.org <noble@cityofcovington.org>; Brian Thompson <bthompson@cityofcovington.org>; Michael Geiger <MGeiger@cityofcovington.org>; Darrin M. Smith <dmsmith@cityofcovington.org>; Hunter Little <Hlittle@cityofcovington.org>
Cc: Lee Harvey <lharvey@cityofcovington.org>
Subject: Pre-Design for 10835 Hazelbrand Road
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+13017158592,,84883318423#,,,,*837375# US (Washington DC)

Join instructions

https://us06web.zoom.us/meetings/84883318423/invitations?signature=OFSaFoAfpxhz4DiiMlYWPj9_vmQnbNhM-NKDbGwbhxA

From: Audrey Payne
Sent: Friday, January 23, 2026 1:34 PM
To: Russell Dunlap
Subject: Revision Requested Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Russell,

I didn’t send the project closeout doc request because of the email listed below. Should I send it anyway?

Audrey

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:16 AM
To: Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Ok, sounds good. We would like to discuss with the city about a fiber and gas connection to the west property line. Please see below the concept we are thinking of. We would like to talk to you about the LDP revision we will be working on for this primarily, but if you think anyone else would be beneficial, please invite them to the conversation as well. Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 10:31 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >; Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Anirudh,

Yes, hard copy plans are required. Is there anyone else from the city’s various utilities and properties that you would like to attend?

Kind regards,

Audrey

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE’s 100 Best Companies to Work For

_____

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org
<mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org
<mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

_____

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org
<mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I’m unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Audrey Payne
Sent: Friday, January 23, 2026 1:34 PM
To: Russell Dunlap
Subject: Revision Requested Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Russell,

I didn't send the project closeout doc request because of the email listed below. Should I send it anyway?

Audrey

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:16 AM
To: Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Ok, sounds good. We would like to discuss with the city about a fiber and gas connection to the west property line. Please see below the concept we are thinking of. We would like to talk to you about the LDP revision we will be working on for this primarily, but if you think anyone else would be beneficial, please invite them to the conversation as well. Thank you!!

Best Regards,

_____

Chen Cai, P.E.

Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 10:31 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >; Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Anirudh,

Yes, hard copy plans are required. Is there anyone else from the city's various utilities and properties that you would like to attend?

Kind regards,

Audrey

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.

Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Audrey Payne
Sent: Friday, January 23, 2026 9:12 AM
To: Russell Dunlap
Subject: FW: New Facility - Permitting Requirements - 10835 Hazelbrand Rd

FYI

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 22, 2026 2:35 PM
To: Audrey Payne <APayne@cityofcovington.org>; Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: Re: New Facility - Permitting Requirements

Hi Audrey,

Serverfarm have mentioned that they've spoken with the City of Covington, and it is the City's preference for them to join our call next week, as they also have permits to discuss regarding the site.

As we are two separate entities, we'd prefer to keep the details of our discussions separate where possible. With that in mind, I've let them know that if the City would like us both on the same call, Serverfarm would join at 2:30pm for the final half hour, with VoltaGrid taking the first half hour.

Please let me know if this works for you.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Thursday, January 15, 2026 3:11 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

Hi Audrey,

Thank you so much. I will be sure to have everything for the meeting.

Thank you again for all your help so far!

Cheers,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 3:02 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >; Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

@Judy Johnson <mailto:JudyJohnson@cityofcovington.org>

Happy Thursday! Would you please help Jenny with the question below for the building permit?

Hi Jenny,

I sent you a meeting invite and the info packet from the city.

Please let me know if I can be of further assistance.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Thursday, January 15, 2026 3:48 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

Oh no, that is very frustrating!

28th 2pm then please!

Just so I can plan, I know you may not know but one of the permits I know we require is the building permit. How long does that usually take to pull if we have everything ready to go please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 2:43 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hi Jenny,

Yes, they have ?First of the year rush.

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Thursday, January 15, 2026 3:34 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

Great! And oh, sorry has next weeks slot gone now?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 2:31 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hi Jenny,

Virtual on Zoom. I have the following time slots available:

Wednesday, January 28: 1:00 pm – 2:00 pm EST, 2:00 pm – 3:00 pm EST

Wednesday, February 4: 9:00 am – 10:00 am EST, 10:00 am -11:00 am EST, 1:00 pm – 2:00 pm EST, 2:00 pm – 3:00 pm EST

Wednesday, February 11: 9:00 am – 10:00 am EST, 10:00 am -11:00 am EST, 1:00 pm – 2:00 pm EST, 2:00 pm – 3:00 pm EST

Please let me know what time works best for you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Thursday, January 15, 2026 2:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

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Hi,

Just to double-check. Will these be over teams (online) or do I need to come to the office in Covington?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Tuesday, January 13, 2026 4:02 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

Hi Audrey,

No worries at all!

Are all the time slots filled tomorrow? If so, January 21st is great please. Thank you!

Kind regards,

Jenny Twentyman

Sent from my T-Mobile 5G Device
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 13, 2026 4:20:46 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hi Jenny,

My apologies but we are booked for tomorrow. But we are open for Wednesday, January 21. And yes it is EST.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Tuesday, January 13, 2026 3:34 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

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Hi Audrey,

Thank you so much for getting back to me.

That's great, thank you. Do you have availability for tomorrow at 2pm please? And to confirm, that's EST sorry?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, January 12, 2026 10:59 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Good morning, Jenny.

If you would like to set up a pre-design Zoom meeting with the City of Covington, we have the following openings available.

Each Wednesday

9:00 am – 10:00 am

10:00 am -11:00 am

1:00 pm – 2:00 pm

2:00 pm – 3:00 pm

All city departments will attend the meeting including Engineering, Planning & Zoning, Transportation, Gas, Electric, Environmental and the Fire Marshall.

Please let me know what time works for you and your time.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Friday, January 9, 2026 3:14 PM
To: Engineering <Engineering@cityofcovington.org <mailto:Engineering@cityofcovington.org> >
Subject: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Thank you so much for your help earlier today.

Please see the site address below:

10835 Hazelbrand Road NE

Covington, GA 30014

We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project and what information is required from us to obtain these permits.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 22, 2026 2:35 PM
To: Audrey Payne; Judy Johnson
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Audrey,

Serverfarm have mentioned that they've spoken with the City of Covington, and it is the City's preference for them to join our call next week, as they also have permits to discuss regarding the site.

As we are two separate entities, we'd prefer to keep the details of our discussions separate where possible. With that in mind, I've let them know that if the City would like us both on the same call, Serverfarm would join at 2:30pm for the final half hour, with VoltaGrid taking the first half hour.

Please let me know if this works for you.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 3:11 PM
To: Audrey Payne <APayne@cityofcovington.org>; Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: Re: New Facility - Permitting Requirements

Hi Audrey,

Thank you so much. I will be sure to have everything for the meeting.

Thank you again for all your help so far!

Cheers,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, January 15, 2026 3:02 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>; Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Subject: RE: New Facility - Permitting Requirements

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@Judy Johnson <mailto:JudyJohnson@cityofcovington.org>

Happy Thursday! Would you please help Jenny with the question below for the building permit?

Hi Jenny,

I sent you a meeting invite and the info packet from the city.

Please let me know if I can be of further assistance.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 3:48 PM
To: Audrey Payne <APayne@cityofcovington.org>
Subject: Re: New Facility - Permitting Requirements

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Hi,

Oh no, that is very frustrating!

28th 2pm then please!

Just so I can plan, I know you may not know but one of the permits I know we require is the building permit. How long does that usually take to pull if we have everything ready to go please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 2:43 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hi Jenny,

Yes, they have ?First of the year rush.

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Thursday, January 15, 2026 3:34 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

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Hi,

Great! And oh, sorry has next weeks slot gone now?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 2:31 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hi Jenny,

Virtual on Zoom. I have the following time slots available:

Wednesday, January 28: 1:00 pm – 2:00 pm EST, 2:00 pm – 3:00 pm EST

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Please let me know what time works best for you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Thursday, January 15, 2026 2:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

Just to double-check. Will these be over teams (online) or do I need to come to the office in Covington?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

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Subject: Re: New Facility - Permitting Requirements

Hi Audrey,

No worries at all!

Are all the time slots filled tomorrow? If so, January 21st is great please. Thank you!

Kind regards,

Jenny Twentyman

Sent from my T-Mobile 5G Device
Get Outlook for Android <https://aka.ms/AAb9ysg>

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Hi Jenny,

My apologies but we are booked for tomorrow. But we are open for Wednesday, January 21. And yes it is EST.

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770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

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Hi Audrey,

Thank you so much for getting back to me.

That's great, thank you. Do you have availability for tomorrow at 2pm please? And to confirm, that's EST sorry?

Thanks,

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Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, January 12, 2026 10:59 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: New Facility - Permitting Requirements

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Friday, January 9, 2026 3:14 PM
To: Engineering <Engineering@cityofcovington.org <mailto:Engineering@cityofcovington.org> >
Subject: New Facility - Permitting Requirements

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Good afternoon,

Thank you so much for your help earlier today.

Please see the site address below:

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We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project and what information is required from us to obtain these permits.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 22, 2026 2:35 PM
To: Audrey Payne; Judy Johnson
Subject: Re: New Facility - Permitting Requirements

Hi Audrey,

Serverfarm have mentioned that they've spoken with the City of Covington, and it is the City's preference for them to join our call next week, as they also have permits to discuss regarding the site.

As we are two separate entities, we'd prefer to keep the details of our discussions separate where possible. With that in mind, I've let them know that if the City would like us both on the same call, Serverfarm would join at 2:30pm for the final half hour, with VoltaGrid taking the first half hour.

Please let me know if this works for you.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 3:11 PM
To: Audrey Payne <APayne@cityofcovington.org>; Judy Johnson <JudyJohnson@cityofcovington.org>
Subject: Re: New Facility - Permitting Requirements

Hi Audrey,

Thank you so much. I will be sure to have everything for the meeting.

Thank you again for all your help so far!

Cheers,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, January 15, 2026 3:02 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>; Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Subject: RE: New Facility - Permitting Requirements

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@Judy Johnson <mailto:JudyJohnson@cityofcovington.org>

Happy Thursday! Would you please help Jenny with the question below for the building permit?

Hi Jenny,

I sent you a meeting invite and the info packet from the city.

Please let me know if I can be of further assistance.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 3:48 PM
To: Audrey Payne <APayne@cityofcovington.org>
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Hi,

Oh no, that is very frustrating!

28th 2pm then please!

Just so I can plan, I know you may not know but one of the permits I know we require is the building permit. How long does that usually take to pull if we have everything ready to go please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 2:43 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Subject: RE: New Facility - Permitting Requirements

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Hi Jenny,

Yes, they have ?First of the year rush.

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Sent: Thursday, January 15, 2026 3:34 PM
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Hi,

Great! And oh, sorry has next weeks slot gone now?

Thanks,

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From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
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City of Covington | Engineering Department

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Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Ken Malcom
Sent: Thursday, January 22, 2026 10:34 AM
To: Sachs, Samuel (CMG-Atlanta)
Cc: Allen Martin
Subject: FW: 01202026 Agenda SUMMARY
Attachments: SharpCopiers@cityofcovington.org_20260121_164129.pdf; SF ATL2, LLC.pdf

Ken Malcom

Tourism & Downtown Development Department Director

678-212-6456 | kmalcom@cityofcovington.org <mailto:kmalcom@cityofcovington.org>

From: Audra Gutierrez <agutierrez@cityofcovington.org>
Sent: Thursday, January 22, 2026 9:38 AM
To: Ken Malcom <kmalcom@cityofcovington.org>
Subject: RE: 01202026 Agenda SUMMARY

Good morning Ken:

Please see the attached documents from Tuesday’s meeting. The SF agreement is a draft agreement awaiting final changes and approval.

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Ken Malcom <kmalcom@cityofcovington.org <mailto:kmalcom@cityofcovington.org> >
Sent: Thursday, January 22, 2026 9:16 AM
To: Audra Gutierrez <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
Cc: Allen Martin <AMartin@cityofcovington.org <mailto:AMartin@cityofcovington.org> >; Sachs, Samuel (CMG-Atlanta) <samuel.sachs@wsbtv.com <mailto:samuel.sachs@wsbtv.com> >
Subject: RE: 01202026 Agenda SUMMARY

Good morning Audra,

Can you provide the resolution text for the ordinance/resolution text for Consent Agenda Item 10 and the moratorium for Item , as well as the ordinance/resolution text for Consent Agenda Item 10 and the moratorium for Item 2 to WSB?

Ken Malcom

Tourism & Downtown Development Department Director

678-212-6456 | kmalcom@cityofcovington.org <mailto:kmalcom@cityofcovington.org>

From: Sachs, Samuel (CMG-Atlanta) <samuel.sachs@wsbtv.com <mailto:samuel.sachs@wsbtv.com> >
Sent: Thursday, January 22, 2026 8:45 AM
To: Ken Malcom <kmalcom@cityofcovington.org <mailto:kmalcom@cityofcovington.org> >
Cc: Allen Martin <AMartin@cityofcovington.org <mailto:AMartin@cityofcovington.org> >
Subject: RE: 01202026 Agenda SUMMARY

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Out of curiosity, are you able to provide the resolution text for that item, as well as the ordinance/resolution text for Consent Agenda Item 10 and the moratorium for Item 2?

From: Ken Malcom <kmalcom@cityofcovington.org <mailto:kmalcom@cityofcovington.org> >
Sent: Thursday, January 22, 2026 8:15 AM
To: Sachs, Samuel (CMG-Atlanta) <samuel.sachs@wsbtv.com <mailto:samuel.sachs@wsbtv.com> >
Cc: Allen Martin <AMartin@cityofcovington.org <mailto:AMartin@cityofcovington.org> >
Subject: [EXTERNAL] 01202026 Agenda SUMMARY

CAUTION: This email originated from outside of CMG. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Samuel,

The resolution did pass. See attached.

Thanks,

Ken

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To: Sachs, Samuel (CMG-Atlanta)
Cc: Allen Martin
Subject: 01202026 Agenda SUMMARY
Attachments: 01202026 Agenda SUMMARY.docx

Good morning Samuel,

The resolution did pass. See attached. Let me introduce Allen Martin into this thread. He will be handling PIO duties upon my exit in a few weeks,

Thanks,

Ken

From: Audra Gutierrez
Sent: Wednesday, January 21, 2026 4:51 PM
To: City of Covington Email Accts; Susan Nolley
Subject: 01202026 Agenda SUMMARY
Attachments: 01202026 Agenda SUMMARY.docx

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

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From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Sent: Wednesday, January 21, 2026 2:44 PM
To: Mike Willis; Cai, Chen; Audrey Payne
Cc: Reynolds, Josh
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Hi Audrey,
Thank you again for taking the time to speak with me this morning.
Would you mind sending the meeting invite for the Voltagrid meeting you mentioned for next week? We'd like to join that discussion. Also, during the same call, we would like to work with you to better understand the LDP revisions for the project, so we can make sure everything is aligned moving forward.
Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,cRUrjApfiskd8Mbvs_T2nh3ktZM4wk9uMu62uTAgAjfVaGZcImCi3bqE93wisAqZPbGF0i4cWuaC57vAfSz95qTjE766V5nexj_05_YN&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

---

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Thursday, January 15, 2026 12:41 PM

To: Cai, Chen <Chen.Cai@kimley-horn.com>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

So far,

I am open

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:12 AM
To: Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good, Mike. What time on Thursday works best for you?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Thursday, January 15, 2026 10:43 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >; Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

I do not have any time Monday or Tuesday. It will likely be Thursday before I open up at all.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE’s 100 Best Companies to Work For

---

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

_____

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer

for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Sent: Wednesday, January 21, 2026 2:44 PM
To: Mike Willis; Cai, Chen; Audrey Payne
Cc: Reynolds, Josh
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Audrey,
Thank you again for taking the time to speak with me this morning.
Would you mind sending the meeting invite for the Voltagrid meeting you mentioned for next week? We'd like to join that discussion. Also, during the same call, we would like to work with you to better understand the LDP revisions for the project, so we can make sure everything is aligned moving forward.
Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,cRUrjApfiskd8Mbvs_T2nh3ktZM4wk9uMu62uTAgAjfVaGZcImCi3bqE93wisAqZPbGF0i4cWuaC57vAfSz95qTjE766V5nexj_05_YN&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

---

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Thursday, January 15, 2026 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

So far,

I am open

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:12 AM
To: Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good, Mike. What time on Thursday works best for you?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Thursday, January 15, 2026 10:43 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >; Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

I do not have any time Monday or Tuesday. It will likely be Thursday before I open up at all.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE’s 100 Best Companies to Work For

---

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

_____

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org
<mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org
<mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org
<mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I’m unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Tres Thomas
Sent: Tuesday, January 20, 2026 8:39 AM
To: HWY 278
Cc: John Hendrix; Garrison, Jimmy
Subject: RE: 0019217 Total Fee
Attachments: Agenda_1_20_26.pdf

Good Morning Kathy,

Please see Item #7 on the attached agenda and the cost summary below. What will be your request tonight?

Tres

From: HWY 278 <cid@selectnewton.com>
Sent: Monday, January 19, 2026 9:55 AM
To: Tres Thomas <tthomas@cityofcovington.org>; John Hendrix <jhendrix@cityofcovington.org>; Garrison, Jimmy <garrison.j@tandh.com>
Subject: Fwd: 0019217 Total Fee

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Guys-

Attached below is the breakdown for the increased cost to Project #91217 estimated by Andy.

As you know, PE consists of 2-3 task orders:

1: Concept design

2: Concept approval PFPR

3: Final Plan approval FFPR

Let me know if you need anything else.

Kathy

---------- Forwarded message ---------
From: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Date: Thu, Jan 15, 2026 at 9:19?AM
Subject: RE: 0019217 Total Fee
To: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >

Attached is the total fee estimate spreadsheet.

TO #1

$817,000

TO#2&3

Env

210000

Utility Coordination

130000

Lighting

120000

Design

823000

RW Staking

30000

RW Estimate

5000

Total

$1,318,000

Grand Total

$2,135,000

Andrew C. Ballerstedt

404-417-3023

404-210-8057 (cell)

From: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >
Sent: Wednesday, January 14, 2026 3:33 PM
To: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Subject: Re: 0019217 Total Fee

ok

On Wed, Jan 14, 2026 at 3:25?PM Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> > wrote:

> I’m waiting for the fees to do the RW staking and RW cost estimate that will be included in the task order.
>
> Andrew C. Ballerstedt

404-417-3023

404-210-8057 (cell)

From: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >
Sent: Wednesday, January 14, 2026 3:21 PM
To: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Subject: Re: 0019217 Total Fee

Nothing is attached.

Kathy

On Wed, Jan 14, 2026 at 3:12?PM Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> > wrote:

Kathy,

The numbers below don't include RW Staking or the RW cost estimate for PFPR.

I'm waiting on those and will get you the breakdown as soon as I get them.

Thanks,

Andy

Andrew C. Ballerstedt

404-417-3023

404-210-8057 (cell)

From: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >
Sent: Wednesday, January 14, 2026 10:55 AM
To: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >; Garrison, Jimmy <garrison.j@tandh.com <mailto:garrison.j@tandh.com>
>
Subject: Fwd: 0019217 Total Fee

I did not received the attached document for this email. Please forward to me. I need it to apply for the grant increase.

Kathy

---------- Forwarded message ---------
From: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Date: Sun, Jul 20, 2025 at 2:36?PM
Subject: RE: 0019217 Total Fee
To: Garrison, Jimmy <garrison.j@tandh.com <mailto:garrison.j@tandh.com> >
Cc: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >, John Hendrix <jhendrix@cityofcovington.org
<mailto:jhendrix@cityofcovington.org> >

Jimmy,

It looks like the total will be around $2.1 million, so an additional $1.3 million for preliminary through final on top of the $817k in TO#1.

Let me know if you any questions.

Thanks,

Andy

Andrew C. Ballerstedt

404-417-3023

404-210-8057 (cell)

From: Garrison, Jimmy <garrison.j@tandh.com <mailto:garrison.j@tandh.com> >
Sent: Tuesday, July 8, 2025 6:02 PM
To: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Subject: RE: 0019217 TO#1 with new Surveyor

Good Evening Andy,

Checking in regarding the estimated to complete the project. This will be used to request additional funding.

Thanks,

Jimmy

JIMMY GARRISON, PE | Principal/Project Manager

THOMAS & HUTTON

p 678-730-1871 m 678-410-6792

e garrison.j@tandh.com <mailto:garrison.j@tandh.com>

a 5074 Bristol Industrial Way; Suite A | Buford, GA 30518

vCard
<https://protect.checkpoint.com/v2/r01/___https:/www.thomasandhutton.com/vcards/JIMMYGARRISON.vcf___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6Nzo0YWU1Ojg0Yzg2OWRmZjY3OWJiNzBhODQ0YmM4MDA3YTE1MjU0N2ViNzY0MWYxZDlkOWY2NWYzOWQ2M2IwOTY1ODBmMjc6aDpUOk4> | Website
<https://protect.checkpoint.com/v2/r01/___https:/www.thomasandhutton.com/___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6NzozMTA0OjI1ZjI4NTkyZDgzZDc3MWI0ZjM4YTU0OWI4MWFhZDU5NmQ5MmI4OTBlNzFmYTZkNDdjYzc3ZGYwZWViYTkyNmE6aDpUOk4> | LinkedIn <https://protect.checkpoint.com/v2/r01/___https:/www.linkedin.com/company/thomas-&-hutton-engineering-co./___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6NzplNzhkOjM1ZGRkN2NkMjllMTNmNDJhNDAzZjUzMGQwYTQ2OTQyZmVmZjVmNmU1M2FlYWFiMmY5MWYwNDMyNjU1MzM1N2Y6aDpUOk4> | Facebook
<https://protect.checkpoint.com/v2/r01/___https:/www.facebook.com/THengineers/___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6Nzo2OTg1OmMzM2M3MzcwMmVjZTFiN2M3NTNhNDg5MjQ2ZmE0MTU0NDI0OWFmOWYxYzEzM2M3NDg0MDY5MzAzY2VmNGNmNWU6aDpUOk4> | Instagram
<https://protect.checkpoint.com/v2/r01/___https:/www.instagram.com/ThomasandHutton/___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6NzoyY2ZiOmZmZjI5ZmU2Y2YwNjhmMDcyMWE1NzYzYzAyM2UxMDczMTJiODI0MjI5ZDFlMmJjN2I2ZTM1NmQ4ZjVmODBiZDI6aDpUOk4>

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From: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Sent: Monday, July 7, 2025 4:52 PM
To: Garrison, Jimmy <garrison.j@tandh.com <mailto:garrison.j@tandh.com> >
Subject: 0019217 TO#1 with new Surveyor

Jimmy,

Attached is our updated fee spreadsheet. They kept the original hours and updated with their rates and overhead. The fee comes out slightly higher. Let me know if this is a problem.

Thanks,

Andy

<https://protect.checkpoint.com/v2/r01/___https:/www.linkedin.com/company/qk4___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6Nzo2MGUwOmEwMWEwNWJhOGI0NzMxNmE4ZDc5ODI0M2RlNzQwMWRkMWUxNzQwNjU5MTdjOGZmZTA3NGI2MzQ4NTk5Y2JmZWQ6aDpUOk4>
<https://protect.checkpoint.com/v2/r01/___https:/www.instagram.com/qk4social___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6NzplZTQ2OmNkZmViYTAxZjIzNWQ3NTM4ZDdiMzNlMTBlNmE4MjliYmZkYzRjY2M0NTFjODVmMWJmY2MyMjhlMDU0MWEzZDU6aDpUOk4>
<https://protect.checkpoint.com/v2/r01/___https:/www.facebook.com/qk4inc___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6NzoyYTBhOmJhZTRjOWY1MmFiYWQ5MzQ5NTRmZWYxZTk2NmUxYTBjY2M0MDc2Zjc0NzM1MTVjNTU4YmM4NzhhZTg4OWQ4ZGU6aDpUOk4>

Andrew C. Ballerstedt, PE

Vice President/Sr. Project Manager

Qk4, Inc.

Email: aballerstedt@qk4.com <mailto:aballerstedt@qk4.com>

Direct: 404.417.3023 | Mobile: 404.210.8057

6525 The Corners Parkway NW, Suite 530

Peachtree Corners, GA 30092

www.qk4.com
<https://protect.checkpoint.com/v2/r01/___http:/www.qk4.com/___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6Nzo5NTYxOjFlYmRmYzJmNmYxNDQzZjZjMzZiYTgwMDdlNDdkMzk2NjEwZDkyZmNlNjBlZmZkMmJmMTBiYzFiZTY4ZTcxNjE6aDpUOk4>

--

Kathy Morgan
Administrator Hwy 278 CID
Hwy 278 Community Improvement District
2105 Lee St, SW

Covington, Georgia 30014

cell: 404-234-0325

--

Kathy Morgan
Administrator Hwy 278 CID
Hwy 278 Community Improvement District
2105 Lee St, SW

Covington, Georgia 30014

cell: 404-234-0325

--

Kathy Morgan
Administrator Hwy 278 CID
Hwy 278 Community Improvement District
2105 Lee St, SW

Covington, Georgia 30014

cell: 404-234-0325

--

Kathy Morgan
Administrator Hwy 278 CID
Hwy 278 Community Improvement District
2105 Lee St, SW

Covington, Georgia 30014

cell: 404-234-0325

From: Tres Thomas
Sent: Tuesday, January 20, 2026 8:39 AM
To: HWY 278
Cc: John Hendrix; Garrison, Jimmy
Subject: RE: 0019217 Total Fee
Attachments: Agenda_1_20_26.pdf

Good Morning Kathy,

Please see Item #7 on the attached agenda and the cost summary below. What will be your request tonight?

Tres

From: HWY 278 <cid@selectnewton.com>
Sent: Monday, January 19, 2026 9:55 AM
To: Tres Thomas <tthomas@cityofcovington.org>; John Hendrix <jhendrix@cityofcovington.org>; Garrison, Jimmy <garrison.j@tandh.com>
Subject: Fwd: 0019217 Total Fee

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Guys-

Attached below is the breakdown for the increased cost to Project #91217 estimated by Andy.

As you know, PE consists of 2-3 task orders:

1: Concept design

2: Concept approval PFPR

3: Final Plan approval FFPR

Let me know if you need anything else.

Kathy

---------- Forwarded message ---------
From: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Date: Thu, Jan 15, 2026 at 9:19?AM
Subject: RE: 0019217 Total Fee
To: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >

Attached is the total fee estimate spreadsheet.

TO #1

$817,000

TO#2&3

Env

210000

Utility Coordination

130000

Lighting

120000

Design

823000

RW Staking

30000

RW Estimate

5000

Total

$1,318,000

Grand Total

$2,135,000

Andrew C. Ballerstedt

404-417-3023

404-210-8057 (cell)

From: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >
Sent: Wednesday, January 14, 2026 3:33 PM
To: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Subject: Re: 0019217 Total Fee

ok

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> > Andy
> >
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> >
> > Subject: Fwd: 0019217 Total Fee
> >
> > I did not received the attached document for this email. Please forward to me. I need it to apply for the grant increase.
> >
> > Kathy
> >
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> > To: Garrison, Jimmy <garrison.j@tandh.com <mailto:garrison.j@tandh.com> >
> > Cc: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >, John Hendrix <jhendrix@cityofcovington.org
> <mailto:jhendrix@cityofcovington.org> >

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Let me know if you any questions.

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Good Evening Andy,

Checking in regarding the estimated to complete the project. This will be used to request additional funding.

Thanks,

Jimmy

JIMMY GARRISON, PE | Principal/Project Manager

THOMAS & HUTTON

p 678-730-1871 m 678-410-6792

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a 5074 Bristol Industrial Way; Suite A | Buford, GA 30518

vCard
<https://protect.checkpoint.com/v2/r01/___https:/www.thomasandhutton.com/vcards/JIMMYGARRISON.vcf___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6Nzo0YWU1Ojg0Yzg2OWRmZjY3OWJiNzBhODQ0YmM4MDA3YTE1MjU0N2ViNzY0MWYxZDlkOWY2NWYzOWQ2M2IwOTY1ODBmMjc6aDpUOk4> | Website
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From: Ballerstedt, Andy <aballerstedt@qk4.com <mailto:aballerstedt@qk4.com> >
Sent: Monday, July 7, 2025 4:52 PM
To: Garrison, Jimmy <garrison.j@tandh.com <mailto:garrison.j@tandh.com> >
Subject: 0019217 TO#1 with new Surveyor

Jimmy,

Attached is our updated fee spreadsheet. They kept the original hours and updated with their rates and overhead. The fee comes out slightly higher. Let me know if this is a problem.

Thanks,

Andy

<https://protect.checkpoint.com/v2/r01/___https:/www.linkedin.com/company/qk4___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6Nzo2MGUwOmEwMWEwNWJhOGI0NzMxNmE4ZDc5ODI0M2RlNzQwMWRkMWUxNzQwNjU5MTdjOGZmZTA3NGI2MzQ4NTk5Y2JmZWQ6aDpUOk4>
<https://protect.checkpoint.com/v2/r01/___https:/www.instagram.com/qk4social___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6NzplZTQ2OmNkZmViYTAxZjIzNWQ3NTM4ZDdiMzNlMTBlNmE4MjliYmZkYzRjY2M0NTFjODVmMWJmY2MyMjhlMDU0MWEzZDU6aDpUOk4>
<https://protect.checkpoint.com/v2/r01/___https:/www.facebook.com/qk4inc___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6NzoyYTBhOmJhZTRjOWY1MmFiYWQ5MzQ5NTRmZWYxZTk2NmUxYTBjY2M0MDc2Zjc0NzM1MTVjNTU4YmM4NzhhZTg4OWQ4ZGU6aDpUOk4>

Andrew C. Ballerstedt, PE

Vice President/Sr. Project Manager

Qk4, Inc.

Email: aballerstedt@qk4.com <mailto:aballerstedt@qk4.com>

Direct: 404.417.3023 | Mobile: 404.210.8057

6525 The Corners Parkway NW, Suite 530

Peachtree Corners, GA 30092

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Covington, Georgia 30014

cell: 404-234-0325

From: Tres Thomas
Sent: Tuesday, January 20, 2026 8:39 AM
To: HWY 278
Cc: John Hendrix; Garrison, Jimmy
Subject: RE: 0019217 Total Fee
Attachments: Agenda_1_20_26.pdf

Good Morning Kathy,

Please see Item #7 on the attached agenda and the cost summary below. What will be your request tonight?

Tres

From: HWY 278 <cid@selectnewton.com>
Sent: Monday, January 19, 2026 9:55 AM
To: Tres Thomas <tthomas@cityofcovington.org>; John Hendrix <jhendrix@cityofcovington.org>; Garrison, Jimmy <garrison.j@tandh.com>
Subject: Fwd: 0019217 Total Fee

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Guys-

Attached below is the breakdown for the increased cost to Project #91217 estimated by Andy.

As you know, PE consists of 2-3 task orders:

1: Concept design

2: Concept approval PFPR

3: Final Plan approval FFPR

Let me know if you need anything else.

Kathy

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Kathy

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Cc: HWY 278 <cid@selectnewton.com <mailto:cid@selectnewton.com> >, John Hendrix <jhendrix@cityofcovington.org
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vCard
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co./___.YzJ1OnFrNGluY3BvYzpjOm86YWJmMTIyMGNlZjMzMTRjMGRmZDhkOTc4YjFmOGMzOGU6NzplNzhkOjM1ZGRkN2NkMjllMTNmNDJhNDAzZj
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iZDI6aDpUOk4>

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6aDpUOk4>

Andrew C. Ballerstedt, PE

Vice President/Sr. Project Manager

Qk4, Inc.

Email: aballerstedt@qk4.com <mailto:aballerstedt@qk4.com>

Direct: 404.417.3023 | Mobile: 404.210.8057

6525 The Corners Parkway NW, Suite 530

Peachtree Corners, GA 30092

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GU6Nzo5NTYxOjFlYmRmYzJmNmYxNDQzZjZjMzZiYTgwMDdlNDdkMzk2NjEwZDkyZmNlNjBlZmZkMmJmMTBiYzFiZTY4ZTcxNjE6aDpUOk4>

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Kathy Morgan
Administrator Hwy 278 CID
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2105 Lee St, SW

Covington, Georgia 30014

cell: 404-234-0325

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Administrator Hwy 278 CID
Hwy 278 Community Improvement District
2105 Lee St, SW

Covington, Georgia 30014

cell: 404-234-0325

From: Matthew Stringer <matthew.stringer@advantagefire.com>
Sent: Monday, January 19, 2026 2:28 PM
To: Jacqueline Harris
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,

Just checking to see if there is an update on the fire sprinkler drawings review for this project

Thanks,

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com

_____

From: Jacqueline Harris <JHarris@cityofcovington.org>
Sent: Monday, December 29, 2025 9:17 AM
To: Matthew Stringer <matthew.stringer@advantagefire.com>
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

You're in review

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com>
Sent: Monday, December 29, 2025 9:03 AM
To: Jacqueline Harris <JHarris@cityofcovington.org>

Subject: Re: Fire sprinkler submittals

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Permit fee has been paid.

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Monday, December 22, 2025 2:30 PM
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Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

PERMIT FEE INVOICE# 15739

Online Payment Building Department Search | City of Covington | BS&A Online <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbsaonline.com%2fOnlinePayment%2fOnlinePaymentSearch%3fPaymentApplicationType%3d7%26uid%3d2467&c=E,1,8nQHM4ecZ9bfy1zuiAlMvY4l2Rf2ZZvayt2yHCUQnH4O3CeOelAiMSkUWE3valThob9Rx2uA0vk74X0jGKXZO_OgNtkLWnk2zJvtFvOlhc2HAdP2q6svHBypvAMA&typo=1>

PLEASE let me know when paid so I can push to plan review.

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Thursday, December 18, 2025 4:05 PM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry about that. Is this what you needed?

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Thursday, December 18, 2025 3:56 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

I do not see the actual permit application in that file

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Thursday, December 18, 2025 9:29 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, here is the link. Let me know if you have an issues.

https://www.dropbox.com/scl/fo/dxm7igyjqw334y7tlf0bg/AMgzmhGbq5z42hBDavyScDs?rlkey=7l1q2akiys867jb48kf8pz0u2&st=u8gqlx66&dl=0

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748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

_____

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Thursday, December 18, 2025 9:25 AM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

Yes that works

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Thursday, December 18, 2025 8:53 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry about that. I sent them but the came back as undeliverable. Would you be okay with a Dropbox link for the files? I think the drawing set size is to big to email.

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Wednesday, December 17, 2025 4:13 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

We need the iso plans not the spec sheets

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Wednesday, December 17, 2025 3:33 PM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see attached files for the fire sprinkler submittals for ServerFarm ATL2. Please let me know if you need anything else

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Wednesday, December 17, 2025 3:12 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

The attached is there required, we will also need the trade license, GA business license and drivers license. Also with the fire plans. All emailed here to me

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Wednesday, December 17, 2025 3:09 PM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I am looking for some information on how to submit fire sprinkler plans for review. Please email or call me at your earlist convience.

Thanks,

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Travis Moore
Sent: Sunday, January 18, 2026 8:49 AM
To: Travis Moore
Subject: Fw: 01202026 Packet
Attachments: 01202026 Agenda.docx; 012026 Agenda Packet B&W.pdf

Get Outlook for iOS <https://aka.ms/o0ukef>
_____

From: Audra Gutierrez <agutierrez@cityofcovington.org>
Sent: Thursday, January 15, 2026 5:02:13 PM
To: Travis Moore <TMoore@cityofcovington.org>; Jared Rutberg <JRutberg@cityofcovington.org>
Subject: 01202026 Packet

Good afternoon:

Please note that there is a Called Meeting at 6 PM.

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Audra Gutierrez
Sent: Friday, January 16, 2026 8:29 AM
To: Tina Hanson
Subject: FW: 01202026 Packet

Attachments: 012026 Agenda Packet Color.pdf; 01202026 Agenda.docx

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Audra Gutierrez
Sent: Thursday, January 15, 2026 5:02 PM
To: Alice Queen <alice.queen@rockdalecitizen.com>; Anthony Henderson; Charika Davis <CDavis@cityofcovington.org>; Covington News <news@covnews.com>; Fleeta Baggett <FBaggett@cityofcovington.org>; Frank Turner, Jr. <f.turner@stricklandturner.com>; Jared Rutberg <JRutberg@cityofcovington.org>; John King <Jking@cityofcovington.org>; Kate <kverity@morrismultimedia.com>; Kim Johnson; Travis Moore <TMoore@cityofcovington.org>; Tres Thomas; Dwayne Turner <DTurner@cityofcovington.org>
Subject: 01202026 Packet

Good afternoon:

Please note that there is a Called Meeting at 6 PM.

Thanks,

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City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Audra Gutierrez
Sent: Thursday, January 15, 2026 5:03 PM
To: City of Covington Email Accts; Adrien Smith; Barbara Morgan; Carol Rooks; Chris Smith; Debbie Harper; Don Floyd; Fleeta Baggett (fleetasbaggett@aol.com); Greg Herring; James Chapman; Jay Bailey; Jessica Lowery; Joe DeCocco; Kale Curtis; Kate; Kim Carter; Lanier Sims; Larry Stanford; LaTonya Hamp; Marcello Banes; Olinda; Pamela Maxwell; Reed Beard; Sandi Spears; Scott Cole; Serra Hall; Susan Davis; Susan Nolley ; Tami Thomas; Ted Cummings
Subject: 01202026 Agenda
Attachments: 01202026 Agenda.pdf

Good afternoon:

Please note that there is a Called Meeting at 6 PM.

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Subject: 01202026 Agenda
Attachments: 01202026 Agenda.pdf

Good afternoon:

Please note that there is a Called Meeting at 6 PM.

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

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From: Audra Gutierrez
Sent: Thursday, January 15, 2026 5:02 PM
To: Alice Queen; Anthony Henderson; Charika Davis; Covington News; Fleeta Baggett; Frank Turner, Jr.; Jared Rutberg; John King; Kate; Kim Johnson; Travis Moore; Tres Thomas; Dwayne Turner
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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 4:12 PM
To: Audrey Payne
Subject: Accepted: Pre-Design for 10835 Hazelbrand Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 4:12 PM
To: Audrey Payne; Judy Johnson
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Audrey,

Thank you so much. I will be sure to have everything for the meeting.

Thank you again for all your help so far!

Cheers,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, January 15, 2026 3:02 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>; Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

@Judy Johnson <mailto:JudyJohnson@cityofcovington.org>

Happy Thursday! Would you please help Jenny with the question below for the building permit?

Hi Jenny,

I sent you a meeting invite and the info packet from the city.

Please let me know if I can be of further assistance.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 3:48 PM
To: Audrey Payne <APayne@cityofcovington.org>
Subject: Re: New Facility - Permitting Requirements

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Hi,

Oh no, that is very frustrating!

28th 2pm then please!

Just so I can plan, I know you may not know but one of the permits I know we require is the building permit. How long does that usually take to pull if we have everything ready to go please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 2:43 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Subject: RE: New Facility - Permitting Requirements

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Hi Jenny,

Yes, they have ?First of the year rush.

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Subject: Pre-Design for 10835 Hazelbrand Road
Location: https://us06web.zoom.us/j/84883318423?pwd=JrBqdTn46iITR4iVt8h4BEDPH7h9X1.1

Start: Wed 1/28/2026 2:00 PM
End: Wed 1/28/2026 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Audrey Payne
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zSrc: client

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Meeting ID: 848 8331 8423

Passcode: 837375

One tap mobile

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Meeting ID: 848 8331 8423

Passcode: 837375

One tap mobile

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Start: Wed 1/28/2026 2:00 PM
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Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Audrey Payne
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Optional Attendees: Lee Harvey

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zoomMeeingLink: https://us06web.zoom.us/j/84883318423?pwd=JrBqdTn46iITR4iVt8h4BEDPH7h9X1.1
zSrc: client

Please see the site address below:

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Covington, GA 30014

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https://us06web.zoom.us/launch/edl?muid=767f196e-a84a-4057-ac7e-feca07e43c15

Meeting ID: 848 8331 8423

Passcode: 837375

One tap mobile

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+13017158592,,84883318423#,,,,*837375# US (Washington DC)

Join instructions

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Show Time As: Tentative

Recurrence: (none)

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From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 3:48 PM
To: Audrey Payne
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

Oh no, that is very frustrating!

28th 2pm then please!
Just so I can plan, I know you may not know but one of the permits I know we require is the building permit. How long does that usually take to pull if we have everything ready to go please?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, January 15, 2026 2:43 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hi Jenny,

Yes, they have ?First of the year rush.

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Thursday, January 15, 2026 3:34 PM
To: Audrey Payne <APayne@cityofcovington.org>
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi,

Great! And oh, sorry has next weeks slot gone now?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, January 15, 2026 2:31 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hi Jenny,

Virtual on Zoom. I have the following time slots available:

Wednesday, January 28: 1:00 pm – 2:00 pm EST, 2:00 pm – 3:00 pm EST

Wednesday, February 4: 9:00 am – 10:00 am EST, 10:00 am -11:00 am EST, 1:00 pm – 2:00 pm EST, 2:00 pm – 3:00 pm EST

Wednesday, February 11: 9:00 am – 10:00 am EST, 10:00 am -11:00 am EST, 1:00 pm – 2:00 pm EST, 2:00 pm – 3:00 pm EST

Please let me know what time works best for you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Thursday, January 15, 2026 2:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: New Facility - Permitting Requirements

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Hi,

Just to double-check. Will these be over teams (online) or do I need to come to the office in Covington?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
Sent: Tuesday, January 13, 2026 4:02 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
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To: Audra Gutierrez; Temp Clerk
Subject: Agenda
Attachments: Transco City of Covington Leon Delivery Interconnect Agreement v2.docx; Serverfarm Natural Gas Sales Agreement - FBT 12.23.25.docx; PK99984_execution_version.pdf; SharpCopiers@cityofcovington.org_20260115_140713.pdf; Covington - Asphalt Remediation V3.pdf; CR #35 - Site Plan.pdf

Please send me your new email address.

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Sent: Thursday, January 15, 2026 1:20 PM
To: Mike Willis; Cai, Chen; Audrey Payne
Cc: Reynolds, Josh
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Audrey and Mike,

Would 9:30AM on Thursday, January 22nd work for you both?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

---

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Thursday, January 15, 2026 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

So far,

I am open

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:12 AM
To: Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good, Mike. What time on Thursday works best for you?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Thursday, January 15, 2026 10:43 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >; Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

I do not have any time Monday or Tuesday. It will likely be Thursday before I open up at all.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

---

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It’s $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We’ll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009

Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Sent: Thursday, January 15, 2026 1:20 PM
To: Mike Willis; Cai, Chen; Audrey Payne
Cc: Reynolds, Josh
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

Would 9:30AM on Thursday, January 22nd work for you both?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

---

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Thursday, January 15, 2026 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

So far,

I am open

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:12 AM
To: Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good, Mike. What time on Thursday works best for you?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Thursday, January 15, 2026 10:43 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >; Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

I do not have any time Monday or Tuesday. It will likely be Thursday before I open up at all.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

---

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009

Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It’s $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We’ll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Mike Willis
Sent: Thursday, January 15, 2026 12:42 PM
To: Cai, Chen; Yadlapalli, Anirudh; Audrey Payne
Cc: Reynolds, Josh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

So far,

I am open

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:12 AM
To: Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good, Mike. What time on Thursday works best for you?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Thursday, January 15, 2026 10:43 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >; Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

I do not have any time Monday or Tuesday. It will likely be Thursday before I open up at all.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

_____

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I’m unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It’s $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We’ll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:16 AM
To: Audrey Payne
Cc: Reynolds, Josh; Mike Willis; Yadlapalli, Anirudh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Ok, sounds good. We would like to discuss with the city about a fiber and gas connection to the west property line. Please see below the concept we are thinking of. We would like to talk to you about the LDP revision we will be working on for this primarily, but if you think anyone else would be beneficial, please invite them to the conversation as well. Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, January 15, 2026 10:31 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Anirudh,

Yes, hard copy plans are required. Is there anyone else from the city's various utilities and properties that you would like to attend?

Kind regards,

Audrey

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It’s $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We’ll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009

Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:16 AM
To: Audrey Payne
Cc: Reynolds, Josh; Mike Willis; Yadlapalli, Anirudh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Ok, sounds good. We would like to discuss with the city about a fiber and gas connection to the west property line. Please see below the concept we are thinking of. We would like to talk to you about the LDP revision we will be working on for this primarily, but if you think anyone else would be beneficial, please invite them to the conversation as well. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Thursday, January 15, 2026 10:31 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Anirudh,

Yes, hard copy plans are required. Is there anyone else from the city's various utilities and properties that you would like to attend?

Kind regards,

Audrey

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >

Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >

Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >

Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:12 AM
To: Mike Willis; Yadlapalli, Anirudh; Audrey Payne
Cc: Reynolds, Josh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good, Mike. What time on Thursday works best for you?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Thursday, January 15, 2026 10:43 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Cai, Chen <Chen.Cai@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

I do not have any time Monday or Tuesday. It will likely be Thursday before I open up at all.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

_____

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org
<mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org
<mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I’m unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It’s $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We’ll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, January 15, 2026 11:12 AM
To: Mike Willis; Yadlapalli, Anirudh; Audrey Payne
Cc: Reynolds, Josh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good, Mike. What time on Thursday works best for you?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>

Sent: Thursday, January 15, 2026 10:43 AM
To: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>; Cai, Chen <Chen.Cai@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

I do not have any time Monday or Tuesday. It will likely be Thursday before I open up at all.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I’m unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It’s $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Mike Willis
Sent: Thursday, January 15, 2026 10:43 AM
To: Yadlapalli, Anirudh; Cai, Chen; Audrey Payne
Cc: Reynolds, Josh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

I do not have any time Monday or Tuesday. It will likely be Thursday before I open up at all.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Audrey Payne
Sent: Thursday, January 15, 2026 10:31 AM
To: Yadlapalli, Anirudh; Cai, Chen
Cc: Reynolds, Josh; Mike Willis
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Anirudh,

Yes, hard copy plans are required. Is there anyone else from the city's various utilities and properties that you would like to attend?

Kind regards,

Audrey

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,

I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.

Could you please share your availability on Monday or Tuesday?

Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; 'Mike Willis' <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen; Audrey Payne
Cc: Reynolds, Josh; Mike Willis
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,
I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.
Could you please share your availability on Monday or Tuesday?
Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

Celebrating 17 years as one? of FORTUNE's 100 Best Companies to Work For

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From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; 'Mike Willis' <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

_____

Chen Cai, P.E.

Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >

Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Sent: Thursday, January 15, 2026 9:56 AM
To: Cai, Chen; Audrey Payne
Cc: Reynolds, Josh; Mike Willis
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Dear Audrey and Mike,
I am working with Chen on the Serverfarm project, and we would appreciate some time early next week to discuss LDP revisions.
Could you please share your availability on Monday or Tuesday?
Thanks!

Anirudh Yadlapalli | Analyst
Kimley-Horn | 11720 Amber Park Drive Suite 600, Alpharetta, GA 30009
Direct: 706-315-0137
Connect with us: X <https://twitter.com/kimleyhorn> | LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,tOhKpHZUe38_LpaiDJPd9gEGm1C4Hs3isto9kNB7qPEmJZXH79pqoKPEDkrL1jrmdu2yuYYHiOW6pUdhbuiAwFtqNa4ZNllP9lcicE6Dfug,&typo=1>

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From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, January 13, 2026 12:21 PM
To: Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Following up with this again. Please let me know if a resubmission on paper is still needed. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, January 8, 2026 4:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; 'Mike Willis' <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Audrey – following up with the email below. Could you please advise? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Tuesday, January 6, 2026 10:11 AM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey! Do you need a on-paper resubmission for these comments, or a PDF is sufficient?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It’s $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We’ll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Wednesday, January 14, 2026 3:40 PM
To: Mike Jewell; Will Whittington

Cc: Russell Martino
Subject: RE: FW: Right of Way

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Hi Mike,

We are in the process of identifying if the Southern Bell easement is still applicable, if no longer applicable we would like for the pipeline to run along that easement.

Thank you,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,eMdEYWx_F5SgY8dID2Eoz7fAeXXLE7ZGnQ23HvGG61x_TwYyOIozT7I7tdsOiKjFzcRCBP7eJejGXC5xSk9jdO5i0DH_C9O8ZbFZjqfkvg,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, January 14, 2026 3:26 PM
To: Will Whittington <william.w@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>
Subject: FW: FW: Right of Way

FYI

From: John Payne <jpayne@keckwood.com <mailto:jpayne@keckwood.com> >
Sent: Tuesday, January 13, 2026 5:18 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Re: FW: Right of Way

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Mike,

Looking at the easement they sent over, I added a markup questioning if the line noted is the Southern Bell easement and the gas easement will then be 20-ft beyond it. The pdf with the markup is attached. Just trying to clarify.

Also, is there a current set of development plans and maybe dwg files we could get our hands on for the Serverfarm site that we can use to incorporate into the gas main plans?

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

O: 678.417.4006 | C: 706.540.4010

www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.keckwood.com%2f&c=E,1,d915zaW4PbnbzDBrjkUYGkLUi4Ua-X1IbuoxhvftN0iqpObdCtz5D7ds7N2itmbfx1uURAHaznpeVG0kZGoILMhImIXcjrsKaBD3xtoQJfEyGVeWCLenfWm_&typo=1>

On Thu, Jan 8, 2026 at 3:24?PM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

> FYI
>
> From: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
> Sent: Thursday, January 8, 2026 3:17 PM

To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: RE: Right of Way

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi folks,

Please see attached.

Thank you,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,psBaP2JP7X-buOgA5cvd8ZF_yA60R34XCQG1zcwlOtymjPbtFAua6nRHmn-mxHUlCA9eH-maQq02xtgj_EvdUBebFIjGJElDH7f6BAd7Kw,,&typo=1>

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, January 8, 2026 1:14 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Subject: Re: Right of Way

+ D'Avery

Hi D'Avery, Can you help get Mike this drawing as soon as possible?

Thanks

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,6bLtQ8eB27qBhNHHoIX3nIqhIQhYWOYwUqYYhUqJBVnjkDneT73nXpB6sUl26LOtv3MnDmiqZmqHVUTTCV9yQH8WKm-PQAp71EDjgwwE&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, January 8, 2026 2:12 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Right of Way

Hi Will,

I need to get an updated drawing that shows the Southern Bell easement that was mentioned in the call on Monday. We will need the gas easement staked for the gas main from the highway up to the meter location to see the extent of any clearing that will have to be completed for the installation of the service, as well as provide guidance for the installation contractor. I need to forward the drawing revisions to our Engineer so that he can address the additional Bell South easement in the design drawings for construction.

Thanks,

Mike

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Mike Jewell
Sent: Wednesday, January 14, 2026 11:40 AM
To: Audra Gutierrez; Temp Clerk
Cc: Tres Thomas; John King; Frank Turner

Subject: Agenda Items for 1/20/26
Attachments: 012026 Agenda Item 1.pdf; 012026 Agenda Item 2.pdf; 012026 Agenda Item 3.pdf; 01202026 Agenda Item 4.pdf; 01202026 Agenda Item 5.pdf

Good Morning,

Please see the attached agenda items needed from the Gas Department for the 1/20/26 Council Meeting. Some of the Contracts are still in the final revisions, but should be ready for the meeting. Let me know if you have ay questions.

Thanks,

Mike

From: Audra Gutierrez
Sent: Wednesday, January 14, 2026 9:49 AM
To: Temp Clerk
Subject: FW: Agenda Item Request form

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, January 13, 2026 7:42 AM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: Agenda Item Request form

Good Morning, Audra,

I need the current Agenda Item Request Form, please, for 2026. I have three items to submit (possibly 4):

* Utilities Complex Change Orders for Parkin and others.
* Ashtom Estates Agreement for gas installation.
* Transco Tap Reimbursement Agreement (Serverfarm)

Potential Reimbursement Agreement with Southern Company for an Engineering study for the Alcoy Road Project.

Thanks,

Mike

From: John Payne <jpayne@keckwood.com>
Sent: Tuesday, January 13, 2026 5:18 PM
To: Mike Jewell
Subject: Re: FW: Right of Way
Attachments: 10835 Hazelbrand Road_Survey_09-26-25 markups.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

Looking at the easement they sent over, I added a markup questioning if the line noted is the Southern Bell easement and the gas easement will then be 20-ft beyond it. The pdf with the markup is attached. Just trying to clarify.

Also, is there a current set of development plans and maybe dwg files we could get our hands on for the Serverfarm site that we can use to incorporate into the gas main plans?

Thanks,

John G. Payne, P.E.

Principal | Vice President

Natural Gas Market Leader

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkeckwood.com%2fwp-content%2fuploads%2f2025%2f06%2f2025-KW-Email-Logo4.gif&c=E,1,tovTUhOZEgKMi63YOeT5KpiNyWzU0UlfLWKgyAFtGsy5FhzX3djMy_QiPRbIguLSjdkXMp9hYdQeZjQ8I10HYMTozNwi5Rw1SShhvT6WJ

Yg7ww,,&typo=1>

O: 678.417.4006 | C: 706.540.4010

www.keckwood.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.keckwood.com%2f&c=E,1,d915zaW4PbnbzDBrjkUYGkLUi4Ua-X1IbuoxhvftN0iqpObdCtz5D7ds7N2itmbfx1uURAHaznpeVG0kZGoILMhImIXcjrsKaBD3xtoQJfEyGVeWCLenfWm_&typo=1>

On Thu, Jan 8, 2026 at 3:24?PM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

FYI

From: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Sent: Thursday, January 8, 2026 3:17 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: RE: Right of Way

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi folks,

Please see attached.

Thank you,

D’Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,psBaP2JP7X-buOgA5cvd8ZF_yA60R34XCQG1zcwlOtymjPbtFAua6nRHmn-mxHUlCA9eH-maQq02xtgj_EvdUBebFIjGJElDH7f6BAd7Kw,,&typo=1>

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, January 8, 2026 1:14 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Subject: Re: Right of Way

+ D'Avery

Hi D'Avery, Can you help get Mike this drawing as soon as possible?

Thanks

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,6bLtQ8eB27qBhNHHoIX3nIqhIQhYWOYwUqYYhUqJBVnjkDneT73nXpB6sUl26LOtv3MnDmiqZmqHVUTTCV9yQH8WKm-PQAp71EDjgwwE&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, January 8, 2026 2:12 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Right of Way

Hi Will,

I need to get an updated drawing that shows the Southern Bell easement that was mentioned in the call on Monday. We will need the gas easement staked for the gas main from the highway up to the meter location to see the extent of any clearing that will have to be completed for the installation of the service, as well as provide guidance for the installation contractor. I need to forward the drawing revisions to our Engineer so that he can address the additional Bell South easement in the design drawings for construction.

Thanks,

Mike

Keck & Wood, Inc. complies with Title VI of the Civil Rights Act of 1964 as amended and will afford minority firms the full and fair opportunity to submit a bid or a proposal and will not discriminate on the basis of race, color, or national origin in consideration for an award.

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, January 13, 2026 5:03 PM
To: Audrey Payne
Cc: Mike Willis
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Audrey,

No worries at all!
Are all the time slots filled tomorrow? If so, January 21st is great please. Thank you!

Kind regards,

Jenny Twentyman

Sent from my T-Mobile 5G Device
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Tuesday, January 13, 2026 4:20:46 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Cc: Mike Willis <MWillis@cityofcovington.org>
Subject: RE: New Facility - Permitting Requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Hi Jenny,

My apologies but we are booked for tomorrow. But we are open for Wednesday, January 21. And yes it is EST.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, January 13, 2026 3:34 PM
To: Audrey Payne <APayne@cityofcovington.org>
Cc: Mike Willis <MWillis@cityofcovington.org>
Subject: Re: New Facility - Permitting Requirements

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Hi Audrey,

Thank you so much for getting back to me.

That's great, thank you. Do you have availability for tomorrow at 2pm please? And to confirm, that's EST sorry?

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, January 12, 2026 10:59 AM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com <mailto:Jenny.Twentyman@voltagrid.com> >
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All city departments will attend the meeting including Engineering, Planning & Zoning, Transportation, Gas, Electric, Environmental and the Fire Marshall.

Please let me know what time works for you and your time.

Kind regards,

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To: Engineering <Engineering@cityofcovington.org <mailto:Engineering@cityofcovington.org> >
Subject: New Facility - Permitting Requirements

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Good afternoon,

Thank you so much for your help earlier today.

Please see the site address below:

10835 Hazelbrand Road NE

Covington, GA 30014

We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project and what information is required from us to obtain these permits.

Thanks,

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Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

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To: Jenny Twentyman
Cc: Mike Willis
Subject: RE: New Facility - Permitting Requirements

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Kind regards,

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Audrey Payne

City of Covington | Engineering Department

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Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Mike Jewell
Sent: Tuesday, January 13, 2026 7:42 AM
To: Audra Gutierrez
Subject: Agenda Item Request form

Good Morning, Audra,

I need the current Agenda Item Request Form, please, for 2026. I have three items to submit (possibly 4):

* Utilities Complex Change Orders for Parkin and others.
* Ashtom Estates Agreement for gas installation.
* Transco Tap Reimbursement Agreement (Serverfarm)

Potential Reimbursement Agreement with Southern Company for an Engineering study for the Alcoy Road Project.

Thanks,

Mike

From: Don Booker <bookerdon20@gmail.com>
Sent: Monday, January 12, 2026 2:39 PM
To: Mike Jewell
Subject: Re: Meters

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Ill check...I had them pre-ordered so they should be tagged and on the shelf

On Mon, Jan 12, 2026, 2:34?PM Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> > wrote:

Don,

What is the lead time on the meters we will need for the Serverfarm project? I need to get this into fabrication.

Thanks,

Mike

From: Audrey Payne
Sent: Monday, January 12, 2026 12:00 PM
To: Jenny Twentyman
Cc: Mike Willis
Subject: RE: New Facility - Permitting Requirements

Good morning, Jenny.

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C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Will Whittington <william.w@sfrdc.com>
Sent: Friday, January 9, 2026 5:06 PM
To: Rusty Hough
Cc: Mike Jewell
Subject: Re: Transco Agreement

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Thanks Rusty,

Mike, What is the timeline we should target for the next City Council meeting?

Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,h44zncyEleXyYpYTxBt3XEx4dETBjwlXbJz-sTcthpTUwvtdFH4ki2HvdEgcCPSlwC-v0BYW9AdOS7_pO_d_53M_qB-isT3CSsdT2gAdnExWjjfkJylc-4Pa5vt4&typo=1>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, January 9, 2026 3:59 PM
To: Will Whittington <william.w@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>
Subject: Transco Agreement

Will,

I wanted to let you know that we did receive the Transco Interconnect Reimbursement agreement yesterday. It has been forwarded to the city attorney for review and comments. Once he has completed his review, we will move forward with including this in the sales agreement between the city and Serverfarm.

Next, Mike thinks he will need to take this before City Council for approval, pending what the city attorney comes back with. From there, we will get with you on the $s and submitting the Interconnect Reimbursement to Transco.

Hope you have a great weekend!

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, January 9, 2026 5:00 PM
To: Will Whittington
Cc: Mike Jewell
Subject: Transco Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Will,

I wanted to let you know that we did receive the Transco Interconnect Reimbursement agreement yesterday. It has been forwarded to the city attorney for review and comments. Once he has completed his review, we will move forward with including this in the sales agreement between the city and Serverfarm.

Next, Mike thinks he will need to take this before City Council for approval, pending what the city attorney comes back with. From there, we will get with you on the $s and submitting the Interconnect Reimbursement to Transco.

Hope you have a great weekend!

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Friday, January 9, 2026 3:14 PM
To: Engineering
Subject: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Thank you so much for your help earlier today.

Please see the site address below:

10835 Hazelbrand Road NE
Covington, GA 30014

We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project and what information is required from us to obtain these permits.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Friday, January 9, 2026 3:14 PM
To: Engineering
Subject: New Facility - Permitting Requirements

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Project Manager

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Jenny Twentyman

Project Manager

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Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Tim Smith
Sent: Friday, January 9, 2026 9:20 AM
To: Hill, J.T.
Cc: Collins III, Clayton
Subject: RE: Serverfarm ATL2 Hydrant Meter Reading
Attachments: Invoice for November & December 2025.pdf; Meter 21273721 rent for October 2025.pdf; Meter 241956626 Invoice November & December 2025.pdf

Hey J.T.,

Happy Friday! Here are the invoices for the two hydrant meters at your job site. I sent an invoice for the rent for Hydrant Meter # 21273721. I think I forgot to send you an invoice for October's rent for this meter. Therefore, I am sending it to you now. Hydrant Meter 241956626 – the invoice is for rent & usage for November & December 2025. You sent me the readings for that meter. I hope I am not confusing you. Let me know if you have any questions.

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, December 31, 2025 2:11 PM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Serverfarm ATL2 Hydrant Meter Reading

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Tim,

I have attached a picture of the hydrant meter for Severfarm ATL2, located at 10835 Hazelbrand Road.

If you have any questions or need anything else from me, please feel free to reach out.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

BRASFIELD & GORRIE | 2999 Circle 75 Pkwy | Atlanta, Georgia 30339
brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,noWk5qxN75YPIMpLM_HEvR8eMSCPHvG7PPp7sCv0QmC-uQxHYMvwRRpWVEvkBtudYUp7PRSKShRqhYfJA0NM-9p1nX0Rn-uGjrA3oAvAHcprGg,,&typo=1&ancr_add=1>

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From: Bisig, Holly <hbisig@meagpower.org>
Sent: Wednesday, January 7, 2026 12:18 PM
To: Nathan Roper; Brandon Cole
Subject: Article about ServerFarm and Covington
Attachments: Covington data center article.docx; MEAG Power 101_6-2025 (removed RMs).pdf; City of Covington 2025 APTR.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey guys – thanks for letting me come by and visit today!

The attached article was actually released 12/19 but I didn't get around to reading it until last Friday.

I also attached the MEAG 101 – in addition to the project flowchart, there is a lot more detail in the presentation that we reviewed. Feel free to ask any questions at any time.

Also attached is the Annual Planning Transmission Report that I mentioned … I'll send over some February dates for you to consider where myself and Ali can visit to review and talk about your tying concerns, growth/need for new station, or upgrade, etc.

I think that is it for now…have a great rest of your week.

Best Regards,

Holly B.

<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.meagpower.org%2f&c=E,1,CX_3S26b1P7qniMJnQO-Vb2TE8bV0sPZvk6UsYNqULVuyUTEP4bLT-5Wkv9OzVJALlD7Hy-sGk4SNVLpBXI5So5msOuLZgk47HbyMoDfcFZLSxk,&typo=1>

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Sent: Wednesday, January 7, 2026 12:18 PM
To: Nathan Roper; Brandon Cole
Subject: Article about ServerFarm and Covington
Attachments: Covington data center article.docx; MEAG Power 101_6-2025 (removed RMs).pdf; City of Covington 2025 APTR.pdf

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<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.meagpower.org%2f&c=E,1,CX_3S26b1P7qniMJnQO-Vb2TE8bV0sPZvk6UsYNqULVuyUTEP4bLT-5Wkv9OzVJALlD7Hy-sGk4SNVLpBXI5So5msOuLZgk47HbyMoDfcFZLSxk,&typo=1>

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From: Bisig, Holly <hbisig@meagpower.org>
Sent: Wednesday, January 7, 2026 12:18 PM
To: Nathan Roper; Brandon Cole
Subject: Article about ServerFarm and Covington
Attachments: Covington data center article.docx; MEAG Power 101_6-2025 (removed RMs).pdf; City of Covington 2025 APTR.pdf

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<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.meagpower.org%2f&c=E,1,CX_3S26b1P7qniMJnQO-Vb2TE8bV0sPZvk6UsYNqULVuyUTEP4bLT-5Wkv9OzVJALlD7Hy-sGk4SNVLpBXI5So5msOuLZgk47HbyMoDfcFZLSxk,&typo=1>

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From: Audrey Payne
Sent: Tuesday, January 6, 2026 10:07 AM
To: Cai, Chen
Cc: Reynolds, Josh; Mike Willis; Yadlapalli, Anirudh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd
Attachments: Revised Plan Review for 10835 Hazelbrand Rd.pdf

Good morning, Cai.

Your revised permit has been approved with comments (see attached).

Please let me know if you have any questions.

Thank you.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Monday, January 5, 2026 2:25 PM
To: Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Happy New Year! I would like to reach out and see if there is any progress on the review of this submittal. Thanks!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 4:47 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: Re: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Sounds good. Thank you for the update! Have a great weekend!

Best Regards,

Chen Cai, P.E.
Kimley-Horn

11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, December 19, 2025 4:30:13 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

No response yet. I have some people out today. I'll check in with them Monday morning and get back with you.

Thank you and have a good weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, December 19, 2025 12:55 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you are doing well! I would like to follow up with this review and see if we are still on track of getting something back today? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 8, 2025 4:58 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Thanks, Chen.

Your new plan review completion date is 19-Dec-2025. Attached please find the resubmittal invoice.

I appreciate your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It’s $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We’ll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, January 6, 2026 10:04 AM
To: Judy Johnson
Subject: New Facility - Permitting

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Good morning,

I hope you are well.

Apologies if I have emailed the wrong person. I have tried to contact Tracy Floyd a few times, who I believe is part of your team. I was given her contact from others in the City of Covington, but I have not had any response from her.

I am looking to get some guidance on the permitting requirements for a new site we are planning develop this year please.

Site address:

10835 Hazelbrand Road NE

Covington, GA 30014

We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project and how to get started with the process of applying for these permit please?

Thank you so much in advance and I look forward to hearing from you.

Thanks,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Monday, January 5, 2026 12:59 PM
To: Tracy Hernandez
Subject: Re: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I am just following up on the below email to see if you received it please?

I look forward to hearing from you.

Kind regards,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman
Sent: Wednesday, December 17, 2025 2:24 PM
To: thernandez@cityofcovington.org <thernandez@cityofcovington.org>
Subject: New Facility - Permitting Requirements

Good afternoon,

I hope you are well.

I am looking to get some guidance on the permitting requirements for a new site we are planning develop next year please.

Site address:

10835 Hazelbrand Road NE

Covington, GA 30014

We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project.

Thank you so much in advance and I look forward to hearing from.

Kind regards,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, December 31, 2025 2:46 PM
To: Tim Smith
Subject: Re: Serverfarm ATL2 Hydrant Meter Reading
Attachments: processed-F64D8EAD-53D0-4357-877B-D304723A4B29.jpeg

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Hopefully, this is what you need. If it's not just let me know.

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Tim Smith <tjsmith@cityofcovington.org>
Sent: Wednesday, December 31, 2025 2:29:02 PM
To: Hill, J.T. <jthill@BrasfieldGorrie.com>
Subject: RE: Serverfarm ATL2 Hydrant Meter Reading

Hey J.T.,

Do you have a picture of the meter #? I think I know which meter this is but I want to make sure.

Happy New Year!

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, December 31, 2025 2:11 PM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Serverfarm ATL2 Hydrant Meter Reading

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Tim,

I have attached a picture of the hydrant meter for Severfarm ATL2, located at 10835 Hazelbrand Road.

If you have any questions or need anything else from me, please feel free to reach out.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,noWk5qxN75YPIMpLM_HEvR8eMSCPHvG7PPp7sCv0QmC-uQxHYMvwRRpWVEvkBtudYUp7PRSKShRqhYfJA0NM-9p1nX0Rn-uGjrA3oAvAHcprGg,,&typo=1&ancr_add=1>

_____

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From: Tim Smith
Sent: Wednesday, December 31, 2025 2:29 PM
To: Hill, J.T.
Subject: RE: Serverfarm ATL2 Hydrant Meter Reading

Hey J.T.,

Do you have a picture of the meter #? I think I know which meter this is but I want to make sure.

Happy New Year!

Tim

Tim J. Smith

City of Covington

770-385-2137 | TJSmith@cityofcovington.org <mailto:TJSmith@cityofcovington.org>

From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, December 31, 2025 2:11 PM
To: Tim Smith <tjsmith@cityofcovington.org>
Subject: Serverfarm ATL2 Hydrant Meter Reading

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Tim,

I have attached a picture of the hydrant meter for Severfarm ATL2, located at 10835 Hazelbrand Road.

If you have any questions or need anything else from me, please feel free to reach out.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,noWk5qxN75YPIMpLM_HEvR8eMSCPHvG7PPp7sCv0QmC-uQxHYMvwRRpWVEvkBtudYUp7PRSKShRqhYfJA0NM-9p1nX0Rn-uGjrA3oAvAHcprGg,,&typo=1&ancr_add=1>

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From: Hill, J.T. <jthill@BrasfieldGorrie.com>
Sent: Wednesday, December 31, 2025 2:11 PM
To: Tim Smith
Subject: Serverfarm ATL2 Hydrant Meter Reading
Attachments: IMG_0345.jpg

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Tim,

I have attached a picture of the hydrant meter for Severfarm ATL2, located at 10835 Hazelbrand Road.

If you have any questions or need anything else from me, please feel free to reach out.

Thanks,

J.T. Hill
Assistant Project Manager

jthill@brasfieldgorrie.com <mailto:jthill@brasfieldgorrie.com>

o: 678.581.6400 | m: 470.528.6849

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,noWk5qxN75YPIMpLM_HEvR8eMSCPHvG7PPp7sCv0QmC-uQxHYMvwRRpWVEvkBtudYUp7PRSKShRqhYfJA0NM-9p1nX0Rn-uGjrA3oAvAHcprGg,,&typo=1&ancr_add=1>

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From: noreply@geocall.ga811.com
Sent: Tuesday, December 30, 2025 3:39 PM
To: Locators Email
Subject: 251230-004222 Large Project Excavation GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 251230-004222 Ticket Type : Large Project Excavation
Date/Time : 12/30/2025 15:38 Sequence Number : 26
Previous Ticket : 251006-001006 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : J T HILL LP Contact : J T HILL
Phone : (470) 528-6849 Phone : (470) 528-6849
Email : JTHILL@BRASFIELDGORRIE.COM Email :
Work Information

Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website. https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
Dates

Respond By : 01/02/2026 23:59
Excavation Date : 12/30/2025 15:36
Updateable On : 03/23/2026
Update By : 03/30/2026 16:30
Expires On : 03/30/2026
Respond By 30: 01/07/2026 23:59
Respond By 60: 01/28/2026 23:59
Respond By 90: 02/27/2026 23:59
Members
Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Tuesday, December 30, 2025 3:39 PM
To: Locators Email
Subject: 251230-004222 Large Project Excavation GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 251230-004222 Ticket Type : Large Project Excavation
Date/Time : 12/30/2025 15:38 Sequence Number : 26
Previous Ticket : 251006-001006 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : J T HILL LP Contact : J T HILL
Phone : (470) 528-6849 Phone : (470) 528-6849
Email : JTHILL@BRASFIELDGORRIE.COM Email :
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website. https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
Dates

Respond By : 01/02/2026 23:59
Excavation Date : 12/30/2025 15:36
Updateable On : 03/23/2026
Update By : 03/30/2026 16:30

Expires On : 03/30/2026
Respond By 30: 01/07/2026 23:59
Respond By 60: 01/28/2026 23:59
Respond By 90: 02/27/2026 23:59
Members
Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8 GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Tuesday, December 30, 2025 3:39 PM
To: Locators Email
Subject: 251230-004222 Large Project Excavation GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 251230-004222 Ticket Type : Large Project Excavation
Date/Time : 12/30/2025 15:38 Sequence Number : 26
Previous Ticket : 251006-001006 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : J T HILL LP Contact : J T HILL
Phone : (470) 528-6849 Phone : (470) 528-6849
Email : JTHILL@BRASFIELDGORRIE.COM Email :
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website. https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
Dates

Respond By : 01/02/2026 23:59
Excavation Date : 12/30/2025 15:36
Updateable On : 03/23/2026
Update By : 03/30/2026 16:30
Expires On : 03/30/2026
Respond By 30: 01/07/2026 23:59
Respond By 60: 01/28/2026 23:59
Respond By 90: 02/27/2026 23:59
Members
Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8 GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: Matthew Stringer <matthew.stringer@advantagefire.com>
Sent: Monday, December 29, 2025 9:03 AM
To: Jacqueline Harris
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Permit fee has been paid.

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com

_____

From: Jacqueline Harris <JHarris@cityofcovington.org>
Sent: Monday, December 22, 2025 2:30 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com>
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

PERMIT FEE INVOICE# 15739

Online Payment Building Department Search | City of Covington | BS&A Online <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbsaonline.com%2fOnlinePayment%2fOnlinePaymentSearch%3fPaymentApplicationType%3d7%26uid%3d2467&c=E,1,8nQHM4ecZ9bfy1zuiAlMvY4l2Rf2ZZvayt2yHCUQnH4O3CeOelAiMSkUWE3valThob9Rx2uA0vk74X0jGKXZO_OgNtkLWnk2zJvtFvOlhc2HAdP2q6svHBypvAMA&typo=1>

PLEASE let me know when paid so I can push to plan review.

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com>
Sent: Thursday, December 18, 2025 4:05 PM
To: Jacqueline Harris <JHarris@cityofcovington.org>
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry about that. Is this what you needed?

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

_____

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Thursday, December 18, 2025 3:56 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

I do not see the actual permit application in that file

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Thursday, December 18, 2025 9:29 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, here is the link. Let me know if you have an issues.

https://www.dropbox.com/scl/fo/dxm7igyjqw334y7tlf0bg/AMgzmhGbq5z42hBDavyScDs?rlkey=7l1q2akiys867jb48kf8pz0u2&st=u8gqlx66&dl=0

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

_____

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Thursday, December 18, 2025 9:25 AM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

Yes that works

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Thursday, December 18, 2025 8:53 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry about that. I sent them but the came back as undeliverable. Would you be okay with a Dropbox link for the files? I think the drawing set size is to big to email.

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Wednesday, December 17, 2025 4:13 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

We need the iso plans not the spec sheets

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Wednesday, December 17, 2025 3:33 PM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see attached files for the fire sprinkler submittals for ServerFarm ATL2. Please let me know if you need anything else

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Wednesday, December 17, 2025 3:12 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

The attached is there required, we will also need the trade license, GA business license and drivers license. Also with the fire plans. All emailed here to me

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Wednesday, December 17, 2025 3:09 PM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >

Subject: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I am looking for some information on how to submit fire sprinkler plans for review. Please email or call me at your earlist convience.

Thanks,

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Sunday, December 21, 2025 12:58 PM
To: Will Whittington
Cc: Mike Jewell; D'Avery Brown; Brent Vogt; Russell Martino
Subject: Re: Covington Gas Touch Base - Recurring

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Will and Mike,

I will be on PTO this week and unable to attend. I have nothing else to add to what I shared Thursday regarding the agreements. Once I have consensus from our team regarding Serverfarm edits to the sales agreement, I will forward comments and updated agreement.

Hope everyone has a Merry Christmas!

Rusty

Sent from my iPhone

> On Dec 19, 2025, at 4:35?PM, Will Whittington <william.w@sfrdc.com> wrote:
>
> ?CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> LMK if this time works.
>
> _____
> Microsoft Teams Need help?<https://aka.ms/JoinTeamsMeeting?omkt=en-US>
> Join the meeting now<https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjQ1YWYyNzctOWY5Yi00ZmMzLThiMmQtZjE1N2M4MDU2OTcy%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>
> Meeting ID: 242 998 097 431 77
> Passcode: Cj9Fu985
> _____
> For organizers: Meeting options<https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_YjQ1YWYyNzctOWY5Yi00ZmMzLThiMmQtZjE1N2M4MDU2OTcy@thread.v2&messageId=0&language=en-US>
> _____
> <meeting.ics>
From: Audra Gutierrez
Sent: Friday, December 19, 2025 2:26 PM
To: Mike Jewell
Subject: FW: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)
Attachments: VoltaGrid ATL-1_SIP Applicn_11-12-2025.pdf

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com>
Sent: Monday, December 15, 2025 11:52 AM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: Re: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry, resending - this time with the company's air permit application attached.

From: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com> >
Date: Monday, December 15, 2025 at 11:47?AM
To: agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
Subject: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

Hi Audra,

My name is Drew Kann and I'm a reporter with The Atlanta Journal-Constitution. I'm writing a story on a new power generation facility from a company called VoltaGrid, which is seeking permits from the state of Georgia to operate near Covington. The VoltaGrid facility will provide around-the-clock power to a data center being developed nearby by Serverfarm at 10835 Hazelbrand Road. I've attached a copy of the company's air permit application submitted to the Georgia Environmental Protection Division.

I wanted to reach out to see if the city of Covington's mayor or any members of city council have any thoughts or concerns about this facility. Below are a few questions I was hoping they could respond to. If they're able to get back to me with any responses by EOD today, that would be greatly appreciated.

* The proposed VoltaGrid facility is seeking permits to use a fleet of gas-burning generators operating around the clock to power a data center. Does the city or city council have any concerns about the proposal?

* Environmental experts I've spoken say they have concerns about the impacts this facility will have on local air quality and noise. Given that there are residential areas near the site, does the city share any of these concerns?

Thanks,

Drew

Drew Kann
Climate + environment reporter
C: 404-394-8542
Email: Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com>
Twitter/X: @DrewKann
<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

From: Audra Gutierrez
Sent: Friday, December 19, 2025 2:26 PM
To: Mike Jewell
Subject: FW: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)
Attachments: VoltaGrid ATL-1_SIP Applicn_11-12-2025.pdf

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

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Date: Monday, December 15, 2025 at 11:47?AM
To: agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
Subject: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

Hi Audra,

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* Environmental experts I've spoken say they have concerns about the impacts this facility will have on local air quality and noise. Given that there are residential areas near the site, does the city share any of these concerns?

Thanks,

Drew

Drew Kann
Climate + environment reporter
C: 404-394-8542
Email: Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com>
Twitter/X: @DrewKann
<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Friday, December 19, 2025 9:04 AM
To: Mike Jewell
Cc: Tres Thomas
Subject: Re: Covington Data Center Sales Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Will do. On the same issue, below is in today's Atlanta paper.

https://www.ajc.com/business/2025/12/a-new-georgia-data-center-could-be-powered-by-rice-its-not-the-kind-you-eat/

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g>

P. O. Box 70
Covington, Georgia 30015

770.786.4390

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Friday, December 19, 2025 8:38:57 AM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Covington Data Center Sales Agreement

Frank,

Please review.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>
Subject: Covington Data Center Sales Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All,

Please see the attached edit sales agreement I received last evening from Serverfarm. You will that they have reduced the term of the agreement from 27 months to 19 months and increased the hourly and daily volumes request. I have reviewed and have added comments.

Would you review and let me know your thoughts. If you have any questions, let me know.

Thanks,

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Friday, December 19, 2025 9:04 AM
To: Mike Jewell
Cc: Tres Thomas
Subject: Re: Covington Data Center Sales Agreement

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https://www.ajc.com/business/2025/12/a-new-georgia-data-center-could-be-powered-by-rice-its-not-the-kind-you-eat/

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g>

P. O. Box 70
Covington, Georgia 30015

770.786.4390

Get Outlook for iOS <https://aka.ms/o0ukef>

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Sent: Friday, December 19, 2025 8:38:57 AM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Covington Data Center Sales Agreement

Frank,

Please review.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>
Subject: Covington Data Center Sales Agreement

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Thanks,

From: Mike Jewell
Sent: Friday, December 19, 2025 8:39 AM
To: Frank Turner
Cc: Tres Thomas
Subject: FW: Covington Data Center Sales Agreement
Attachments: Serverfarm Edit Natural Gas Sales Agreement - Draft 12-17. RH Comments.docx

Frank,

Please review.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>
Subject: Covington Data Center Sales Agreement

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Would you review and let me know your thoughts. If you have any questions, let me know.

Thanks,

From: Mike Jewell
Sent: Friday, December 19, 2025 7:00 AM
To: Rusty Hough; Jeff Billings; Chris Howell
Cc: Scott Tolleson; Rodney Dill; Frank Turner
Subject: RE: Covington Data Center Sales Agreement

I am concerned with the increase in their request for volumes. A new tap does not change the pipe diameter and flow rates of what our system can deliver.

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Jeff Billings <jbillings@gasauthority.com>; Chris Howell <chowell@gasauthority.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Frank Turner <f.turner@stricklandturner.com>
Subject: Covington Data Center Sales Agreement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All,

Please see the attached edit sales agreement I received last evening from Serverfarm. You will that they have reduced the term of the agreement from 27 months to 19 months and increased the hourly and daily volumes request. I have reviewed and have added comments.

Would you review and let me know your thoughts. If you have any questions, let me know.

Thanks,

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, December 18, 2025 5:47 PM
To: Mike Jewell; Jeff Billings; Chris Howell
Cc: Scott Tolleson; Rodney Dill; Frank Turner
Subject: Covington Data Center Sales Agreement
Attachments: Serverfarm Edit Natural Gas Sales Agreement - Draft 12-17. RH Comments.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

All,

Please see the attached edit sales agreement I received last evening from Serverfarm. You will that they have reduced the term of the agreement from 27 months to 19 months and increased the hourly and daily volumes request. I have reviewed and have added comments.

Would you review and let me know your thoughts. If you have any questions, let me know.

Thanks,

From: Matthew Stringer <matthew.stringer@advantagefire.com>
Sent: Thursday, December 18, 2025 4:05 PM
To: Jacqueline Harris
Subject: Re: Fire sprinkler submittals
Attachments: SERVERFARM ATL2 TRADE PERMIT.pdf

Categories: PERMITS TO UPLOAD

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry about that. Is this what you needed?

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com

From: Jacqueline Harris <JHarris@cityofcovington.org>
Sent: Thursday, December 18, 2025 3:56 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com>
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

I do not see the actual permit application in that file

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com>
Sent: Thursday, December 18, 2025 9:29 AM
To: Jacqueline Harris <JHarris@cityofcovington.org>
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, here is the link. Let me know if you have an issues.

https://www.dropbox.com/scl/fo/dxm7igyjqw334y7tlf0bg/AMgzmhGbq5z42hBDavyScDs?rlkey=7l1q2akiys867jb48kf8pz0u2&st=u8gqlx66&dl=0

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Thursday, December 18, 2025 9:25 AM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

Yes that works

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Thursday, December 18, 2025 8:53 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry about that. I sent them but the came back as undeliverable. Would you be okay with a Dropbox link for the files? I think the drawing set size is to big to email.

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Wednesday, December 17, 2025 4:13 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

We need the iso plans not the spec sheets

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Wednesday, December 17, 2025 3:33 PM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Re: Fire sprinkler submittals

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see attached files for the fire sprinkler submittals for ServerFarm ATL2. Please let me know if you need anything else

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

_____

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Wednesday, December 17, 2025 3:12 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

The attached is there required, we will also need the trade license, GA business license and drivers license. Also with the fire plans. All emailed here to me

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com <mailto:matthew.stringer@advantagefire.com> >
Sent: Wednesday, December 17, 2025 3:09 PM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: Fire sprinkler submittals

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Good afternoon,

I am looking for some information on how to submit fire sprinkler plans for review. Please email or call me at your earlist convience.

Thanks,

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, December 17, 2025 8:46 PM
To: Rusty Hough
Cc: Mike Jewell
Subject: Updated Sales Document
Attachments: Serverfarm Natural Gas Sales Agreement - Draft 12-17.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Rusty,
Attached are our edits and updates to the original sales document. Please have your legal team review.
We can connect on Monday to discuss next steps on this document and the Transco document as we head into the New Year.
Thanks
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,SIgW75VhI_5-fwecdnZiDqVhPKN-FYudMCmP6IwXwjU9TGPqHjZ_PkAZN4MN-0fxJlxQSgN15fEGKKOpqByUjxMnPO-PggOO4VvLuyaj7dlDU8W0vFz7PsuvIs8,&typo=1>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Wednesday, December 17, 2025 5:27 PM
To: Mike Willis
Cc: Jason Volk
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike, thank you for clarifying. Additionally, could you please forward a Maintenance Bond template as well?

From: Mike Willis <MWillis@cityofcovington.org>
Date: Wednesday, December 17, 2025 at 7:55?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Hi Erick,

I don’t think that statement would be applicable in this situation. The template provided is just that and may need to be revised a bit to be specific to the site in question

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an Exhibit B stating, “Completion of final paving in accordance with the approved subdivision plans.” Could you please provide further clarification on this item, or, if available, forward the approved subdivision plans being referenced?

Additionally, could you forward the Maintenance Bond template as well?

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 11:54?AM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a maintenance bond and performance covenant. When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms “Maintenance Covenant” and “Performance Covenant” being used interchangeably to refer to the template previously shared?

As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

_____

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com> >
Subject: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5cMcFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_IvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Matthew Stringer <matthew.stringer@advantagefire.com>
Sent: Wednesday, December 17, 2025 3:33 PM
To: Jacqueline Harris
Subject: Re: Fire sprinkler submittals
Attachments: ServerFarm - Product Data.pdf; ServerFarm - Hydraulic Calculations 12-15-25.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please see attached files for the fire sprinkler submittals for ServerFarm ATL2. Please let me know if you need anything else

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com

From: Jacqueline Harris <JHarris@cityofcovington.org>
Sent: Wednesday, December 17, 2025 3:12 PM
To: Matthew Stringer <matthew.stringer@advantagefire.com>
Subject: RE: Fire sprinkler submittals

External Email: ONLY open links/attachments from known safe sources

The attached is there required, we will also need the trade license, GA business license and drivers license. Also with the fire plans. All emailed here to me

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Matthew Stringer <matthew.stringer@advantagefire.com>
Sent: Wednesday, December 17, 2025 3:09 PM
To: Jacqueline Harris <JHarris@cityofcovington.org>
Subject: Fire sprinkler submittals

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Good afternoon,

I am looking for some information on how to submit fire sprinkler plans for review. Please email or call me at your earlist convience.

Thanks,

MATTHEW STRINGER

ADVANTAGE FIRE SPRINKLER CO.

748 TUCKER ROAD

WINDER, GA 30680

770-822-9550 – OFFICE

678-584-3413 – CELL

Matthew.stringer@advantagefire.com <mailto:Matthew.stringer@advantagefire.com>

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Wednesday, December 17, 2025 3:24 PM
To: Tracy Hernandez
Subject: New Facility - Permitting Requirements

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I hope you are well.

I am looking to get some guidance on the permitting requirements for a new site we are planning develop next year please.

Site address:

10835 Hazelbrand Road NE

Covington, GA 30014

We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project.

Thank you so much in advance and I look forward to hearing from.

Kind regards,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Tuesday, December 16, 2025 10:18 PM
To: Mike Willis
Cc: Jason Volk
Subject: Re: Hazelbrand Road - Maintenance Bond

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,

Picking back up from our previous email, I noticed that the Performance Covenant template you shared includes an Exhibit B stating, “Completion of final paving in accordance with the approved subdivision plans.” Could you please provide further clarification on this item, or, if available, forward the approved subdivision plans being referenced?

Additionally, could you forward the Maintenance Bond template as well?

Let me know if you have any questions.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, October 23, 2025 at 11:54?AM
To: Erick Martinez <erick.m@sfrdc.com>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

Erick,

Actually, The should be a maintenance bond and performance covenant. When installing, or in this case re-locating, city owned infrastructure, the developer is responsible to maintain the new infrastructure for three years and has to file a covenant agreement on record for their responsibility of said maintenance.

Since the bond and covenant were originally provided by the former property owner the new owner must provide their own bond and covenant once the property is sold.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Jason Volk <jason.v@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

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As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com> >
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used

when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5cMcFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_lvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com>
Sent: Monday, December 15, 2025 5:00 PM
To: Audra Gutierrez
Subject: Re: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

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Got it. Well, if she does and would like to comment/discuss it with me, please have her reach out.

I appreciate you looking into this.
Drew

Drew Kann
Climate + environment reporter
C: 404-394-8542
Email: Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com>
Twitter/X: @DrewKann
<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

From: Audra Gutierrez <agutierrez@cityofcovington.org>
Date: Monday, December 15, 2025 at 4:21?PM
To: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com>
Subject: RE: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

I do not believe the mayor has been able to review the application as of yet.

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

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770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,DFa4fRx5dw26KGeDypHmDMWBY8kvpILpkklkEsa4-pywWrHUtzOVmtjBKLftpGvOuLaUw4roBlxGmiMdAd7CKtiHqayoHMkiLbDJkL3GqQ,,&typo=1>

From: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com>
Sent: Monday, December 15, 2025 4:18 PM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: Re: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

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From: Audra Gutierrez <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
Date: Monday, December 15, 2025 at 4:16?PM
To: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com> >
Subject: RE: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

Good afternoon:

I spoke with Mayor Baggett and she stated VoltaGrid has not contacted mayor or council members regarding their facility or permit.

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

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Subject: Re: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

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Sorry, resending - this time with the company's air permit application attached.

From: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com> >
Date: Monday, December 15, 2025 at 11:47?AM
To: agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
Subject: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

Hi Audra,

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I wanted to reach out to see if the city of Covington's mayor or any members of city council have any thoughts or concerns about this facility. Below are a few questions I was hoping they could respond to. If they're able to get back to me with any responses by EOD today, that would be greatly appreciated.

* The proposed VoltaGrid facility is seeking permits to use a fleet of gas-burning generators operating around the clock to power a data center. Does the city or city council have any concerns about the proposal?
* Environmental experts I've spoken say they have concerns about the impacts this facility will have on local air quality and noise. Given that there are residential areas near the site, does the city share any of these concerns?

Thanks,

Drew

Drew Kann
Climate + environment reporter
C: 404-394-8542
Email: Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com>
Twitter/X: @DrewKann
<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

From: Audra Gutierrez
Sent: Monday, December 15, 2025 4:21 PM
To: Kann, Drew (AJC-Atlanta)
Subject: RE: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

I do not believe the mayor has been able to review the application as of yet.

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

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Good afternoon:

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From: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com> >
Sent: Monday, December 15, 2025 11:52 AM
To: Audra Gutierrez <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
Subject: Re: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

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Date: Monday, December 15, 2025 at 11:47?AM
To: agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
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From: Audra Gutierrez
Sent: Monday, December 15, 2025 4:14 PM
To: Kann, Drew (AJC-Atlanta)
Subject: RE: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

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Subject: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

Hi Audra,

My name is Drew Kann and I'm a reporter with The Atlanta Journal-Constitution. I'm writing a story on a new power generation facility from a company called VoltaGrid, which is seeking permits from the state of Georgia to operate near Covington. The VoltaGrid facility will provide around-the-clock power to a data center being developed nearby by Serverfarm at 10835 Hazelbrand Road. I've attached a copy of the company's air permit application submitted to the Georgia Environmental Protection Division.

I wanted to reach out to see if the city of Covington's mayor or any members of city council have any thoughts or concerns about this facility. Below are a few questions I was hoping they could respond to. If they're able to get back to me with any responses by EOD today, that would be greatly appreciated.

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* Environmental experts I've spoken say they have concerns about the impacts this facility will have on local air quality and noise. Given that there are residential areas near the site, does the city share any of these concerns?

Thanks,

Drew

Drew Kann
Climate + environment reporter
C: 404-394-8542
Email: Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com>
Twitter/X: @DrewKann
<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

From: Audra Gutierrez
Sent: Monday, December 15, 2025 12:45 PM
To: Tres Thomas; John King; Fleeta Baggett
Subject: FW: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)
Attachments: VoltaGrid ATL-1_SIP Applicn_11-12-2025.pdf

FYI

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com>
Sent: Monday, December 15, 2025 11:52 AM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: Re: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sorry, resending - this time with the company's air permit application attached.

From: Kann, Drew (AJC-Atlanta) <Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com> >
Date: Monday, December 15, 2025 at 11:47?AM
To: agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> <agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org> >
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<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

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<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

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Climate + environment reporter

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Email: Drew.Kann@ajc.com <mailto:Drew.Kann@ajc.com>
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<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

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Sent: Monday, December 15, 2025 11:53 AM
To: Fleeta Baggett
Subject: Fwd: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

FYI

Sent from my iPhone

Begin forwarded message:

From: "Kann, Drew (AJC-Atlanta)" <Drew.Kann@ajc.com>
Date: December 15, 2025 at 11:48:01 EST
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

?

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<https://urldefense.com/v3/__https:/twitter.com/DrewKann__;!!JZyed81S!hhvyGHOcCSUCHt9hASwhAGMZgdu1xOkkwkXi8q1xwbxnDGXON3gMcb6fdg5HDrvJ36Pr45SSaTKLgWPV$>

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Sent: Monday, December 15, 2025 11:48 AM
To: Audra Gutierrez
Subject: Request for comment on proposed VoltaGrid generation facility in Covington - Drew Kann (AJC)

Follow Up Flag: Flag for follow up
Flag Status: Completed

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From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, December 10, 2025 11:03 AM
To: Rusty Hough; Christine Martinovich (christine.martinovich@williams.com)
Cc: Higginbotham, Keith; Robin Young; Mike Jewell; Brandon Seale
Subject: Re: Questions

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+ Brandon (Voltagrid)

Hi Christine, Rusty,

Could we meet tomorrow or Friday to review latest? We want to make sure we do not let any more time slip. Let me know what times work and we can accomodate.

Thanks
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,wF9cQiC_0gAZNKc5mUPsEf8oZAWsdXbAQrjITbOKUT9KADukpw1rbIAoAHol7_K54UW5JT-SmR-es0TBOxLukgyycyJ2ytwFK-xlhHLctPIUM3YmPIFWR5UFnYY,&typo=1>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, December 9, 2025 3:01 PM
To: Christine Martinovich (christine.martinovich@williams.com) <christine.martinovich@williams.com>
Cc: Higginbotham, Keith <keith.a.higginbotham@williams.com>; Robin Young <ryoung@gasauthority.com>; mjewell@cityofcovington.org <mjewell@cityofcovington.org>; Will Whittington <william.w@sfrdc.com>
Subject: FW: Questions

Christine,

See the questions below.

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, December 9, 2025 10:53 AM
To: Rusty Hough <rhough@gasauthority.com>
Cc: mjewell@cityofcovington.org
Subject: Re: Questions

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Hi Rusty,

Here is where I would start and then have follow ups based on their responses.

1. The new estimate is roughly the same as the prior estimate that had 2x the throughput...why? There has been a month of review and has come back with about the same $$.

2. Confirm this is to take system meter up to 1700 not 3400-3500 MCF.

3. What are the limiting points of failure to go from 1300 to 1700MCF that need to be addressed. Can they walk me through what the money is being used for and why.

   a. Can we get to 1,400 with less $$

   b. Can we get to 1,500 with less $$

   c. Can we get to 1,600 with less $$

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,tpwGQS5filLGIASRyX8ir6oXSOe0wWp0n0_cO0RMPcNCqgxPJjsto4DPE1yDrRxGstr7KO5h7orOKuBvC-dNfIzxgHmEr3Td1VSt9qDOFMR15dmBpGgaS-Q,&typo=1>

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Tuesday, December 9, 2025 9:25 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Questions

Will,

I have reached out to our contact with Transco regarding a meeting. They are working to set this up, but asked if we could provide your questions to them ahead of the meeting. If you will send those to me, I will forward.

Thanks,

From: Audrey Payne
Sent: Wednesday, December 10, 2025 7:51 AM
To: Mike Willis
Subject: FW: New Facility - Permitting Requirements

Hi Mike,

Would you please help with the request below?

Thanks,

Audrey

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, December 9, 2025 5:06 PM
To: Audrey Payne <APayne@cityofcovington.org>
Subject: New Facility - Permitting Requirements

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Good afternoon Audrey,

I hope you're well. Your colleague Salena sent me in your direction regarding your assistance with understanding what permitting may be required for a project we have in Covington, GA next year.

Site address:

10835 Hazelbrand Road NE
Covington, GA 30014

We are proposing to construct a natural gas power facility that will include 33 natural gas generators housed in self-contained units, an operations building that will be staffed, and additional supporting equipment to run the generators. I am hoping to gain clarity on the permits that will be required for us to proceed with this project.

Thank you so much in advance and I look forward to hearing from.

Kind regards,

Jenny Twentyman

Project Manager

VoltaGrid LLC

C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

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E:Jenny.Twentyman@VoltaGrid.com

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, December 9, 2025 4:59 PM
To: Salena Ward
Subject: Re: New facility - Permitting requirements

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Hi Salena,

That's great! Thank you so much for your help and for pointing me in the right direction. I will reach out to Audrey.

Thanks,

Jenny Twentyman

Project Manager

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C:+1 (346) 820-4846

E:Jenny.Twentyman@VoltaGrid.com

From: Salena Ward <sward@cityofcovington.org>
Sent: Tuesday, December 9, 2025 3:01 PM
To: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Subject: RE: New facility - Permitting requirements

Caution: EXTERNAL MESSAGE: Use Caution when opening attachments, clicking on links, or responding.

Good day,

Thank you for contacting the City of Covington. Please send your inquiry to Audrey Payne, main point of contact for setting up a Pre-Design meeting with the city's Engineering Manager and Planning Director for the proposed project and required permits.

Audrey Payne APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> / 770.385.2033

Regards,

Salena M. Ward

City of Covington | Planning & Development City Planner

770-385-2178| sward@cityofcovington.org <mailto: sward@cityofcovington.org>

"Every Accomplishment Starts With the Decision to Try"

From: Jenny Twentyman <Jenny.Twentyman@voltagrid.com>
Sent: Tuesday, December 9, 2025 3:40 PM
To: Salena Ward <sward@cityofcovington.org>
Subject: New facility - Permitting requirements

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Good afternoon,

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Regards,

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City of Covington | Planning & Development City Planner

770-385-2178| sward@cityofcovington.org <mailto: sward@cityofcovington.org>

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E:Jenny.Twentyman@VoltaGrid.com

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, December 9, 2025 10:21 AM
To: Martinovich, Christine; Robin Young
Cc: Higginbotham, Keith; Mike Jewell
Subject: RE: Covington Cost Estimate and Scope

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I will reach out to them to see about getting their specific questions and then forward. I would also like to discuss next steps as I mentioned to them that we would need to complete the Reimbursement Agreement and submit payment as soon as possible to meet the in-service date that is being requested.

Rusty

From: Martinovich, Christine <Christine.Martinovich@Williams.com>
Sent: Tuesday, December 9, 2025 9:26 AM
To: Rusty Hough <rhough@gasauthority.com>; Robin Young <ryoung@gasauthority.com>
Cc: Higginbotham, Keith <Keith.A.Higginbotham@Williams.com>; mjewell@cityofcovington.org
Subject: RE: Covington Cost Estimate and Scope

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Just to follow up, could you all send any questions or concerns prior to meeting? Or is this meeting just to discuss future steps?

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Sent: Tuesday, December 9, 2025 7:47 AM
To: Martinovich, Christine <Christine.Martinovich@Williams.com <mailto:Christine.Martinovich@Williams.com> >; Robin Young <ryoung@gasauthority.com <mailto:ryoung@gasauthority.com> >
Cc: Higginbotham, Keith <Keith.A.Higginbotham@Williams.com <mailto:Keith.A.Higginbotham@Williams.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Subject: [EXTERNAL] RE: Covington Cost Estimate and Scope

CAUTION! EXTERNAL SENDER STOP. ASSESS. VERIFY!! If suspicious, STOP and click the Phish Alert Button

Christine,

Thanks for the cost estimated and scope. The information was shared with the City of Covington and the customer. The customer requested that I reach out to you and see if we could schedule a call with you and your team to discuss. Would you let me know some available dates? Or if you could schedule a Teams meeting like you did last time based on your team's availability, it would be appreciated.

For our team, I would ask that you include Robin and myself, and the following:

Mike Jewell – mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

Will Whittington – William.w@srdc.com <mailto:William.w@srdc.com>

Brandon Seale – Brandon.seale@voltagrid.com <mailto:Brandon.seale@voltagrid.com>

Thanks,

From: Martinovich, Christine <Christine.Martinovich@Williams.com <mailto:Christine.Martinovich@Williams.com> >
Sent: Thursday, December 4, 2025 3:04 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Robin Young <ryoung@gasauthority.com <mailto:ryoung@gasauthority.com> >
Cc: Higginbotham, Keith <Keith.A.Higginbotham@Williams.com <mailto:Keith.A.Higginbotham@Williams.com> >
Subject: Covington Cost Estimate and Scope

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon! Please find attached the class 4 cost estimate and scope for the new Covington meter. (We are calling it Leon based on the location and street it is

near). Let me know if you have any questions or would like to get on a call with engineering.

Thanks!

Christine Martinovich | Williams <http://co.williams.com/> | Commercial Development Representative | Eastern Interstates Transmission South
Office: 713.215.3136 | Cell: 713.504.9887

From: Martinovich, Christine <Christine.Martinovich@Williams.com>
Sent: Tuesday, December 9, 2025 9:26 AM
To: Rusty Hough; Robin Young
Cc: Higginbotham, Keith; Mike Jewell
Subject: RE: Covington Cost Estimate and Scope

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Just to follow up, could you all send any questions or concerns prior to meeting? Or is this meeting just to discuss future steps?

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, December 9, 2025 7:47 AM
To: Martinovich, Christine <Christine.Martinovich@Williams.com>; Robin Young <ryoung@gasauthority.com>
Cc: Higginbotham, Keith <Keith.A.Higginbotham@Williams.com>; mjewell@cityofcovington.org
Subject: [EXTERNAL] RE: Covington Cost Estimate and Scope

CAUTION! EXTERNAL SENDER STOP. ASSESS. VERIFY!! If suspicious, STOP and click the Phish Alert Button

Christine,

Thanks for the cost estimated and scope. The information was shared with the City of Covington and the customer. The customer requested that I reach out to you and see if we could schedule a call with you and your team to discuss. Would you let me know some available dates? Or if you could schedule a Teams meeting like you did last time based on your team's availability, it would be appreciated.

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Mike Jewell – mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

Will Whittington – William.w@srdc.com <mailto:William.w@srdc.com>

Brandon Seale – Brandon.seale@voltagrid.com <mailto:Brandon.seale@voltagrid.com>

Thanks,

From: Martinovich, Christine <Christine.Martinovich@Williams.com <mailto:Christine.Martinovich@Williams.com> >
Sent: Thursday, December 4, 2025 3:04 PM
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Cc: Higginbotham, Keith <Keith.A.Higginbotham@Williams.com <mailto:Keith.A.Higginbotham@Williams.com> >
Subject: Covington Cost Estimate and Scope

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Good afternoon! Please find attached the class 4 cost estimate and scope for the new Covington meter. (We are calling it Leon based on the location and street it is near). Let me know if you have any questions or would like to get on a call with engineering.

Thanks!

Christine Martinovich | Williams <http://co.williams.com/> | Commercial Development Representative | Eastern Interstates Transmission South
Office: 713.215.3136 | Cell: 713.504.9887

From: Martinovich, Christine <Christine.Martinovich@Williams.com>
Sent: Tuesday, December 9, 2025 8:58 AM
To: Rusty Hough; Robin Young

Cc: Higginbotham, Keith; Mike Jewell
Subject: RE: Covington Cost Estimate and Scope

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning! I can certainly facilitate a meeting like we did last time. Let me get some availability from engineering and I will send a calendar invite your way.

Thanks!

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, December 9, 2025 7:47 AM
To: Martinovich, Christine <Christine.Martinovich@Williams.com>; Robin Young <ryoung@gasauthority.com>
Cc: Higginbotham, Keith <Keith.A.Higginbotham@Williams.com>; mjewell@cityofcovington.org
Subject: [EXTERNAL] RE: Covington Cost Estimate and Scope

CAUTION! EXTERNAL SENDER STOP. ASSESS. VERIFY!! If suspicious, STOP and click the Phish Alert Button

Christine,

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Will Whittington – William.w@srdc.com <mailto:William.w@srdc.com>

Brandon Seale – Brandon.seale@voltagrid.com <mailto:Brandon.seale@voltagrid.com>

Thanks,

From: Martinovich, Christine <Christine.Martinovich@Williams.com <mailto:Christine.Martinovich@Williams.com> >
Sent: Thursday, December 4, 2025 3:04 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Robin Young <ryoung@gasauthority.com <mailto:ryoung@gasauthority.com> >
Cc: Higginbotham, Keith <Keith.A.Higginbotham@Williams.com <mailto:Keith.A.Higginbotham@Williams.com> >
Subject: Covington Cost Estimate and Scope

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Office: 713.215.3136 | Cell: 713.504.9887

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, December 9, 2025 8:47 AM
To: Martinovich, Christine; Robin Young
Cc: Higginbotham, Keith; Mike Jewell
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Mike Jewell – mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

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Brandon Seale – Brandon.seale@voltagrid.com <mailto:Brandon.seale@voltagrid.com>

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Sent: Thursday, December 4, 2025 3:04 PM
To: Rusty Hough <rhough@gasauthority.com>; Robin Young <ryoung@gasauthority.com>
Cc: Higginbotham, Keith <Keith.A.Higginbotham@Williams.com>
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Thanks!

Christine Martinovich | Williams <http://co.williams.com/> | Commercial Development Representative | Eastern Interstates Transmission South
Office: 713.215.3136 | Cell: 713.504.9887

From: Will Whittington <william.w@sfrdc.com>
Sent: Monday, December 8, 2025 11:07 PM
To: Reed Philen Jr.; Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5; Brent Vogt; Craig Morton; Brandon Seale; David Bell; D'Avery Brown; Rusty Hough; Mike Jewell; Will Whittington
Subject: Meeting (ScheduledMeeting)/Thread Id: 19:meeting_ZjAyMjZkNjctZDAwZi00MjYyLWE3NWYtZWVmNTExODViZmIz@thread.v2/Communication Id: 3e3ddfce-d184-4227-8384-9b710bd60bd0/Reed Philen Jr.,Brent Vogt,Craig Morton,Brandon Seale,David Bell,D'Avery Brown,Rusty Houg...

Start Time (UTC): 12/8/2025 6:58:43 PM
End Time (UTC): 12/8/2025 7:40:28 PM
Duration: 00:41:44.6715001

[12/8/2025 7:09:05 PM (UTC)] reed.philen@voltagrid.com joined.
[12/8/2025 7:17:28 PM (UTC)] reed.philen@voltagrid.com left.
[12/8/2025 6:59:10 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 joined.
[12/8/2025 7:40:28 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 left.
[12/8/2025 6:59:23 PM (UTC)] brent.v@sfrdc.com joined.
[12/8/2025 7:26:41 PM (UTC)] brent.v@sfrdc.com left.
[12/8/2025 6:59:27 PM (UTC)] brent.v@sfrdc.com joined.
[12/8/2025 7:26:40 PM (UTC)] brent.v@sfrdc.com left.
[12/8/2025 7:00:36 PM (UTC)] craig.morton@voltagrid.com joined.
[12/8/2025 7:17:28 PM (UTC)] craig.morton@voltagrid.com left.
[12/8/2025 7:04:12 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[12/8/2025 7:05:15 PM (UTC)] Brandon.Seale@voltagrid.com left.
[12/8/2025 7:05:20 PM (UTC)] david.bell@voltagrid.com joined.
[12/8/2025 7:26:27 PM (UTC)] david.bell@voltagrid.com left.
[12/8/2025 6:58:51 PM (UTC)] davery.b@sfrdc.com joined.
[12/8/2025 7:26:32 PM (UTC)] davery.b@sfrdc.com left.
[12/8/2025 6:59:14 PM (UTC)] rhough@gasauthority.com joined.
[12/8/2025 7:40:27 PM (UTC)] rhough@gasauthority.com left.
[12/8/2025 6:59:13 PM (UTC)] MJewell@cityofcovington.org joined.
[12/8/2025 7:40:25 PM (UTC)] MJewell@cityofcovington.org left.
[12/8/2025 6:59:04 PM (UTC)] william.w@sfrdc.com joined.
[12/8/2025 7:40:28 PM (UTC)] william.w@sfrdc.com left.
From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne
Cc: Reynolds, Josh; Mike Willis; Yadlapalli, Anirudh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd
Attachments: 2025-12-05_Serverfarm ATL2 Civil Change Narrative.pdf

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Monday, December 8, 2025 4:26 PM
To: Audrey Payne
Cc: Reynolds, Josh; Mike Willis; Yadlapalli, Anirudh
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd
Attachments: 2025-12-05_Serverfarm ATL2 Civil Change Narrative.pdf

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Audrey –

Thank you for confirming receipt of the LDP resubmission package! Please see attached the civil revision narrative. We forgot to include that in the submission package physically. Sorry about the inconvenience.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Tuesday, December 2, 2025 3:38 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Mike Willis <MWillis@cityofcovington.org>; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com>
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Cai,

Your plan review for 10835 Hazelbrand Rd is completed and has been re-approved. Thank you for your help.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, December 1, 2025 2:04 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Audrey –

Thank you for the update! Sounds good, please keep us posted on the review.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Monday, December 1, 2025 8:30 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good morning, Chen.

Happy Monday ??

My apologies but it looks like the holidays have delayed completion of your plan review. I'll follow up with the remaining reviewers today and should have an answer for you no later than Wednesday, December 3.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Friday, November 28, 2025 12:29 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Good afternoon, Audrey –

Hope you enjoyed the Thanksgiving holiday!! I would like to follow up and see if we are able to get something back for this project today, or it will be early next week. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, November 14, 2025 1:41 PM
To: 'Audrey Payne' <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Received. Thank you, Audrey!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, November 14, 2025 9:43 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Revision received and has a review plan completion date of 28-November-2025. Attached please find your re-submittal invoices and instructions for paying online.

Have a great day and super weekend.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 1:07 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sure. Let us know when you have received it. I just would like to help speed up the process.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:41 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hi Chen,

Could you please wait until I receive the material? I'm unable to invoice without a complete submission.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 12:22 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

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Sounds good. Thank you, Audrey! The package should be coming your way and should be delivered some time tomorrow or on Monday. We will get the review fee check over to you shortly.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Thursday, November 13, 2025 12:19 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hell Chen,

It's $200 for plan review re-submittal.

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Thursday, November 13, 2025 8:50 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Yadlapalli, Anirudh <Anirudh.Yadlapalli@kimley-horn.com <mailto:Anirudh.Yadlapalli@kimley-horn.com> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Audrey –

Thank you for the info! We'll get the package together and shipped out today. How much is the review fee for this?

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, November 12, 2025 4:57 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon Chen,

Please provide the following for your revision:

Submit two paper sets of plans (minimum of 24in x 36in) with cover page

Electronic copy of complete site plan on a single USB flash drive

A narrative detailing the changes would also be helpful

Kind regards,

Audrey Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, November 12, 2025 4:19 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Audrey –

I would like to follow up with this. Could you advise on the below? Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Monday, November 10, 2025 1:18 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Good afternoon, Audrey –

Hope you are doing well and had a great weekend! We would like to reach out regarding some plan modifications to this approved LDP. Could you please let us know what is needed for the LDP revision application, and approximately how long this will take? Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Friday, September 19, 2025 4:26 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: Approved Land Disturbance Permit # P25-06-012 for 10835 Hazelbrand Rd

Hello Chen,

Your land disturbance permit no. P25-06-012 for 10835 Hazelbrand Rd has been approved. Please let me know when pick up is scheduled so that I may have your permit ready.

Thank you and have a great day.

Kind regards,

Audrey

Audrey L. Payne

City of Covington | Engineering Department

770-385-2033 | apayne@cityofcovington.org <mailto:apayne@cityofcovington.org>

Permit Number: P25-06-012

Address: 10835 HAZELBRAND RD

Status: Passed

Work Description:

LDP COMM Hazelbrand Rd Data Center Conversion

Total acreagre: +/- 96.2

Total disturbance: +/- 14.8

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Wednesday, December 3, 2025 1:39 PM
To: Jacqueline Harris; Stephen Mitchell
Subject: RE: Serverfarm Covington Permit Updates

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Jacqueline,

There are structural drawings included in the building permit revisions but are not changing the structure to the existing building itself. All of our structure is a “sub structure” to the main building.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Jacqueline Harris <JHarris@cityofcovington.org>
Sent: Wednesday, December 3, 2025 1:30 PM
To: Stephen Mitchell <mwpermit@outlook.com>; Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Subject: RE: Serverfarm Covington Permit Updates

Thank you, those were uploaded. But are these design changes only? No structural? They will be changed to as-builts if design only.

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Sent: Tuesday, December 2, 2025 9:38 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >; Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Subject: RE: Serverfarm Covington Permit Updates

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Good morning Jacqueline and hope you are feeling better.

I did provide digital sets of both. Here is a link to the plans we submitted for the demo and remodel just in case.

10835 HAZELBRAND RD - DEMO AND BUILDING REVISIONS TO APPROVED PLANS - P25-07-009 and P25-08-011 <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f1drv.ms%2ff%2fc%2fb4fefa4d6f6ee733%2fEvnDU3karnVPsiE8rJANlwcBf-iGIvBi-82iv3pS9-OegQ%3fe%3d99vPwd&c=E,1,Py9vIY_pW1W6__CXzr-4ttSWzLSfxMwtpYTqnOESTVMSuwUVma_zRo78Q4RpBQKeR0gGsWutWZ_GXd8uZx3FQl6AAVnmrZ8ZaepgdLBv4Ej2YH8,&typo=1>

Thank you

Stephen Mitchell

Metrowide Permitting

Professional | Dependable | Navigation

Owner – Stephen Mitchell

146 MLK JR Blvd, # 211

Monroe, GA 30655

Cell – 678-776-8290

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Tuesday, December 2, 2025 9:27 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Permit Updates

Jacqueline,

I’m sorry to hear that I hope you are feeling better and had a good thanksgiving.

These were revisions sent in for approval about 2-3 weeks ago. We sent the demo and underground revision in as a PDF and a hard set. We sent the Building Permit Revision in as just a PDF set.

Can you let me know if these were both approved so we can come up and grab the updated card? Let me know if you want me to send the permit numbers over to you if that makes things easier.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,QgW7JqUNDgIsSat4bf_Q2nBbT1K36SGzzJkt8dcaPSELLRMqglgzsVgrugUKeOTYwbpSN6iUwrYsNMlCgGTFehmDzhA2TYHORhPqmzDUaCTqxFETEAM4&typo=1&ancr_add=1>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 9:09 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Permit Updates

Good morning, I was out sick past 2wks. I see the hard copies on my back desk. I am trying to make sure all is well, as I have over 100 emails to go through still. Did you send digital copies of that so I can make sure they are uploaded.

Also, do you need these approved or do you want them as an as-built?

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Monday, November 24, 2025 10:47 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: Serverfarm Covington Permit Updates

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Jacqueline,

I wanted reach out and check in on the permits in for revision. If you could provide some updates for the permits below that would be great.

Demo & Underground: P25-07-009

Building Permit Revision: P25-08-011

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,eLKKcFeApE2qV58z-h6Iun5xgMk-LyGonB7gdy5nxts1BKVgRJjSVsLoxUp5u_vThCARDZ__5mnkzxNj4BYLje2hiebF4cCxSqVLKKTg4xv3wEJ3VuhV6hmqWt4,&typo=1&ancr_add=1>

_____

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From: Stephen Mitchell <mwpermit@outlook.com>
Sent: Tuesday, December 2, 2025 9:38 AM
To: Jacqueline Harris; Redmond, Mac
Subject: RE: Serverfarm Covington Permit Updates

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Good morning Jacqueline and hope you are feeling better.

I did provide digital sets of both. Here is a link to the plans we submitted for the demo and remodel just in case.

10835 HAZELBRAND RD - DEMO AND BUILDING REVISIONS TO APPROVED PLANS - P25-07-009 and P25-08-011 <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2f1drv.ms%2ff%2fc%2fb4fefa4d6f6ee733%2fEvnDU3karnVPsiE8rJANlwcBf-iGIvBi-82iv3pS9-OegQ%3fe%3d99vPwd&c=E,1,Py9vIY_pW1W6__CXzr-4ttSWzLSfxMwtpYTqnOESTVMSuwUVma_zRo78Q4RpBQKeR0gGsWutWZ_GXd8uZx3FQl6AAVnmrZ8ZaepgdLBv4Ej2YH8,&typo=1>

Thank you

Stephen Mitchell

Metrowide Permitting

Professional | Dependable | Navigation

Owner – Stephen Mitchell

146 MLK JR Blvd, # 211

Monroe, GA 30655

Cell – 678-776-8290

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Tuesday, December 2, 2025 9:27 AM
To: Jacqueline Harris <JHarris@cityofcovington.org>
Cc: Stephen Mitchell <mwpermit@outlook.com>
Subject: RE: Serverfarm Covington Permit Updates

Jacqueline,

I'm sorry to hear that I hope you are feeling better and had a good thanksgiving.

These were revisions sent in for approval about 2-3 weeks ago. We sent the demo and underground revision in as a PDF and a hard set. We sent the Building Permit Revision in as just a PDF set.

Can you let me know if these were both approved so we can come up and grab the updated card? Let me know if you want me to send the permit numbers over to you if that makes things easier.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Tuesday, December 2, 2025 9:09 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Permit Updates

Good morning, I was out sick past 2wks. I see the hard copies on my back desk. I am trying to make sure all is well, as I have over 100 emails to go through still. Did you send digital copies of that so I can make sure they are uploaded.

Also, do you need these approved or do you want them as an as-built?

Jacqueline Harris

City of Covington | Planning & Development

Permitting & Inspections Specialist

770-385-2021| jharris@cityofcovington.org <mailto: jharris@cityofcovington.org>

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Monday, November 24, 2025 10:47 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: Serverfarm Covington Permit Updates

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Good morning Jacqueline,

I wanted reach out and check in on the permits in for revision. If you could provide some updates for the permits below that would be great.

Demo & Underground: P25-07-009

Building Permit Revision: P25-08-011

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Mike Jewell
Sent: Wednesday, November 26, 2025 8:34 AM
To: Will Whittington
Subject: Accepted: City of Covington/Serverfarm Sync

From: Mike Jewell
Sent: Wednesday, November 26, 2025 8:34 AM
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Subject: Accepted: City of Covington/Serverfarm Sync

From: Mike Jewell
Sent: Wednesday, November 26, 2025 8:34 AM
To: Will Whittington
Subject: Accepted: City of Covington/Serverfarm Sync

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Tuesday, November 25, 2025 5:21 PM
To: Robert Canady
Subject: Voltagrid / GA Power Area

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Chief Canady,

I appreciate you stopping by the job today to run through the GA Power / Voltagrid area. I just wanted to follow up our conversation today and note the few items that we discussed below.

1. Utility Cutoff – Gas shut off valve at the gas main as well as a shut off switch at each temporary generator.
2. High Voltage Visibility – Make sure plenty of signage is in place noting that this is a high voltage area
3. Water / Hydrant needs – Talking through the response plan with you today we confirmed that water access and hydrants are not needed up on the voltagrid / GA Power area.

If you can confirm I am not missing anything that would be great.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Robert Canady
Sent: Tuesday, November 25, 2025 1:49 PM
To: Redmond, Mac
Subject: Accepted: GA Power / Voltagrid Plan Coordination - Fire Marshal

From: EEPower <weekly-update@eepower.com>
Sent: Friday, November 21, 2025 10:45 AM
To: Tres Thomas
Subject: Wireless EV Charging Electrifies Highway in France

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Tres, keep your finger on the pulse of the power engineering community with the latest technical articles, news and more.
?? ?

4CqA,,&typo=1>

Substation Components—Part 6: Station Batteries and DC Supply <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3de431404ab7%26e%3dd418fa1649&c=E,1,GdLcshW2smpCRDEL4gZ1QAI6RHrYaDqaIevDfDDqGxbv6kvoorSFIstCeQXWB2KXyX1ShL9wraC-FecmKj_4c49N3JF3SWBIDtZBfsG3QxypS6NH9k_HM80,&typo=1>

In substations, the DC system is critical for protection, control, and SCADA during AC loss. Learn about the relevant IEEE standards, choosing the right chemistry, and more.

By Ahmed Sheikh <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d309cf8f28e%26e%3dd418fa1649&c=E,1,1apv3gkwKqQGfqEFTeTGa5DJpdK3BWAY4DmMWSIIDULejL3fONDPg5l2Cus6mAceWT711zqdI7l-Oc5SMBHPllBAHg7FU8OYxRBno-qSqdGgCTw_3X5BFukP&typo=1>

TECH INSIGHTS <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3db4857a755f%26e%3dd418fa1649&c=E,1,QybSQL8SqVLwFkdFBuR7neR2B179ZdHyMKp_q2qIPX8ZPzrlkLK6ayt678dgtwVnHV700U4iTGiDM3N_gWHv1n_Mm7Wyg08NTbMRixuDTVQ,&typo=1>

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<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmcusercontent.com%2f18656ef6df14c935d4d9192ee%2fimages%2f5dda1821-0668-5c3f-014c-09c89eb4379d.jpg&c=E,1,m09PqZ7zjYV0FtiyMxBEUrwVOBgoF_SowTKHiMhIzI5KT2uup7TJmW9BKjcaZlMeAnngqL6GG-ZYID0zg6CF3XzYc6s0YVbCzcX9crkK5w,,&typo=1>

Machine Learning Delivers Faster, More Reliable Power Flow <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d6207aea82a%26e%3dd418fa1649&c=E,1,epfx5xzZl_S2QTc6CD6pfOLVEm0Z0GGuAjJH3C6l1sNaVM6_7YEfIqDpmz3GeKjZLC45g0COcYvTCVcJ8-Hawv41ld5_o_EDy_3wN0jygQ,,&typo=1>

MIT researchers created a problem-solving framework that outperforms other methods in identifying grid constraints.

By Luke James <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d50751b2ef2%26e%3dd418fa1649&c=E,1,FLpXk-koFw8oXZ3dB3vIDhL0DaSBx68QiKfyuQ5lWYMSE0u_54zFTVhQTN5EomMrl6GiEfv6ZkLco1GdDHazw3BZ-tJSHj05c7tEhEh8J1ii8nXWEW4APcSN&typo=1>

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Solar Research Tackles Perovskite, Organic PVs, and Dust <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3da86088cbf1%26e%3dd418fa1649&c=E,1,LONY2bJOrxWADPNWQ-lwNWZEXEDCBufyDDtHTatQeyB13sTsX4tav768pM6btsz_0o5MCFkyRWgotveWNo8A1d8CmSRXA22jcWxfVcW7NQ,,&typo=1>

Three separate studies advance molecular tuning for perovskites, crystallization control in organic PVs, and sensorless dust monitoring.

By Luke James <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d8ebf6efc4b%26e%3dd418fa1649&c=E,1,MW3FqKr_4e7c27N9a9vlN00cDkJQMVRhPoJhXbvOMzNavZRC8rDdxFsvtCLrByCWyhA1QFqfknZzrd-G2kBzbaWaPgWu24d0DHK8OFrxzO8ZwpBNcQ,,&typo=1>

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<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d85f59671ac%26e%3dd418fa1649&c=E,1,g8FX01L9KI--iyQ3KXeXKUx4htExmtm0fFU9yh_yJ-_y8EvVOmn8idyGjZwLiEfR1VX0Zzwa_70sRckULjQeNFVuVDIAmi_o1fxagRH5FVC0epuC0feoINw,&typo=1>
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Briefs: Optimizing Renewables, Data Centers, and Transmission <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3da4becd2fb6%26e%3dd418fa1649&c=E,1,OHrISRMmfLXuVI-ejeoXIkacyHUuxRvj_19fZIZWC0j9tyVgd6vg-Nz_0307v_eiYVDSlTENMEYBwDhNxL4eW_o2-B_VM5fJvefdfv8JH_KbvwlJg5aX8M5Lnik,&typo=1>

Sungrow, Easymetering, Qualcomm, Infineon, SolarEdge, ABB, VoltaGrid, and Southwest Power Pool have new projects in the works.

By Karen Hanson <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d4bba634d77%26e%3dd418fa1649&c=E,1,WU71KolaGfU5DI7Xan_b0SIi8WHpM8-i1fPbI6pkEoyl0nfGEIfwqmGRtxQz2y2WxIHZ6Go2ddfwvZH5hbH6IwXbkyZa9_0A3SCszrG0RgishIobKkqexG9C&typo=1>

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<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmcusercontent.com%2f18656ef6df14c935d4d9192ee%2fimages%2fcdf6cf24-8964-82ef-15e4-5a1a82e48d11.jpg&c=E,1,pI97tjiHayE5E5sBYfX6mFlDiwENVUd24hTjy4BSideG94vwOzN_sR55oKXjKbmq-UwMvONamA7bpnAyraSfPgPBkr_Md6LT-nMCBAIZv3YoXg,,&typo=1>

Wireless EV Charging Electrifies Highway in France <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d5363f1032b%26e%3dd418fa1649&c=E,1,zKt1bgGUbu6QWjbT_zoZO4IcJqDFdOF1bzIWO-m7JPW5G1K2IGtHt5Zkt7UC6WZilhiaYt0PXD6cx0U-iKzJ0dTpcH67LX9NwZEBEdj2LBugGecrkhqNlNbl&typo=1>

A 1.5-km wireless charging test road near Paris demonstrates how Electreon’s dynamic inductive charging technology could reshape electric vehicle infrastructure.

By Austin Futrell <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d4887e25771%26e%3dd418fa1649&c=E,1,QSM38TsveaR2IHG7NO4F8dNj_08Mpyp_oB3TSPyGP9qMq0xpkTezsJ9lGjxz_ov9-4CDhC4xZGx4pJvvp-Pwk4BMHdicTtjXKgR1mlP9v5FtPg,,&typo=1>

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<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmcusercontent.com%2f18656ef6df14c935d4d9192ee%2fimages%2fa3899cf0-fe17-86ff-aa01-999c4821394d.jpg&c=E,1,kxjzZG_OwhH1XrbuVBeWTJlY35yhYwb5r47YTizfXCWAOsDeTmwQHqivZe7J4GPAMGzfWohRb95GpZINkNTohh-5bflJ8_MGVIeam25Tl9eiLF7lc0Q0UvXPxPjA&typo=1>

STMicro’s GaN Flyback Converters Simplify Design and Silence Noise <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3dbe94ae5a31%26e%3dd418fa1649&c=E,1,vm_WnpQFq04pG9lU5Sri5mAy3vzwtrL1FElCh45uEQi091a2dN56VQIAYtNCNzvZO7ws2dA6BvVHGKttFKty-KRUi9i8A4BwsmiAyQMLgvhSy1SmNLLpriXg0ik,&typo=1>

VIPerGaN50W integrates high-voltage GaN technology and advanced control features to deliver silent, efficient power conversion.

By Jake Hertz <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d24b7cc7788%26e%3dd418fa1649&c=E,1,xgmGmivu92jCRSl4IbJX9drO45JSMf0WCeKf0jhEZIILTlvNAXtZ1HvE-L7tsVZpU2ajI0YK1pA8K20at8-T-uVKGwksHLOjEEBXIfuxAZsVlEs,&typo=1>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d119516ba54%26e%3dd418fa1649&c=E,1,VfNVzbfldp_bkoWcP1l6aFbWiq-f63DORkeT6pC7yTva9YV2JYfDu21wUOeiCUfloEXcn6dO2zJQVjr3VKa8KnGkE8u2_5i1w9tkA5TMZpZ8_oIXWSgeRqw,&typo=1>
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fmcusercontent.com%2f18656ef6df14c935d4d9192ee%2fimages%2f4d4a1847-4238-336f-fb92-7deda131f2cb.jpg&c=E,1,qoJ8XyDuJ6akn6FaoLRNFH9CiKGySGCfVW2dYkoRickTt3uewnk-fYH289P0Ig8iHxp17OdKNbox8tqmqUfLVFvzF00olqRgoDAtwMd3NVs5&typo=1>

EPC Releases 5 kW GaN AC-DC Reference Design for Data Centers <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d8d3bb98ec0%26e%3dd418fa1649&c=E,1,DrWnTmGNX1lBblNoq7hFtykB8F-CZFvXE_t-qvogDOIltZYN5mr_kuzucQfx5_J-LGtx0rdBpYCA0aoNU3iLLicM85PDJ9wvqTsaHG5DKazjtkDqQjwshxw,&typo=1>

High?efficiency, high?density GaN architecture aims to redefine server and AI data?center power delivery.

By Luke James <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3dd92815af0f%26e%3dd418fa1649&c=E,1,k2sr8srXb2NWcnuO9tD-uvXSsKOHoc1O0qIub85se1LBkuff7HpLpywMJoGgfCYiQGJQIflQ20_dawmywQS21HY7FCYF1XzNIyjQx0PPsY-Bf3O1W8NH_A,,&typo=1>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3ddc8e411c68%26e%3dd418fa1649&c=E,1,_B5Q3NDd9wn3oyE-UYXxb6IbZEMm4WNxyMKcZ9OM0ZGDsuXNLLS-OIyB04ZFK8z8rNWAsOGP3jBVWygkLR-qhnZSly9kOFwrQ236tHaVIrkivjMLfkLF&typo=1>
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3dc703f63541%26e%3dd418fa1649&c=E,1,iWxoG_PIARr_7kqW4OHAQJxK3OEHlzSdsVx531pL66jsUn0PlPTvZhdcLiITMOocSJmATydjKjJc7B9KBeMrawKXKoZc0cAhED_hh9vy1Tt9fpqoydA,&typo=1>
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3dadfb0c1044%26e%3dd418fa1649&c=E,1,k_uPM6hVwFoPHZaVU0O4nUwbQaQgGGZtL94aNrQCNYfQJMmLMbGsIi42ZGCXz3mMrnm2-rHCwT1DjTT9YsuWcQTzh4uH9s0H0n2QNNVvi6pkyECho7RXJCWOPWs,&typo=1>
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d704c2bee59%26e%3dd418fa1649&c=E,1,vpp6amTcKsQ4mOZq91vdDA5W2bOhle47ui692_rZEOllKMcwyOg1QvwIYFXold0BMAfUUsy1H9Pjl_5IL7gVAk9bmjda5FfR3m-SuHxtqkziKQ,,&typo=1>
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feepower.us8.list-manage.com%2ftrack%2fclick%3fu%3d18656ef6df14c935d4d9192ee%26id%3d99200a4380%26e%3dd418fa1649&c=E,1,7TGQRQfS3yEmPsKTY7L6E2KjfkNA8fOJeytdfFJ0ENeM1sXY70odPqdtArnD19OQyugzKKxgLVBFUMNGVtow7s6xmjUI-sNJVUpbJ4Zp8TpXAFs,&typo=1>

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From: Tres Thomas
Sent: Wednesday, November 12, 2025 2:49 PM
To: Mike Jewell
Subject: RE: Covington Gas Utility Easement

Thank you. Can you request the DWG file?

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, November 12, 2025 7:15 AM

To: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: FW: Covington Gas Utility Easement

FYI

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Tuesday, November 11, 2025 10:27 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Fw: Covington Gas Utility Easement

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FYI,

I will be out of office tomorrow.

D'Avery, Lmk if you want to keep meeting to discuss any other topics.

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Jeanne Matijasevic <jeanne@sfrdc.com <mailto:jeanne@sfrdc.com> >
Sent: Tuesday, November 11, 2025 7:43 pm
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >; Avner Papouchado <avner@sfrdc.com <mailto:avner@sfrdc.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Tim Scott <tim.scott@sfrdc.com <mailto:tim.scott@sfrdc.com> >
Subject: Re: Covington Gas Utility Easement

Attached is the signed and notarized Utility Easement for Covington.

Jeanne Matijasevic

Chief of Staff

Serverfarm

d. 310.563.6291

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Tuesday, November 11, 2025 11:00 AM
To: Avner Papouchado <avner@sfrdc.com <mailto:avner@sfrdc.com> >; Jeanne Matijasevic <jeanne@sfrdc.com <mailto:jeanne@sfrdc.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Tim Scott <tim.scott@sfrdc.com <mailto:tim.scott@sfrdc.com> >
Subject: Re: Covington Gas Utility Easement

Avner -

Pursuant to Tim’s request, attached is the Utility Easement in executable form. Please wet-ink sign.

Jeanne -

Additionally, please sign under "Unofficial Witness” and arrange for notarization. Once completed, please forward a scanned copy to us and retain the original for our records.

From: Tim Scott <tim.scott@sfrdc.com <mailto:tim.scott@sfrdc.com> >
Date: Tuesday, November 11, 2025 at 8:55?AM
To: Avner Papouchado <avner@sfrdc.com <mailto:avner@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >, Jeanne Matijasevic <jeanne@sfrdc.com <mailto:jeanne@sfrdc.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Covington Gas Utility Easement

Avner -

Erick will be sending you the attached Easement for local natural gas utility at Covington. It runs directly adjacent to an existing easement and does not adversely impact our use of the property. The language of the easement is acceptable. Please wet ink sign and have this notarized and return it to me.

Erick-

Please accept all changes, proof read it and pdf it and then forward to Avner and Jeanne for signature and notarization.

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Monday, November 10, 2025 10:53 AM
To: Tim Scott <tim.scott@sfrdc.com <mailto:tim.scott@sfrdc.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Subject: Fw: Easement Doc

Hi Tim, Can we have electronically routed for signatures?

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,Km-SYK0iw35Xe9C6B63fyed-KrZ7HnQXLpsndYj67NCoG73tTTCk7ZPvbCMvm7gT1X6x9Jzf5ThMYp-TpqnA_WHH-1hUavUpzCGxshZxRUQ,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, November 10, 2025 12:32 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >; Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: RE: Easement Doc

That is fine. Copy me, Tres, and Frank Turner please. I have copied them in on this.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Monday, November 10, 2025 10:57 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Easement Doc

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Hi Mike, No issues on our end. Do you want me to have our team route for electronic signatures? If so, let me know who should be on copy.

Thanks

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,WIiIfrJ_rM1AYZSwZdsTxbj6hXHXBcT4AKcx6eHkZByKpq0agPtg7gadpU3MmvBYbe9LX3nF08_rrkpHrTx5zzH7htcgLc4TIAq12mGxl8mnPovbfmMqu5L9t5mo&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, November 10, 2025 5:58 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: FW: Easement Doc

Will,

Please see the revisions by our attorney.

Mike

From: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Sent: Friday, November 7, 2025 5:22 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: Re: Easement Doc

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Mike,

Redline attached.

Frank

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW

P. O. Box 70
Covington, Georgia 30015-0070

770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Friday, November 7, 2025 2:04 PM
To: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Easement Doc

Frank,

Here are the easement documents sent to us from Serverfarm for the gas easement. Please review and let me know if there are recommended changes.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Friday, November 7, 2025 2:00 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Easement Doc

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Hi Mike, Attached is the easement doc that our lawyer helped construct.

Let me know if you have any questions.

Thanks

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,sFca7_09-HiBLD5tZX9Wz9CD1BYDKxCJ2-711mB6KBZ3IxeIXDMeKQKfrhvpe44h_t4DyzWlNN344mDbgRvKpOaF4op25R7xdLBpBSmigv1aMMv3&typo=1>

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Wednesday, November 12, 2025 8:50 AM
To: Will Whittington; Mike Jewell; Rusty Hough
Subject: RE: Covington Gas Utility Easement

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Hi Will,

Thanks for letting me know, I do not believe there is anything pressing to review currently.

Thank you,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9FApfmIvzCWvA1Hv4-zkmQzLKpNdwDm6f1i1s5mUG3HfL03zHHvn041RA1vk9khANAXTdqMyVeGiI3jY7hwQoh1ygVlystPCQkzBnwEhAtb60UldmuxD_A,,&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, November 11, 2025 8:27 PM
To: Mike Jewell <mjewell@cityofcovington.org>; D'Avery Brown <davery.b@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Fw: Covington Gas Utility Easement

FYI,

I will be out of office tomorrow.

D'Avery, Lmk if you want to keep meeting to discuss any other topics.

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Jeanne Matijasevic <jeanne@sfrdc.com <mailto:jeanne@sfrdc.com> >
Sent: Tuesday, November 11, 2025 7:43 pm
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >; Avner Papouchado <avner@sfrdc.com <mailto:avner@sfrdc.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Tim Scott <tim.scott@sfrdc.com <mailto:tim.scott@sfrdc.com> >
Subject: Re: Covington Gas Utility Easement

Attached is the signed and notarized Utility Easement for Covington.

Jeanne Matijasevic

Chief of Staff

Serverfarm

d. 310.563.6291

From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Sent: Tuesday, November 11, 2025 11:00 AM
To: Avner Papouchado <avner@sfrdc.com <mailto:avner@sfrdc.com> >; Jeanne Matijasevic <jeanne@sfrdc.com <mailto:jeanne@sfrdc.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Tim Scott <tim.scott@sfrdc.com <mailto:tim.scott@sfrdc.com> >
Subject: Re: Covington Gas Utility Easement

Avner -

Pursuant to Tim’s request, attached is the Utility Easement in executable form. Please wet-ink sign.

Jeanne -

Additionally, please sign under "Unofficial Witness” and arrange for notarization. Once completed, please forward a scanned copy to us and retain the original for our records.

From: Tim Scott <tim.scott@sfrdc.com <mailto:tim.scott@sfrdc.com> >
Date: Tuesday, November 11, 2025 at 8:55?AM
To: Avner Papouchado <avner@sfrdc.com <mailto:avner@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >, Jeanne Matijasevic <jeanne@sfrdc.com <mailto:jeanne@sfrdc.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Covington Gas Utility Easement

Avner -

Erick will be sending you the attached Easement for local natural gas utility at Covington. It runs directly adjacent to an existing easement and does not adversely impact our use of the property. The language of the easement is acceptable. Please wet ink sign and have this notarized and return it to me.

Erick-

Please accept all changes, proof read it and pdf it and then forward to Avner and Jeanne for signature and notarization.

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Monday, November 10, 2025 10:53 AM
To: Tim Scott <tim.scott@sfrdc.com <mailto:tim.scott@sfrdc.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Subject: Fw: Easement Doc

Hi Tim, Can we have electronically routed for signatures?

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,q76KPgxsP8Qrbz_JpuStQAGjPky1ohB6X5L6sUZJO5gIBtsVV_l5yHfFQBuMFcY2gU8-wg95V51xktdoWRtpDfAavI3cgXFa6Obt8Wl6Xd0O&typo=1>

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, November 10, 2025 12:32 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >; Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: RE: Easement Doc

That is fine. Copy me, Tres, and Frank Turner please. I have copied them in on this.

Thanks,

Mike

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Hi Mike, No issues on our end. Do you want me to have our team route for electronic signatures? If so, let me know who should be on copy.

Thanks

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,WIiIfrJ_rM1AYZSwZdsTxbj6hXHXBcT4AKcx6eHkZByKpq0agPtg7gadpU3MmvBYbe9LX3nF08_rrkpHrTx5zzH7htcgLc4TIAq12mGxl8mnPovbfmMqu5L9t5mo&typo=1>

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Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: FW: Easement Doc

Will,

Please see the revisions by our attorney.

Mike

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Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: Re: Easement Doc

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Mike,

Redline attached.

Frank

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW

P. O. Box 70
Covington, Georgia 30015-0070

770.786.4390

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Sent: Friday, November 7, 2025 2:04 PM
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Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Easement Doc

Frank,

Here are the easement documents sent to us from Serverfarm for the gas easement. Please review and let me know if there are recommended changes.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >

Sent: Friday, November 7, 2025 2:00 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Easement Doc

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Hi Mike, Attached is the easement doc that our lawyer helped construct.

Let me know if you have any questions.

Thanks

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,sFca7_09-HiBLD5tZX9Wz9CD1BYDKxCJ2-711mB6KBZ3IxeIXDMeKQKfrhvpe44h_t4DyzWlNN344mDbgRvKpOaF4op25R7xdLBpBSmigv1aMMv3&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, November 11, 2025 10:27 PM
To: Mike Jewell; D'Avery Brown; Rusty Hough
Subject: Fw: Covington Gas Utility Easement
Attachments: SF Scanners_20251111_145002.pdf

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FYI,
I will be out of office tomorrow.

D'Avery, Lmk if you want to keep meeting to discuss any other topics.

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Jeanne Matijasevic <jeanne@sfrdc.com>
Sent: Tuesday, November 11, 2025 7:43 pm
To: Erick Martinez <erick.m@sfrdc.com>; Avner Papouchado <avner@sfrdc.com>
Cc: Will Whittington <william.w@sfrdc.com>; Tim Scott <tim.scott@sfrdc.com>
Subject: Re: Covington Gas Utility Easement

Attached is the signed and notarized Utility Easement for Covington.

Jeanne Matijasevic

Chief of Staff

Serverfarm

d. 310.563.6291

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Tuesday, November 11, 2025 11:00 AM
To: Avner Papouchado <avner@sfrdc.com>; Jeanne Matijasevic <jeanne@sfrdc.com>
Cc: Will Whittington <william.w@sfrdc.com>; Tim Scott <tim.scott@sfrdc.com>
Subject: Re: Covington Gas Utility Easement

Avner -

Pursuant to Tim’s request, attached is the Utility Easement in executable form. Please wet-ink sign.

Jeanne -

Additionally, please sign under "Unofficial Witness” and arrange for notarization. Once completed, please forward a scanned copy to us and retain the original for our records.

From: Tim Scott <tim.scott@sfrdc.com>
Date: Tuesday, November 11, 2025 at 8:55?AM
To: Avner Papouchado <avner@sfrdc.com>, Erick Martinez <erick.m@sfrdc.com>, Jeanne Matijasevic <jeanne@sfrdc.com>
Cc: Will Whittington <william.w@sfrdc.com>
Subject: Covington Gas Utility Easement

Avner -

Erick will be sending you the attached Easement for local natural gas utility at Covington. It runs directly adjacent to an existing easement and does not adversely impact our use of the property. The language of the easement is acceptable. Please wet ink sign and have this notarized and return it to me.

Erick-

Please accept all changes, proof read it and pdf it and then forward to Avner and Jeanne for signature and notarization.

From: Will Whittington <william.w@sfrdc.com>
Sent: Monday, November 10, 2025 10:53 AM
To: Tim Scott <tim.scott@sfrdc.com>; Sarah Lysons <sarah.l@sfrdc.com>
Subject: Fw: Easement Doc

Hi Tim, Can we have electronically routed for signatures?

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,Km-SYK0iw35Xe9C6B63fyed-KrZ7HnQXLpsndYj67NCoG73tTTCk7ZPvbCMvm7gT1X6x9Jzf5ThMYp-TpqnA_WHH-1hUavUpzCGxshZxRUQ,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, November 10, 2025 12:32 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >; Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: RE: Easement Doc

That is fine. Copy me, Tres, and Frank Turner please. I have copied them in on this.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Monday, November 10, 2025 10:57 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Easement Doc

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Hi Mike, No issues on our end. Do you want me to have our team route for electronic signatures? If so, let me know who should be on copy.

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From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, November 10, 2025 5:58 AM

To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: FW: Easement Doc

Will,

Please see the revisions by our attorney.

Mike

From: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Sent: Friday, November 7, 2025 5:22 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: Re: Easement Doc

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Mike,

Redline attached.

Frank

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW

P. O. Box 70
Covington, Georgia 30015-0070

770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Friday, November 7, 2025 2:04 PM
To: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
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From: Chad Cook
Sent: Monday, November 10, 2025 8:14 AM
To: Mike Jewell
Subject: Re: Easement Doc
Attachments: Easement for Server Farm.png

I have attached a blown up version for you

Chad Cook

City of Covington | GAS Project / GIS Coordinator

678-972-5516 | CCook <mailto:CCook@cityofcovington.org> @cityofcovington.org <mailto:CCook@cityofcovington.org>

_____

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, November 10, 2025 7:39 AM
To: Chad Cook <CCook@cityofcovington.org>
Subject: FW: Easement Doc

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Friday, November 7, 2025 5:22 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Tres Thomas <tthomas@cityofcovington.org>
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From: Mike Jewell
Sent: Monday, November 10, 2025 7:40 AM
To: Chad Cook
Subject: FW: Easement Doc
Attachments: Covington Utility Easement 2025.11.03.docx

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Friday, November 7, 2025 5:22 PM
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From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, November 5, 2025 11:56 PM
To: Craig Morton; Rusty Hough; Mike Jewell; Russell Martino; Will Whittington; Brandon Seale; Varun Gouthaman; Brent Vogt; Mitch Kobylarczyk
Subject: Meeting (RecurringMeeting)/Thread Id: 19:meeting_MjMyODZjZGItNmU4OC00YTFhLTg4ZWMtNDliZDllMjUxOWIw@thread.v2/Communication Id: b6f30d96-6df8-4a50-85b6-09fa0f7f51d7/Craig Morton,Rusty Hough,Mike Jewell,Russell Martino,Will Whittington,Brandon Seale,Varun...

Start Time (UTC): 11/5/2025 8:00:08 PM
End Time (UTC): 11/5/2025 8:28:09 PM
Duration: 00:28:01.0787625

[11/5/2025 8:01:40 PM (UTC)] craig.morton@voltagrid.com joined.
[11/5/2025 8:06:11 PM (UTC)] craig.morton@voltagrid.com left.
[11/5/2025 8:00:08 PM (UTC)] rhough@gasauthority.com joined.
[11/5/2025 8:00:28 PM (UTC)] rhough@gasauthority.com left.
[11/5/2025 8:01:40 PM (UTC)] rhough@gasauthority.com joined.
[11/5/2025 8:27:51 PM (UTC)] rhough@gasauthority.com left.
[11/5/2025 8:01:41 PM (UTC)] MJewell@cityofcovington.org joined.
[11/5/2025 8:28:05 PM (UTC)] MJewell@cityofcovington.org left.
[11/5/2025 8:01:35 PM (UTC)] russell.m@sfrdc.com joined.
[11/5/2025 8:28:09 PM (UTC)] russell.m@sfrdc.com left.
[11/5/2025 8:02:09 PM (UTC)] craig.morton@voltagrid.com joined.
[11/5/2025 8:26:46 PM (UTC)] craig.morton@voltagrid.com left.
[11/5/2025 8:01:39 PM (UTC)] william.w@sfrdc.com joined.
[11/5/2025 8:28:06 PM (UTC)] william.w@sfrdc.com left.
[11/5/2025 8:01:40 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[11/5/2025 8:28:04 PM (UTC)] Brandon.Seale@voltagrid.com left.
[11/5/2025 8:03:47 PM (UTC)] Varun.Gouthaman@voltagrid.com joined.
[11/5/2025 8:28:07 PM (UTC)] Varun.Gouthaman@voltagrid.com left.
[11/5/2025 8:03:27 PM (UTC)] brent.v@sfrdc.com joined.
[11/5/2025 8:28:05 PM (UTC)] brent.v@sfrdc.com left.
[11/5/2025 8:01:30 PM (UTC)] mitch.k@sfrdc.com joined.
[11/5/2025 8:28:09 PM (UTC)] mitch.k@sfrdc.com left.
From: Martinovich, Christine <Christine.Martinovich@Williams.com>
Sent: Wednesday, November 5, 2025 11:10 PM
To: Timmons, Robert; Will Whittington; Mike Jewell; Rusty Hough; Craig Morton; Brandon Seale; Rios, Fabiola; Application bfa8d8c3-fa5e-4ee9-88f5-ffce728a797c; Robin Young; CONFRM HOU 1340SE Pleasant View Huddle
Subject: Meeting (ScheduledMeeting)/Thread Id: 19:meeting_MGQyYzQyODMtMzhiNi00NTEwLTgwYmUtNDI5NjlkY2Q3ZDAw@thread.v2/Communication Id: 8a3a12da-1e64-46ee-ae76-32dbe542c1d7/Timmons, Robert,Will Whittington,Mike Jewell,Rusty Hough,Craig Morton,Brandon Seale,Rios,...

Start Time (UTC): 11/5/2025 6:58:32 PM

End Time (UTC): 11/5/2025 7:45:35 PM
Duration: 00:47:02.7091127

[11/5/2025 7:01:34 PM (UTC)] Robert.Timmons@williams.com joined.
[11/5/2025 7:31:31 PM (UTC)] Robert.Timmons@williams.com left.
[11/5/2025 6:58:46 PM (UTC)] william.w@sfrdc.com joined.
[11/5/2025 7:31:28 PM (UTC)] william.w@sfrdc.com left.
[11/5/2025 6:58:32 PM (UTC)] MJewell@cityofcovington.org joined.
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[11/5/2025 7:01:24 PM (UTC)] Brandon.Seale@voltagrid.com joined.
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[11/5/2025 7:00:26 PM (UTC)] Fabiola.Rios@Williams.com joined.
[11/5/2025 7:31:33 PM (UTC)] Fabiola.Rios@Williams.com left.
[11/5/2025 7:00:16 PM (UTC)] Application bfa8d8c3-fa5e-4ee9-88f5-ffce728a797c joined.
[11/5/2025 7:45:35 PM (UTC)] Application bfa8d8c3-fa5e-4ee9-88f5-ffce728a797c left.
[11/5/2025 7:32:01 PM (UTC)] rhough@gasauthority.com joined.
[11/5/2025 7:45:27 PM (UTC)] rhough@gasauthority.com left.
[11/5/2025 6:58:58 PM (UTC)] ryoung@gasauthority.com joined.
[11/5/2025 7:44:52 PM (UTC)] ryoung@gasauthority.com left.
[11/5/2025 7:00:10 PM (UTC)] CONFRM_HOU_1340SE_PleasantViewHuddle@WILLIAMS.com joined.
[11/5/2025 7:45:35 PM (UTC)] CONFRM_HOU_1340SE_PleasantViewHuddle@WILLIAMS.com left.
Subject: City of Covington/Transco Discussion
Location: Microsoft Teams Meeting; CONFRM HOU 1340SE Pleasant View Huddle

Start: Wed 11/5/2025 2:00 PM
End: Wed 11/5/2025 2:25 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Martinovich, Christine

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Moving to tentative time on Wednesday-wanted to clear today's calendar. When I know availability for everyone, I will update invite. Thanks!

Please forward on as needed. Thanks!

_____

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGQyYzQyODMtMzhiNi00NTEwLTgwYmUtNDI5NjlkY2Q3ZDAw%40thread.v2/0?context=%7b%22Tid%22%3a%22b4a568b9-c3f7-451f-9e53-b6d9c8b4e9df%22%2c%22Oid%22%3a%222855fc3a-760c-4b9b-bd4b-0e50bfc7edc0%22%7d>

Meeting ID: 284 712 404 360 9

Passcode: tT7Dh3K7

_____

Dial in by phone

+1 918-984-4830,,817728299# <tel:+19189844830,,817728299> United States, Tulsa

(866) 797-1007,,817728299# <tel:8667971007,,817728299> United States (Toll-free)

Find a local number <https://dialin.teams.microsoft.com/1984331a-ab35-45ba-be9f-ea537586628e?id=817728299>

Phone conference ID: 817 728 299#

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=2855fc3a-760c-4b9b-bd4b-0e50bfc7edc0&tenantId=b4a568b9-c3f7-451f-9e53-b6d9c8b4e9df&threadId=19_meeting_MGQyYzQyODMtMzhiNi00NTEwLTgwYmUtNDI5NjlkY2Q3ZDAw@thread.v2&messageId=0&language=en-US> | Reset dial-in PIN <https://dialin.teams.microsoft.com/usp/pstnconferencing>

Meetings may be recorded by the organizer. If so, a banner will be displayed notifying each participant that recording has started. Continued participation in the meeting after such notification indicates your consent to being recorded in the meeting.

_____

From: Audra Gutierrez
Sent: Tuesday, November 4, 2025 4:28 PM
To: Temp Clerk
Subject: 2025 Minutes
Attachments: 06092025 Called ES Open minutes.docx; 06162025 Minutes.docx; 07212025 Minutes.docx; 08042025 Minutes.docx; 08052025 Called minutes.docx; 08182025 Minutes.docx; 09022025 Minutes.docx; 09152025 Minutes.docx; 10062025 Minutes.docx; 10202025 Minutes.docx; 01062025 Minutes.docx; 02032025 Minutes.docx; 02172025 Minutes.docx; 03032025 Minutes.docx; 03172025 Minutes.docx; 04072025 Minutes.docx; 04212025 Minutes.docx; 05052025 Minutes.docx; 05192025 Minutes.docx; 06022025 Minutes.docx

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

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From: Mike Jewell
Sent: Tuesday, November 4, 2025 7:28 AM
To: Chad Cook
Subject: FW: Serverfarm/Covington Gas

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Tuesday, October 21, 2025 2:13 PM
To: Will Whittington <william.w@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Mike Jewell <MJewell@cityofcovington.org>; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Brent Vogt <brent.v@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>; Tim Blomeke <tim.b@sfrdc.com>
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+SF Dev PM team

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Also, please see the attached snip showing where we'd like the pipeline to tie into the natural gas yard.

Lastly, can we get confirmation from the City that the gas specification shared by Voltagrid will be what's delivered? Voltagrid is proceeding with their design based on that specification, so it's important we validate that alignment.

Let me know if you need anything further from our side.

Best regards,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

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To: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Serverfarm/Covington Gas

Hi D'Avery,

Mike is moving forward with metering design and route location for the service. Please let Mike know if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6" service line to the site.

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

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From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Monday, November 3, 2025 1:47 PM
To: Rusty Hough; Will Whittington; Mike Jewell
Subject: Re: Transco Call

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No im booked solid thurs afternoon. Wed afternoon could work? Or before 11 am eastern on Thursday?

Brandon
+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, November 3, 2025 12:31:11 PM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; mjewell@cityofcovington.org <mjewell@cityofcovington.org>
Subject: RE: Transco Call

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Brandon,

Mike stated he was available Thursday afternoon. Can you make that work?

Rusty

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That works for me too. And most of Thursday.

Will Whittington

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Sent: Monday, November 3, 2025 11:25 AM
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Yes I can make those times work tomorrow.

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Guys,

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Sent: Monday, November 3, 2025 9:21 AM
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From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Monday, November 3, 2025 9:21 AM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Subject: Re: Transco Call

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Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,wIL_LW7TQ7iMmNAyynhpLz4g0sfwlV1xuD_YFjSvn0LglCDmsVjHzgHbdPxs3mSqs3RlvUlDCREM3aFWKiy_CM5NgmZwuo0N4MjxCsm4&typo=1>

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Once I hear from each of you, we will see about rescheduling.

Thanks,

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Monday, November 3, 2025 12:27 PM
To: Rusty Hough; Will Whittington; Mike Jewell
Subject: RE: Transco Call

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Wednesday afternoon would be best for me then.

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, November 3, 2025 11:25 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Will Whittington <william.w@sfrdc.com>; mjewell@cityofcovington.org
Subject: RE: Transco Call

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Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, November 3, 2025 10:24 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
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From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, November 3, 2025 10:19 AM
To: Brandon Seale; Will Whittington; Mike Jewell
Subject: Transco Call

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Once I hear from each of you, we will see about rescheduling.

Thanks,

From: Will Whittington <william.w@sfrdc.com>
Sent: Friday, October 31, 2025 3:21 PM
To: Mike Jewell
Subject: Re: Serverfarm/Covington Gas

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Hey there, for the easement, could you provide a general description of the easement needed? i.e. 10 feet running parallel, but outside of the Georgia power easement?

We are having out

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, October 23, 2025 9:41 AM
To: D'Avery Brown <davery.b@sfrdc.com>; Will Whittington <william.w@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Brent Vogt <brent.v@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>; Tim Blomeke <tim.b@sfrdc.com>
Subject: RE: Serverfarm/Covington Gas

D'Avery,

The City of Covington is requesting an easement in addition to the Georgia Power easement, not to encroach on their existing easement.

Mike

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Tuesday, October 21, 2025 2:13 PM
To: Will Whittington <william.w@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Mike Jewell <MJewell@cityofcovington.org>; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Brent Vogt <brent.v@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>; Tim Blomeke <tim.b@sfrdc.com>
Subject: RE: Serverfarm/Covington Gas

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+SF Dev PM team
Hi Will,
Thanks for the update.
We've brought up the request to Georgia Power regarding potential encroachment into their right-of-way. To move this forward, we'll need a sketch showing the proposed pipeline route—including dimensions. Is that something the City can provide?
Also, please see the attached snip showing where we'd like the pipeline to tie into the natural gas yard.

Lastly, can we get confirmation from the City that the gas specification shared by Voltagrid will be what's delivered? Voltagrid is proceeding with their design based on that specification, so it's important we validate that alignment.
Let me know if you need anything further from our side.
Best regards,
D'Avery Brown
Project Manager

davery.b@sfrdc.com
+1.518.944.5265 mobile
www.serverfarmllc.com

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, October 21, 2025 6:35 AM
To: D'Avery Brown <davery.b@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Mike Jewell <mjewell@cityofcovington.org>
Subject: Serverfarm/Covington Gas

Hi D'Avery,

Mike is moving forward with metering design and route location for the service. Please let Mike know if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6" service line to the site.

Thanks,
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com
From: POWERnews <eletters@om.powermag.com>
Sent: Thursday, October 30, 2025 11:55 AM
To: Dylan Mills
Subject: Fusion Energy Group Hits Construction Milestone | Google Has Deal with NextEra to Restart Duane Arnold Nuclear Plant | Old Coal-Fired Plants Can Be Converted to Thermal Energy Storage Facilities

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Webinars <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvrye2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,opZ0GRUrGPbNYkAurwWWEyOecl2h1FFK8tIfBW416qj4K2kpIKwW_YXEpAtQmVtUXx0-WjhZqTbKL5ecdiqbxxIrh-DQOa6NB2n6l4ClN4m91emMpEjtzsY,&typo=1> Events <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvr2e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,H_CDb40wLkSOPzjKwOwzbt7pWBXkNhHfsnI0vQich0DluGBhlASneyg5i2lu9D0gMomm3UB8U-oXdEUPzFp5BfEL0rbCfuumVJTiMNL5&typo=1> Store <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvr6e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,dAhGOcHxB93tOHYgL0SV2IscgGuvX1APgzL0Z9D8SCcsm-RWJyGaj2AjrbFywHr8Rvm8YjWyzoR-SbBGrZ_jf11h_sqce_eXM_usRRZwhsfGWpyfdxg,&typo=1> October 30, 2025
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvr-e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,v3DSenehdnzRg9E1rgtXYR60vyKtb0exAdDCaGjyzuKawXUjLXuNaQ0LC80AsVWcq1kw78_kDxoFsiHkxvK3QjvYDFa3CqdgUP3SsgSuZ80,&typo=1> Westinghouse Enters Partnership for $80 Billion of New Nuclear Reactors <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvrDe2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,bSUyC45DNJ_A3kHHkjkxv0JBMWMq6f08Q4ISZQ9bSqvebF2dYGX1kR2YTcubViimGj1RGjsSMTiwkvm9A3n9i5WHQscET8D-Bb99s8oi&typo=1>
Westinghouse Electric Co. has joined with Canada-based Cameco Corp. and Brookfield Asset Management in a partnership that would advance deployment of nuclear power technology across the U.S. The groups on October 28 said at least $80 billion of new reactors, primarily AP1000 units from Westinghouse, would be built at the behest of the U.S. government.
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Back-to-Back Major Overhauls on Two 7F.04 Gas Turbines and 7FH2 Generators <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvsee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,A8ns50Af8XoXFpcUfNv9KmuyEXS0K1uiBP-fs-lNFpDVhxVQ5q3-Mf7l8_nSJ1dMP6mOPoZF0nfyuWuD8Y1zF9hUtxZuMuMMTxKMOoekP2W0HgDJlXPDEw,,&typo=1>

Two 180-MW GE® 7FA.04 gas turbines and 7FH2 generators recently underwent back-to-back major inspections, with both units successfully returned to service on schedule. The dual outages involved full project management, inspections, component replacements, rewinds, and reassembly. The work highlighted the complexity of planning and implementation required to coordinate large-scale turbine and generator overhauls while maintaining reliability and meeting operational timelines. Learn how experts keep power systems reliable through complex overhauls.

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<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvsqe2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,2hspU7aEDKkNwpwqopplVEveMoDA5OHrHgm-oi8Zkfm-ICo084pKjWkPDVFjDTayY2QJWpcaoobYLtALg530w0vDTzVSRWSq60h_QUq_e5vbLM_8IWFN8JVY&typo=1> Fusion Energy Group Hits Construction Milestone at Massachusetts Campus <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvs%255Ee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,tWFctq21QW2nLYzieslmgUnDfaNBFkAVyowurjXXkgfMGzLcqlFJVEAGbk7F7y4PLZcbraGtIF_epg7S1vhzDIrOb7dTKOOQ-k-cf4fS-BRH9ugnj_h9Hyoj&typo=1>
A key component of a system that would deliver fusion energy in the U.S. has arrived at Commonwealth Fusion Systems' (CFS) campus in Devens, Massachusetts. The company on October 28 said the first half of the vacuum vessel at the heart of SPARC, the group's tokamak machine, is now on-site.
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvsye2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,fLzd_CUVv7XVhfeYzfpmvl6ULphie-Iu75D9n-cYxH8JtzyWAa15_3qxwoFUgDEX9_HdDo7sXaE0SA6GYZM3r_Msh_S2S109Wl1E0fOjv4Ew1Qju&typo=1> Google Has Deal with NextEra to Restart Duane Arnold Nuclear Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvs2e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,bOtu6Qnlqmj7CvjwOmjVSzK6mXC3ZchlwOSXglTPcbG1jlh2FQuDcMdF4FWzILdjvHSZ0Rm5DxfxID1urWBNDEi3qTZYWzM7tEVOUsmVuhzPSNmqXNlg6TGIvnA,&typo=1>
NextEra Energy said technology giant Google has signed a 25-year deal to buy power from the utility's Duane Arnold nuclear power plant, which the Florida-based energy provider wants to restart.

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Officials with Denmark-headquartered Aalborg CSP said the company has developed technology that could convert retired coal-fired power plants into thermal storage facilities for renewable energy.
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvsDe2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,L9rkOdTZIi6iY598mCMf4bDU-juerkseWawyN9XTpadEp6IuR0nTEgPBXEWmNPXmYVaEWIu8yEqxOmHWITOsUwlR2RIJLGYR74J8CbFF&typo=1> GE Vernova Turbine Will Power New Indiana Gas-Fired Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvtee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,Gb8pzTKvypiJM4HefLR6AsJjZV8fHMVs2ASGXXdhJtrbvvQjSHoD3nLBLHlx8Zwj5ZKmjtoZc_gZQsLmDpJqQzXxR5SJ9G_xsZryLDKtV5qf1kR2dehDZLGhGB9d&typo=1>
Energy development group Maple Creek Energy LLC said it has secured an agreement to purchase a GE Vernova 7HA.03 gas turbine in a single-shaft configuration, along with associated services, for the company's 640-MW Maple Creek natural gas-fired power project in Sullivan County, Indiana.
In Case You Missed It
Google Commits to First U.S. Gas-Fired Power Plant with Integrated CCS for Data Centers <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt%257Ce2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,egwvzlSU7P_cRaDNHZbHmF5RQIfhhYFv2vM1VRCAbueRI1crUpFuhzOj50yrYWxSqPe-de7z6dzyrdY5ltaS2nTmGSFQnaUc-7pHtss1-NVv4e_W9Q,,&typo=1>
Google has signed a first-of-its-kind corporate offtake agreement to purchase power from a new 400-MW natural gas–fired cogeneration plant outfitted with carbon capture and storage (CCS) in Decatur, Illinois. In…
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INNIO, VoltaGrid Partner on 2.3-GW Data Center Project <https://linkprotect.cudasvc.com/url?

a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt%255Ee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,oiN4ui5IFpsKbT-qVgGjXlYKUdNOHHbTcZaBiBlBVFc44_i9J9XJ776lG3_txbF7-9K3qdOZ-Ez5fEl4H1yqIWQVnsOmhFbGw-v4YLjV48PyKIWtxJJF53IxnQ,,&typo=1>
Austria-headquartered INNIO Group said the company has received the largest equipment order by power delivery in its history. The company on October 21 said it has a deal with VoltaGrid for a 2.3-GW power infrastructure project featuring 92 of INNIO's power packs, each with 25 MW of generation capacity.
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvtye2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,ke4DlPVP3e3QmUuO3ctM5RWrQbVJJnRLGkwHTnHE1nX_LycRP-Ob1W1a8n9UNJO5twPC2NuLvpUAV7w-4CKEshifbOu4pVNvVBjpB4N_H8w,&typo=1> Wartsila Supporting Major Australian Energy Storage System <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt2e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,4Jp0gNo3trGdrDwhFG_HLNZ2bXPBZZKT5_VaTfQkywcHC0yThYD45jjnxfVjvbqN2_kwtPHrpt8aLIykcWs1dlwooWAX2sAWM3jaZXEkOzGI&typo=1>
Technology group Wärtsilä said the company will deliver the largest DC-coupled hybrid battery energy storage system (BESS) in the National Electricity Market (NEM) in Australia, reflecting a growing trend toward hybridization of storage assets with co-located renewable generation.
Careers in POWER
Regional Sales Manager - NovaTech LLC - REMOTE <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt6e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,AM2_qCPO5kTw7fejTL1iruEUxLd3N3FKH4qKMyqfmPZFCLRtsq-MqB7iSXu8vlyWHJ10XjQ_pJtd3OEhZNiMz8EKvA5wDPwefngQENf5QCp_MLD3NlvPfaXY&typo=1>
Senior Environmental, Health, and Safety (EHS) Manager - LEGO - Richmond, VA <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt-e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,mgzZvUAsRkE-Bjg0vQ6p0_tu0GcZjoj6E6V9-2_0rUcNUF3fuYKzpGpXrcyo_IfZBXg8XOn2biT-_JEbhlFqPJ3WmGv9bFecpfgahrixv6izaw,,&typo=1>
Component Engineering Supervisor - Framatome - Lynchburg, VA <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvtDe2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,NUyXqXTWpyRrpdp0g3WmZPeR8yKuW0ktRWk0m5Anf-H-CsYPVNj0q5OYgv273Z2LHFYOZdjUtHGqu1GBGy_NIxb7VbvI6HzERH7amGu6bH97d-k,&typo=1>
Component Analysis Engineer - Framatome - Lynchburg, VA <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hv%255Eee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,Ggy6fmCpg2AH8NkfFuEQgbn2t2yYNQ5mBVC5SelDYoavj4OZJIOjwrdPqz6opNun4jIU1dXQvHSXqQmOBUr4fcABe_i7lAg9NSxHSo6p&typo=1>
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Backup generators are gaining a new lease on life in data centers. For decades, they have been a rarely used part of the infrastructure, existing for those moments when other…
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The rise of artificial intelligence (AI) isn’t just transforming industries; it is also transforming the energy grid. Behind every AI breakthrough lies a massive surge in computing power, and with…
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ENGIE, Meta Expand PPAs with New 600-MW Solar Project <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvvee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,fiZrTqQDmP7cM2dDAIvZwqPGNjiFiorp48uAuwIpQYeLXkM8j8yqTR2LtMxHWThp6U1CBRePjMpTBSE7JDrcGXptQFkE4Gbb91egFx6GpsHpxg,,&typo=1>
ENGIE North America said it has entered into additional power purchase agreements (PPAs) with technology group Meta that will increase the overall scale of the commercial relationship between the two companies to more than 1.3 GW across four Texas projects.
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvv%257Ce2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,jGofQ6wo9luqSMONDhTzDeufflv4mFNEHDSt8HX53Wmt5p7gaos4c-ZIdDkkdsAHkTPJR1KzMoCwHDj90v88YSjzaylehC3jXwVnU8oh5CplbGk,&typo=1> Curtiss-Wright Awarded $2.9M Contract to Modernize Recirculating Feed Water Control Systems for Commercial Nuclear Power Plant in Japan <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvvme2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,0JB1dWpwADfvHRWZiy3qOAgCHJh7n5ShEvDdOnzPvo9d7zq2su_R9SA3WZpGzxtxN17e2LHUDTWUqGl2C8LSWvLPRPRKfgJcWymBeSezqg,,&typo=1>
Curtiss-Wright on October 27 announced it has been awarded a $2.9 million contract by a commercial nuclear power facility in Japan to modernize the plant’s Recirculating Feed Water Control (RFC)…
<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.aimediaserver6.com%2fpower%2femail%2fpwr_pwrnews_mag_icon.png&c=E,1,6Fnn_990Gxp1ZHgQ0M2sTgkQjOG7HqwFqEQXRgTNmfe54vNgz9DCX6x7UXHOsA9GGg7DiD0gTaX8i6XqxTuBuQ0EGDdSel8_8nsmlDqqOB0Z75dhsKEFPg,,&typo=1> Current POWER Magazine Issue
What’s In a Name? A Truly Great Power Project <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvvqe2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,idVIHwiPhc5wTHex2bpQ8fJMMoOQUDrSofxJXZZo_CpSzmltytm7DGYSW21TNEIs5l3U-5vpQjDSMkkJmx9_B-_ZRggcab3uwSbRUW5733i16038n36nQvDPVypC&typo=1>

Power Under Pressure: How a Gas-Fired Plant Has Helped Address Taiwan’s Energy Transition <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvv%255Ee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,35TGoGbPdhwgz7PCXuLPyRjk76qF8WBclEv4sXqi096LMg80W3IFSl2rh6a63fHkgvAfDNd2SUr0-MYsRnBw6cFw1goFGcZXeeu-zv1PDSYZxk4VSk6hEGAy&typo=1>

Miss Kitty: A Western Gas Power Answer to Texas Grid Bottlenecks <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvvye2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,TBObATx1EeK5wBMrMQFiIOpo4LNshPB1hV2V5_aHOZOkwy4vXg4QJ4Mfjd6W96j7_vGQRYKV5JIlwGoGBWyQ47_sfSJkqC_r3p5u8MxoBg2o6A,,&typo=1>

Award-Winning Cogeneration Project Turns Hydrogen-Rich Waste into Industrial Energy <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvv2e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,tkiJU01Phw2AJOd2UntVv2ZqpVOy8rAeCjePxFRx0K42xUG5MhgoszBUzmwH8LFifTtxUyILzWoL1WiA4flUQAfoNXWrROtFdjT_NkROYHaegQ,,&typo=1>

Jawa Satu: The World’s Largest Single-Shaft Gas Power Plant <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvv6e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,MAq23aLeZGrELfr_qKIW1mYsCjvy_B1sUax44Y8Mk-QyX0V4j4EJg-S0_czNTT-7OWhdiI6LS74bFVA-Pc1-nd3Koga7kFqlLVu6w-HYMg1hxOvyjw,,&typo=1>

Thailand’s Eight-Unit, 5,300-MW Power Project Wins Top Plant Award <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvv-e2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,LBInJVW1ZERr1bqSMC4A1bqVzmUx3UtfiCdYqmCzpS4lBlQ6e4c8fbV-l6MJsmgXp4LoakgPMo_bmtdTEn32dG0Yi6EmGuf96qCn7jgGwjsAUH6Ysg,,&typo=1>

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Westinghouse Electric Co. has joined with Canada-based Cameco Corp. and Brookfield Asset Management in a partnership that would advance deployment of nuclear power technology across the U.S. The groups on October 28 said at least $80 billion of new reactors, primarily AP1000 units from Westinghouse, would be built at the behest of the U.S. government.
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Two 180-MW GE® 7FA.04 gas turbines and 7FH2 generators recently underwent back-to-back major inspections, with both units successfully returned to service on schedule. The dual outages involved full project management, inspections, component replacements, rewinds, and reassembly. The work highlighted the complexity of planning and implementation required to coordinate large-scale turbine and generator overhauls while maintaining reliability and meeting operational timelines. Learn how experts keep power systems reliable through complex overhauls.

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A key component of a system that would deliver fusion energy in the U.S. has arrived at Commonwealth Fusion Systems' (CFS) campus in Devens, Massachusetts. The company on October 28 said the first half of the vacuum vessel at the heart of SPARC, the group's tokamak machine, is now on-site.
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NextEra Energy said technology giant Google has signed a 25-year deal to buy power from the utility's Duane Arnold nuclear power plant, which the Florida-based energy provider wants to restart.

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Officials with Denmark-headquartered Aalborg CSP said the company has developed technology that could convert retired coal-fired power plants into thermal storage facilities for renewable energy.
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Energy development group Maple Creek Energy LLC said it has secured an agreement to purchase a GE Vernova 7HA.03 gas turbine in a single-shaft configuration, along with associated services, for the company’s 640-MW Maple Creek natural gas-fired power project in Sullivan County, Indiana.
In Case You Missed It
Google Commits to First U.S. Gas-Fired Power Plant with Integrated CCS for Data Centers <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt%257Ce2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,egwvzlSU7P_cRaDNHZbHmF5RQIfhhYFv2vM1VRCAbueRI1crUpFuhzOj50yrYWxSqPe-de7z6dzyrdY5ltaS2nTmGSFQnaUc-7pHtss1-NVv4e_W9Q,,&typo=1>
Google has signed a first-of-its-kind corporate offtake agreement to purchase power from a new 400-MW natural gas–fired cogeneration plant outfitted with carbon capture and storage (CCS) in Decatur, Illinois. In…
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INNIO, VoltaGrid Partner on 2.3-GW Data Center Project <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt%255Ee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,oiN4ui5IFpsKbT-qVgGjXlYKUdNOHHbTcZaBiBlBVFc44_i9J9XJ776lG3_txbF7-9K3qdOZ-Ez5fEl4H1yqIWQVnsOmhFbGw-v4YLjV48PyKIWtxJJF53IxnQ,&typo=1>
Austria-headquartered INNIO Group said the company has received the largest equipment order by power delivery in its history. The company on October 21 said it has a deal with VoltaGrid for a 2.3-GW power infrastructure project featuring 92 of INNIO's power packs, each with 25 MW of generation capacity.
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Technology group Wärtsilä said the company will deliver the largest DC-coupled hybrid battery energy storage system (BESS) in the National Electricity Market (NEM) in Australia, reflecting a growing trend toward hybridization of storage assets with co-located renewable generation.
Careers in POWER

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Backup generators are gaining a new lease on life in data centers. For decades, they have been a rarely used part of the infrastructure, existing for those moments when
other…
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The rise of artificial intelligence (AI) isn’t just transforming industries; it is also transforming the energy grid. Behind every AI breakthrough lies a massive surge in
computing power, and with…
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ENGIE, Meta Expand PPAs with New 600-MW Solar Project <https://linkprotect.cudasvc.com/url?
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ENGIE North America said it has entered into additional power purchase agreements (PPAs) with technology group Meta that will increase the overall scale of the
commercial relationship between the two companies to more than 1.3 GW across four Texas projects.
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Awarded $2.9M Contract to Modernize Recirculating Feed Water Control Systems for Commercial Nuclear Power Plant in Japan
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Curtiss-Wright on October 27 announced it has been awarded a $2.9 million contract by a commercial nuclear power facility in Japan to modernize the plant’s
Recirculating Feed Water Control (RFC)…
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l6MJsmgXp4LoakgPMo_bmtdTEn32dG0Yi6EmGuf96qCn7jgGwjsAUH6Ysg,,&typo=1>

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Westinghouse Electric Co. has joined with Canada-based Cameco Corp. and Brookfield Asset Management in a partnership that would advance deployment of nuclear power technology across the U.S. The groups on October 28 said at least $80 billion of new reactors, primarily AP1000 units from Westinghouse, would be built at the behest of the U.S. government.
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Back-to-Back Major Overhauls on Two 7F.04 Gas Turbines and 7FH2 Generators <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvsee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,A8ns50Af8XoXFpcUfNv9KmuyEXS0K1uiBP-fs-lNFpDVhxVQ5q3-Mf7l8_nSJ1dMP6mOPoZF0nfyuWuD8Y1zF9hUtxZuMuMMTxKMOoekP2W0HgDJlXPDEw,,&typo=1>

Two 180-MW GE® 7FA.04 gas turbines and 7FH2 generators recently underwent back-to-back major inspections, with both units successfully returned to service on schedule. The dual outages involved full project management, inspections, component replacements, rewinds, and reassembly. The work highlighted the complexity of planning and implementation required to coordinate large-scale turbine and generator overhauls while maintaining reliability and meeting operational timelines. Learn how experts keep power systems reliable through complex overhauls.

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A key component of a system that would deliver fusion energy in the U.S. has arrived at Commonwealth Fusion Systems' (CFS) campus in Devens, Massachusetts. The company on October 28 said the first half of the vacuum vessel at the heart of SPARC, the group's tokamak machine, is now on-site.
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NextEra Energy said technology giant Google has signed a 25-year deal to buy power from the utility's Duane Arnold nuclear power plant, which the Florida-based energy provider wants to restart.

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Officials with Denmark-headquartered Aalborg CSP said the company has developed technology that could convert retired coal-fired power plants into thermal storage facilities for renewable energy.
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Energy development group Maple Creek Energy LLC said it has secured an agreement to purchase a GE Vernova 7HA.03 gas turbine in a single-shaft configuration, along with associated services, for the company’s 640-MW Maple Creek natural gas-fired power project in Sullivan County, Indiana.
In Case You Missed It
Google Commits to First U.S. Gas-Fired Power Plant with Integrated CCS for Data Centers <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt%257Ce2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,egwvzlSU7P_cRaDNHZbHmF5RQIfhhYFv2vM1VRCAbueRI1crUpFuhzOj50yrYWxSqPe-de7z6dzyrdY5ltaS2nTmGSFQnaUc-7pHtss1-NVv4e_W9Q,,&typo=1>
Google has signed a first-of-its-kind corporate offtake agreement to purchase power from a new 400-MW natural gas–fired cogeneration plant outfitted with carbon capture and storage (CCS) in Decatur, Illinois. In…
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INNIO, VoltaGrid Partner on 2.3-GW Data Center Project <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9zy6bbO69ec0hvt%255Ee2%255EjP%257CBbPB2Vd47zXTXk&c=E,1,oiN4ui5IFpsKbT-qVgGjXlYKUdNOHHbTcZaBiBlBVFc44_i9J9XJ776lG3_txbF7-9K3qdOZ-Ez5fEl4H1yqIWQVnsOmhFbGw-v4YLjV48PyKIWtxJJF53IxnQ,,&typo=1>
Austria-headquartered INNIO Group said the company has received the largest equipment order by power delivery in its history. The company on October 21 said it has a deal with VoltaGrid for a 2.3-GW power infrastructure project featuring 92 of INNIO's power packs, each with 25 MW of generation capacity.
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Technology group Wärtsilä said the company will deliver the largest DC-coupled hybrid battery energy storage system (BESS) in the National Electricity Market (NEM) in Australia, reflecting a growing trend toward hybridization of storage assets with co-located renewable generation.
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Backup generators are gaining a new lease on life in data centers. For decades, they have been a rarely used part of the infrastructure, existing for those moments when other…
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The rise of artificial intelligence (AI) isn't just transforming industries; it is also transforming the energy grid. Behind every AI breakthrough lies a massive surge in computing power, and with…
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ENGIE North America said it has entered into additional power purchase agreements (PPAs) with technology group Meta that will increase the overall scale of the commercial relationship between the two companies to more than 1.3 GW across four Texas projects.
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Curtiss-Wright on October 27 announced it has been awarded a $2.9 million contract by a commercial nuclear power facility in Japan to modernize the plant's Recirculating Feed Water Control (RFC)…
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From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, October 29, 2025 11:54 PM
To: Mitch Kobylarczyk; Russell Martino; Brandon Seale; D'Avery Brown; Brent Vogt; Tim Blomeke; Rusty Hough; Mike Jewell; Will Whittington
Subject: Meeting (RecurringMeeting)/Thread Id: 19:meeting_MjMyODZjZGItNmU4OC00YTFhLTg4ZWMtNDliZDllMjUxOWIw@thread.v2/Communication Id: d094f2ce-66ec-48e9-8887-0b527119a4ef/Mitch Kobylarczyk,Russell Martino,Brandon Seale,D'Avery Brown,Brent Vogt,Tim Blomeke,Rust...

Start Time (UTC): 10/29/2025 6:58:34 PM
End Time (UTC): 10/29/2025 7:25:16 PM
Duration: 00:26:41.5884130

[10/29/2025 7:01:18 PM (UTC)] mitch.k@sfrdc.com joined.
[10/29/2025 7:25:11 PM (UTC)] mitch.k@sfrdc.com left.
[10/29/2025 7:04:58 PM (UTC)] russell.m@sfrdc.com joined.
[10/29/2025 7:25:14 PM (UTC)] russell.m@sfrdc.com left.
[10/29/2025 7:00:41 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[10/29/2025 7:25:08 PM (UTC)] Brandon.Seale@voltagrid.com left.
[10/29/2025 7:04:00 PM (UTC)] davery.b@sfrdc.com joined.
[10/29/2025 7:25:10 PM (UTC)] davery.b@sfrdc.com left.
[10/29/2025 6:58:45 PM (UTC)] brent.v@sfrdc.com joined.
[10/29/2025 7:25:16 PM (UTC)] brent.v@sfrdc.com left.
[10/29/2025 6:58:37 PM (UTC)] tim.b@sfrdc.com joined.
[10/29/2025 7:25:12 PM (UTC)] tim.b@sfrdc.com left.
[10/29/2025 6:59:00 PM (UTC)] rhough@gasauthority.com joined.
[10/29/2025 7:25:10 PM (UTC)] rhough@gasauthority.com left.
[10/29/2025 6:58:49 PM (UTC)] MJewell@cityofcovington.org joined.
[10/29/2025 7:25:11 PM (UTC)] MJewell@cityofcovington.org left.
[10/29/2025 7:00:46 PM (UTC)] william.w@sfrdc.com joined.
[10/29/2025 7:25:11 PM (UTC)] william.w@sfrdc.com left.
From: Robert Canady
Sent: Tuesday, October 28, 2025 11:05 AM
To: Redmond, Mac
Subject: Re: Serverfarm Covington FSA Generator Fuel Permit

Hello Mac,
I hope all is well.

1) I do need a site visit and see where we are at.

2) I will need a copy of the approved drawings from the state.

Thank you,

Robert Canady,

Deputy Chief-Fire Marshal

Robert Canady, Fire Marshal, IAAI-FIT

Deputy Chief

City of Covington

770-385-2155 Office

678-654-1070 Cell

| rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org>

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Tuesday, October 28, 2025 10:02 AM
To: Robert Canady <rcanady@cityofcovington.org>
Subject: RE: Serverfarm Covington FSA Generator Fuel Permit

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Chief Canady,

I know you were taking a look at this last week and wanted to follow up to see if you were able to complete it?

Happy to walk the job tomorrow, or Friday if you have any questions.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Redmond, Mac
Sent: Monday, October 20, 2025 7:40 PM
To: Robert Canady <rcanady@cityofcovington.org>
Subject: Serverfarm Covington FSA Generator Fuel Permit

Chief Canady,

I wanted to send over this FSA that is required for our generator fuel permit for you and your team to fill out. Once completed if you can sign at the bottom I can attach this to our generator fuel permit for submission to the state. If you have any questions please let me know.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, October 28, 2025 10:33 AM
To: Mike Jewell
Subject: RE: Reimbursement Letter

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Let me know what you think the max $ would be and I will edit and then forward.

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, October 28, 2025 9:43 AM
To: Rusty Hough <rhough@gasauthority.com>
Subject: FW: Reimbursement Letter

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From: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Sent: Monday, October 27, 2025 6:15 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: Re: Reimbursement Letter

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Mike,

The only thing I see is that Exhibit "A" needs to be changed from "TBD" to some outside maximum number that they could possibly owe the City if they don't execute a facilities agreement. If that number is not inserted prior to signing, the City would not be entitled to any reimbursement.

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW

P. O. Box 70
Covington, Georgia 30015-0070

770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, October 27, 2025 9:33 AM
To: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Reimbursement Letter

Frank,

This is a reimbursement agreement needed for Southern Company for a supply study for us to generate power for a project already in progress here. Call me if you have any questions.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, October 24, 2025 1:47 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Reimbursement Letter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

Attached is a draft reimbursement letter for Southern Company Generation. Please review and let me know you are okay with the wording and the exhibits. I just took the one Frank had vetted for Serverfarm and edited the name, address, and the exhibits language.

Regards,

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Tuesday, October 28, 2025 10:03 AM
To: Robert Canady
Subject: RE: Serverfarm Covington FSA Generator Fuel Permit

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Chief Canady,

I know you were taking a look at this last week and wanted to follow up to see if you were able to complete it?

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Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
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From: Frank Turner <f.turner@stricklandturner.com>
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Cc: Tres Thomas
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Frank B. Turner, Jr.
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P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

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Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Reimbursement Letter

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Mike,

Attached is a draft reimbursement letter for Southern Company Generation. Please review and let me know you are okay with the wording and the exhibits. I just took the one Frank had vetted for Serverfarm and edited the name, address, and the exhibits language.

Regards,

From: Will Whittington <william.w@sfrdc.com>
Sent: Monday, October 27, 2025 4:26 PM
To: Mike Jewell; Brandon Seale
Cc: Rusty Hough
Subject: Transco Sync w Covington

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Hi Mike,
I wanted to check back in about scheduling time with Transco this week—ideally before we receive the Scope 4 and Scope 5 feedback.
Please let Brandon and me know what time might work, and we'll make it a priority.
Thanks
Will

Will Whittington

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From: POWER <eletters@om.powermag.com>

Sent: Monday, October 27, 2025 2:42 PM
To: Dylan Mills
Subject: Best of POWER: Google Commits to Gas-Fired Power Plant with Integrated CCS for Data Centers | Amazon Unveils ‘Cascade’—Energy Northwest’s Xe-100 SMR Project

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FirstEnergy Corp. has submitted a plan to build a new 1,200-MW natural gas-fired combined-cycle power plant to serve customers in West Virginia. The company recently filed an Integrated Resource Plan (IRP) with state regulators that also calls for keeping two major coal-fired power plants in West Virginia operating at least through the next decade.
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Taiwan's energy transition faces a unique challenge: powering its world-leading semiconductor industry while phasing out nuclear power and reducing coal dependence. Part of the solution emerged from an unlikely location—a former pineapple field in Tainan—where engineers built what has been recognized as a POWER Top Plant award-winning facility critical to the island's energy future.
In Case You Missed It
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Data center power demand is accelerating, pushing the grid to its limits and prompting tech giants to bet on next-generation nuclear reactors. But given steep costs, regulatory hurdles, and uncertain
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Google announced the first phase of a $4-billion data center project in West Memphis, Arkansas, an initiative that state officials have called one of the largest economic investments in state history. The facility, located near the Arkansas-Tennessee state line, will be powered by Entergy using solar power and existing generation in the area.
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Xcel Energy is adding more natural gas-fired power generation in Texas, with plans to convert a retiring coal-fired plant to natural gas, along with building a new peaker plant to provide electricity at times of high demand.
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Duke Energy announced plans to build more natural gas-fired generation capacity and look at nuclear power in order to meet the increased demand for power in its Carolinas service territory. The utility also said it will delay the retirement of some coal-fired facilities as it seeks to increase the supply of electricity for data centers and manufacturing plants.
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FirstEnergy Corp. has submitted a plan to build a new 1,200-MW natural gas-fired combined-cycle power plant to serve customers in West Virginia. The company recently filed an Integrated Resource Plan (IRP) with state regulators that also calls for keeping two major coal-fired power plants in West Virginia operating at least through the next decade.
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Taiwan’s energy transition faces a unique challenge: powering its world-leading semiconductor industry while phasing out nuclear power and reducing coal dependence. Part of the solution emerged from an unlikely location—a former pineapple field in Tainan—where engineers built what has been recognized as a POWER Top Plant award-winning facility critical to the island’s energy future.
In Case You Missed It
The SMR Gamble: Betting on Nuclear to Fuel the Data Center Boom <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9z%257CebbO6sqc0hnjee0Eo8eRbPB2Vd47zXTXk&c=E,1,dujwFUQFMyMc3LmTi5BODZSIcR4_HVW7145VOqlhE8TqrjfV-7zM4MbhqfwWC0GiJYWssNMEWKeVRPW8WZo0xjpOq6DL11OeqsTRGiahRhYXav8aHD-1&typo=1>
Data center power demand is accelerating, pushing the grid to its limits and prompting tech giants to bet on next-generation nuclear reactors. But given steep costs,

regulatory hurdles, and uncertain
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Entergy Will Power $4-Billion Google Data Center in Arkansas <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9z%257CebbO6sqc0hnjqe0Eo8eRbPB2Vd47zXTXk&c=E,1,km9CuJq3bKAi3yVdh9IL2ypoCfD1wAbbkjCyqFm_ehERCsqwBGNxSliFAwpcoVLPdE-5Q_cqvoiHn0n5NXifcP2bJ8TtRX6I55LgAYTv2vrg5uAn6r3BFw,,&typo=1>
Google announced the first phase of a $4-billion data center project in West Memphis, Arkansas, an initiative that state officials have called one of the largest economic investments in state history. The facility, located near the Arkansas-Tennessee state line, will be powered by Entergy using solar power and existing generation in the area.
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Bill Gates: 'The Future of Energy Is Subatomic' <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9z%257CebbO6sqc0hnjye0Eo8eRbPB2Vd47zXTXk&c=E,1,53lQai4_RVaIgDXchRHk9wFaBm7XcguFVYOJ099LztiP6mJtEN2nB9MmVhDwjhQTlAyT3o2oVq0q2WDDgmdpEQhtRsJIfQZzDjBeQaxgu4zMbUcVHXBiQ,,&typo=1>
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Xcel Plans New Gas-Fired Plants as Part of 5-GW Expansion in Texas, New Mexico <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9z%257CebbO6sqc0hnkye0Eo8eRbPB2Vd47zXTXk&c=E,1,0zAEMYHGZvHyRn30vdbzWm1EIFDQfk4jV_RCongsRM8s_6iZ9GEJIAQiaATh32bGBnyoHMcCzFeP5QV-GHj84KV912esTiQFZ6wj-3ZEsnAho81yo0p0WGeQ3Qk,&typo=1>
Xcel Energy is adding more natural gas-fired power generation in Texas, with plans to convert a retiring coal-fired plant to natural gas, along with building a new peaker plant to provide electricity at times of high demand.
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Duke Energy Plan Includes New Gas-Fired Plants, Nuclear Additions, Delayed Coal Retirements <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9z%257CebbO6sqc0hnk6e0Eo8eRbPB2Vd47zXTXk&c=E,1,ldZpbgiiY2qetneIjWKt-XRItd2kh7jxwFz5qbDsbqEjcgqAIQcvpJd_USiNrpdAsHcbYqs_xBCmO8ssJBtJw7rYrGTZJLSpT1nwecChzLl0vPKl9Q,,&typo=1>
Duke Energy announced plans to build more natural gas-fired generation capacity and look at nuclear power in order to meet the increased demand for power in its Carolinas service territory. The utility also said it will delay the retirement of some coal-fired facilities as it seeks to increase the supply of electricity for data centers and manufacturing plants.
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FirstEnergy Corp. has submitted a plan to build a new 1,200-MW natural gas-fired combined-cycle power plant to serve customers in West Virginia. The company recently filed an Integrated Resource Plan (IRP) with state regulators that also calls for keeping two major coal-fired power plants in West Virginia operating at least through the next decade.
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Taiwan’s energy transition faces a unique challenge: powering its world-leading semiconductor industry while phasing out nuclear power and reducing coal dependence. Part of the solution emerged from an unlikely location—a former pineapple field in Tainan—where engineers built what has been recognized as a POWER Top Plant award-winning facility critical to the island’s energy future.
In Case You Missed It
The SMR Gamble: Betting on Nuclear to Fuel the Data Center Boom <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fai.omeclk.com%2fportal%2fwts%2fuc%255Ecmsb9z%257CebbO6sqc0hnjee0Eo8eRbPB2Vd47zXTXk&c=E,1,dujwFUQFMyMc3LmTi5BODZSIcR4_HVW7145VOqlhE8TqrjfV-7zM4MbhqfwWC0GiJYWssNMEWKeVRPW8WZo0xjpOq6DL11OeqsTRGiahRhYXav8aHD-1&typo=1>
Data center power demand is accelerating, pushing the grid to its limits and prompting tech giants to bet on next-generation nuclear reactors. But given steep costs, regulatory hurdles, and uncertain
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Google announced the first phase of a $4-billion data center project in West Memphis, Arkansas, an initiative that state officials have called one of the largest economic investments in state history. The facility, located near the Arkansas-Tennessee state line, will be powered by Entergy using solar power and existing generation in the area.
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Xcel Energy is adding more natural gas-fired power generation in Texas, with plans to convert a retiring coal-fired plant to natural gas, along with building a new peaker plant to provide electricity at times of high demand.
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Duke Energy announced plans to build more natural gas-fired generation capacity and look at nuclear power in order to meet the increased demand for power in its Carolinas service territory. The utility also said it will delay the retirement of some coal-fired facilities as it seeks to increase the supply of electricity for data centers and manufacturing plants.
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From: Mike Jewell
Sent: Monday, October 27, 2025 9:33 AM
To: Frank Turner
Cc: Tres Thomas
Subject: FW: Reimbursement Letter
Attachments: Southern Company - Cost Reimbursement Agreement Draft.docx

Frank,

This is a reimbursement agreement needed for Southern Company for a supply study for us to generate power for a project already in progress here. Call me if you have any questions.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, October 24, 2025 1:47 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Reimbursement Letter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

Attached is a draft reimbursement letter for Southern Company Generation. Please review and let me know you are okay with the wording and the exhibits. I just took the one Frank had vetted for Serverfarm and edited the name, address, and the exhibits language.

Regards,

From: Mike Jewell

Sent: Monday, October 27, 2025 9:33 AM
To: Frank Turner
Cc: Tres Thomas
Subject: FW: Reimbursement Letter
Attachments: Southern Company - Cost Reimbursement Agreement Draft.docx

Frank,

This is a reimbursement agreement needed for Southern Company for a supply study for us to generate power for a project already in progress here. Call me if you have any questions.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, October 24, 2025 1:47 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Reimbursement Letter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

Attached is a draft reimbursement letter for Southern Company Generation. Please review and let me know you are okay with the wording and the exhibits. I just took the one Frank had vetted for Serverfarm and edited the name, address, and the exhibits language.

Regards,

From: Mike Jewell
Sent: Monday, October 27, 2025 9:33 AM
To: Frank Turner
Cc: Tres Thomas
Subject: FW: Reimbursement Letter
Attachments: Southern Company - Cost Reimbursement Agreement Draft.docx

Frank,

This is a reimbursement agreement needed for Southern Company for a supply study for us to generate power for a project already in progress here. Call me if you have any questions.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, October 24, 2025 1:47 PM
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Subject: Reimbursement Letter

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Regards,

From: Will Whittington <william.w@sfrdc.com>

Sent: Friday, October 24, 2025 11:03 PM
To: Will Whittington; Mike Jewell; D'Avery Brown; Mitch Kobylarczyk; Brent Vogt; Brandon Seale; Rusty Hough
Subject: Meeting (RecurringMeeting)/Thread Id: 19:meeting_MjMyODZjZGItNmU4OC00YTFhLTg4ZWMtNDliZDllMjUxOWIw@thread.v2/Communication Id: d197178d-9fe3-42d4-abce-00cd975a010f/Will Whittington,Mike Jewell,D'Avery Brown,Mitch Kobylarczyk,Brent Vogt,Brandon Seale,Rus...

Start Time (UTC): 10/24/2025 5:59:36 PM
End Time (UTC): 10/24/2025 6:37:58 PM
Duration: 00:38:22.4637494

[10/24/2025 5:59:53 PM (UTC)] william.w@sfrdc.com joined.
[10/24/2025 6:37:56 PM (UTC)] william.w@sfrdc.com left.
[10/24/2025 6:02:15 PM (UTC)] MJewell@cityofcovington.org joined.
[10/24/2025 6:37:54 PM (UTC)] MJewell@cityofcovington.org left.
[10/24/2025 6:06:09 PM (UTC)] davery.b@sfrdc.com joined.
[10/24/2025 6:37:55 PM (UTC)] davery.b@sfrdc.com left.
[10/24/2025 5:59:36 PM (UTC)] mitch.k@sfrdc.com joined.
[10/24/2025 6:37:58 PM (UTC)] mitch.k@sfrdc.com left.
[10/24/2025 6:12:16 PM (UTC)] brent.v@sfrdc.com joined.
[10/24/2025 6:37:58 PM (UTC)] brent.v@sfrdc.com left.
[10/24/2025 6:00:45 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[10/24/2025 6:37:41 PM (UTC)] Brandon.Seale@voltagrid.com left.
[10/24/2025 6:00:35 PM (UTC)] brent.v@sfrdc.com joined.
[10/24/2025 6:37:54 PM (UTC)] brent.v@sfrdc.com left.
[10/24/2025 6:00:46 PM (UTC)] rhough@gasauthority.com joined.
[10/24/2025 6:37:54 PM (UTC)] rhough@gasauthority.com left.
From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, October 24, 2025 1:47 PM
To: Mike Jewell
Subject: Reimbursement Letter
Attachments: Southern Company - Cost Reimbursement Agreement Draft.docx

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Regards,

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, October 23, 2025 3:29 PM
To: Will Whittington; Mike Jewell
Subject: RE: Updates

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ballpark will be an estimate to upgrade the meter. It should cover material costs and labor.

Transco stated that the city is already exceeding the capacity limits of the existing meter, and it would need to be replaced.

That’s all I got.

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, October 23, 2025 2:11 PM
To: Rusty Hough <rhough@gasauthority.com>; mjewell@cityofcovington.org
Subject: Re: Updates

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Thanks, is the ballpark on cost and time? Also, was there a throughput limit sent back without upgrading the meter?

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Thursday, October 23, 2025 2:09:03 PM
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2:00 would work for me.

Scope 5 is just a ballpark / back of the napkin estimate.

Scope 4 is the more detail quote and is what would be used in the official interconnect agreement for the meter upgrade.

Rusty

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, October 23, 2025 1:57 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Subject: Re: Updates

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Hi Rusty, Mike,

Thanks for the update and what time would work on the reschedule?

For the gate meter and tap that will need upgrading, what does the scope 5 estimate mean and class 4 scope of work entail?

Could you give me a quick call to discuss?

Thanks

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,jXhKhylmjK3GYN--OjydZU3pIUh2eSfSMAxy4VN2fs3cPazEehZD9DHcIQW09YwfwijUvi7EJNXSSToHeoQTu0Er1bdECi6xc-ox9peT&typo=1>

_____

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Thursday, October 23, 2025 11:32 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: RE: Updates

Will,

First, would it be possible to move the rescheduled call tomorrow to 2:00?

Second, we did hear back from Transco on the city gate meter. Transco stated that their initial assessment is the city gate meter and tap will need to be upgraded. They did ask for a little more clarity on the gas load and they are working to get us a Scope 5 estimate for the work by the middle of next week and then they expect to have the Class 4 scope of work to us in 10-14 days. The later is the more formal quote range.

Regards,

Rusty

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Tuesday, October 21, 2025 12:30 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Updates

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Thanks Mike,

Has there been any communication from Transco? I've pinged Brandon to see if he can get things moving on the Voltagrid side as well.

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,-0ltWi7MSmrqcyuygwd80WGbRRDN0WM5rNkmtJIGS5qTWRlofura1BASAuKuVlDRTNb2YzgTyG-9CSkXWzw6t7PJ0Tood3RjSGNxSZvhMYs,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, October 21, 2025 7:16 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Updates

Good morning, Will,

Still no news from Transco. I am moving forward with metering design and route location for the service. Please advise, if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6” service line to the site.

Thanks,

Mike

From: Mike Jewell
Sent: Thursday, October 23, 2025 2:42 PM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Touch Base

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Get Outlook for iOS <https://aka.ms/o0ukef>

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,-0ltWi7MSmrqcyuygwd80WGbRRDN0WM5rNkmtJIGS5qTWRlofura1BASAuKuVlDRTNb2YzgTyG-9CSkXWzw6t7PJ0Tood3RjSGNxSZvhMYs,&typo=1>

_____

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Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Updates

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Thanks,

Mike

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Thursday, October 23, 2025 2:08 PM
To: Mike Willis
Cc: Jason Volk
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

I look forward to working with you to complete this outstanding item. To confirm my understanding, are the terms “Maintenance Covenant” and “Performance Covenant” being used interchangeably to refer to the template previously shared?

As the new owner, we’re being diligent in obtaining a copy, as it’s important that we review the obligations previously agreed upon to properly assess and finalize the agreement the County is requiring us to provide.

Thank you,

From: Mike Willis <MWillis@cityofcovington.org>
Date: Thursday, October 23, 2025 at 10:51?AM
To: Jason Volk <jason.v@sfrdc.com>, Erick Martinez <erick.m@sfrdc.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

No,

You will need to provide a new one

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis <MWillis@cityofcovington.org>; Erick Martinez <erick.m@sfrdc.com>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,kTg0LTJtIIF02tNjrFCRpozFXhS8ZA4fvEaw28ZtWvmqpWmAD-BhDZQN2et2V0GIF8srdoGAcI7kaRQJiE9-OiZuJG7S-NilCnvq3TeciaS22Q,,&typo=1>

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >

Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,VCPkATzQU0MhgZUgIUBVIkNXPNC1M5X0d36PaoCgsf2-2LilQ5b-Y6t_AWd_TH8Xcd0_6Xq5KCOxdPdFbqnZJf37XWGZkrZekBqY9TJDL4tVU2eL9w,,&typo=1>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >

Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com>
>
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/ <https://linkprotect.cudasvc.com/url?
a=https%3a%2f%2flink.edgepilot.com%2fs%2fdefdd44a%2fN4k67pRya0eGZTGbznHIEA%3fu%3dhttps%3a%2f%2flinkprotect.cudasvc.com%2furl%3fa%3dhttp%
25253a%25252f%25252fwww.strategicrepartners.com%25252f%2526c%3dE%252C1%252C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5c
McFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_lvgQqvWVgHMeFQ%252C%252C%2526typo%3d1&c=E,1,gu2JBuHh9zedoLpic0arTSfSZ45RL-
Z2Y1TDjBzY6L-Ol5FlGsmHH8f9XoTTPi_idyMuLvShWMw3PF3ljNVwo9QzizakDfCqOYWkdRoGgWOHimw6KA,,&typo=1>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, October 23, 2025 2:09 PM
To: Will Whittington; Mike Jewell
Subject: RE: Updates

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Regards,

Rusty

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Tuesday, October 21, 2025 12:30 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Updates

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks Mike,

Has there been any communication from Transco? I've pinged Brandon to see if he can get things moving on the Voltagrid side as well.

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,-0ltWi7MSmrqcyuygwd80WGbRRDN0WM5rNkmtJIGS5qTWRlofura1BASAuKuVlDRTNb2YzgTyG-9CSkXWzw6t7PJ0Tood3RjSGNxSZvhMYs,&typo=1>

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, October 21, 2025 7:16 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Updates

Good morning, Will,

Still no news from Transco. I am moving forward with metering design and route location for the service. Please advise, if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6” service line to the site.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, October 23, 2025 1:57 PM
To: Rusty Hough; Mike Jewell
Subject: Re: Updates

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Hi Rusty, Mike,

Thanks for the update and what time would work on the reschedule?

For the gate meter and tap that will need upgrading, what does the scope 5 estimate mean and class 4 scope of work entail?

Could you give me a quick call to discuss?

Thanks

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,1p3LMs7r97z_yOBZmftGLJ0ZGNc-Qa8dFHMFVuZDk-OvANQLEM58EGnWRB1e3MKrm6yocCllCSzToeY6_iZRBQkqFnQD8Av4-twxzaRiZ4SqlgnwXexJ&typo=1>

_____

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, October 23, 2025 11:32 AM
To: Will Whittington <william.w@sfrdc.com>; mjewell@cityofcovington.org <mjewell@cityofcovington.org>
Subject: RE: Updates

Will,

First, would it be possible to move the rescheduled call tomorrow to 2:00?

Second, we did hear back from Transco on the city gate meter. Transco stated that their initial assessment is the city gate meter and tap will need to be upgraded. They did ask for a little more clarity on the gas load and they are working to get us a Scope 5 estimate for the work by the middle of next week and then they expect to have the Class 4 scope of work to us in 10-14 days. The later is the more formal quote range.

Regards,

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, October 21, 2025 12:30 PM

To: mjewell@cityofcovington.org
Cc: Rusty Hough <rhough@gasauthority.com>
Subject: Re: Updates

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks Mike,

Has there been any communication from Transco? I've pinged Brandon to see if he can get things moving on the Voltagrid side as well.

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,-0ltWi7MSmrqcyuygwd80WGbRRDN0WM5rNkmtJIGS5qTWRlofura1BASAuKuVlDRTNb2YzgTyG-9CSkXWzw6t7PJ0Tood3RjSGNxSZvhMYs,&typo=1>

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, October 21, 2025 7:16 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Updates

Good morning, Will,

Still no news from Transco. I am moving forward with metering design and route location for the service. Please advise, if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6” service line to the site.

Thanks,

Mike

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Thursday, October 23, 2025 1:31 PM
To: Mike Jewell; Will Whittington
Cc: Rusty Hough; Mitch Kobylarczyk; Brent Vogt; Russell Martino; Tim Blomeke
Subject: RE: Serverfarm/Covington Gas

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Hi Mike,

Thanks for the update.

Just to clarify—does the City still require us to pursue a request with Georgia Power to encroach on their transmission right-of-way, or is the new easement being proposed intended to avoid that altogether?

Also, could you provide an estimated date when preliminary drawings of the pipeline location might be available? We’d like to incorporate that into our drawing set as soon as possible to keep things aligned.

Let me know if you need anything further from our side.

Best regards,

D’Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,0UgsT_hy4OI7GQQxBSYnYF7c9fZQLHXS-WDfTFATyR_3seLlgj7rJhiOl57q5VLEWnyFB5tLj7UqpwsYlrcaJrOQKkswA6tCjjD0xS1NExu00u2IHdVV&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, October 23, 2025 7:42 AM
To: D'Avery Brown <davery.b@sfrdc.com>; Will Whittington <william.w@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Brent Vogt <brent.v@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>; Tim Blomeke <tim.b@sfrdc.com>
Subject: RE: Serverfarm/Covington Gas

D’Avery,

The City of Covington is requesting an easement in addition to the Georgia Power easement, not to encroach on their existing easement.

Mike

From: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Sent: Tuesday, October 21, 2025 2:13 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Mitch Kobylarczyk <mitch.k@sfrdc.com <mailto:mitch.k@sfrdc.com> >; Brent Vogt <brent.v@sfrdc.com <mailto:brent.v@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >; Tim Blomeke <tim.b@sfrdc.com <mailto:tim.b@sfrdc.com> >
Subject: RE: Serverfarm/Covington Gas

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+SF Dev PM team

Hi Will,

Thanks for the update.

We've brought up the request to Georgia Power regarding potential encroachment into their right-of-way. To move this forward, we'll need a sketch showing the proposed pipeline route—including dimensions. Is that something the City can provide?

Also, please see the attached snip showing where we'd like the pipeline to tie into the natural gas yard.

Lastly, can we get confirmation from the City that the gas specification shared by Voltagrid will be what's delivered? Voltagrid is proceeding with their design based on that specification, so it's important we validate that alignment.

Let me know if you need anything further from our side.

Best regards,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CQLfBxkydK8tlnEnxieIgIK8QBm6vw9JJ0l1JIpuz1HqABv7EiDidg-TKbMutHPn0h0HT2Hx_9XoeoSOokV7OhNiIWZ9g2Vee22nldyStiD2HR7Jio51_S6Vbqc,&typo=1>

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Tuesday, October 21, 2025 6:35 AM
To: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Serverfarm/Covington Gas

Hi D'Avery,

Mike is moving forward with metering design and route location for the service. Please let Mike know if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6" service line to the site.

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,72IyI61y_l_a7Kn3XTykseFg7LQo9S2ZnU5FszI6ZOnT7cesUeEV3hKtJ7QIjncY6SoYnEEy__iglH0Zru65KygWe-fSFj3paSVZvt1tR6BAt0A,&typo=1>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, October 23, 2025 12:32 PM
To: Will Whittington; Mike Jewell
Subject: RE: Updates

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Will,

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Second, we did hear back from Transco on the city gate meter. Transco stated that their initial assessment is the city gate meter and tap will need to be upgraded. They did ask for a little more clarity on the gas load and they are working to get us a Scope 5 estimate for the work by the middle of next week and then they expect to have the Class 4 scope of work to us in 10-14 days. The later is the more formal quote range.

Regards,

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, October 21, 2025 12:30 PM
To: mjewell@cityofcovington.org
Cc: Rusty Hough <rhough@gasauthority.com>
Subject: Re: Updates

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Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,-0ltWi7MSmrqcyuygwd80WGbRRDN0WM5rNkmtJIGS5qTWRlofura1BASAuKuVlDRTNb2YzgTyG-9CSkXWzw6t7PJ0Tood3RjSGNxSZvhMYs,&typo=1>

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, October 21, 2025 7:16 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Updates

Good morning, Will,

Still no news from Transco. I am moving forward with metering design and route location for the service. Please advise, if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6” service line to the site.

Thanks,

Mike

From: Jacqueline Harris
Sent: Thursday, October 23, 2025 10:55 AM
To: Redmond, Mac; Stephen Mitchell
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Categories: PERMITS TO UPLOAD

I do not at the moment but I will speak with joe about that

Jacqueline Harris

Building & Planning

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Thursday, October 23, 2025 6:54 AM
To: Jacqueline Harris <JHarris@cityofcovington.org>; Stephen Mitchell <mwpermit@outlook.com>
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Thank you do you have an estimate day for when they will be available for pickup?

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,hEco65WPP80sRSskEUWuxw_nQUq3C9zYmjuXuxeUDL-dJ90reUmZ4bWqPBeqwXYcJWasXZwvU4dNPyVwUwv9-beeOf79y9pvgUbwVMPjfeGq069rLsofdovl&typo=1&ancr_add=1>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Wednesday, October 22, 2025 5:00 PM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >; Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

ONCE THEY ARE APPROVED AND READY I WILL LET YOU KNOW THEY CAN BE PICKED UP

Jacqueline Harris

Building & Planning

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Wednesday, October 22, 2025 11:37 AM
To: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >; Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Jacquline,

Adam Christian is going to pick them up. Thank you for the help.

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Sent: Wednesday, October 22, 2025 10:37 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >; Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Jacqueline,

I have paid the fees for the additional trailers.

Thank you

Stephen Mitchell

Metrowide Permitting

Professional | Dependable | Navigation

Owner – Stephen Mitchell

146 MLK JR Blvd, # 211

Monroe, GA 30655

Cell – 678-776-8290

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Wednesday, October 22, 2025 10:18 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

I wrote back yesterday and gave a list of each invoice for each permit I had to pull, I was not able to apply additional fees to that permit.

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Wednesday, October 22, 2025 10:10 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Stephen,

Is this something you can swing by and pay for us and you can invoice us back?

Jacqueline – I called and left a voicemail yesterday and today. It looks like this invoice is still only 175.00 is that accurate for the remaining 6 trailers?

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,PXQwfqvtQa6Bj9mofZq1aF-Z9u6eo6BWJwnC5THhgksOgwPiV20LlvY7h4Y3cEImRQVoJ3mfEXwmPTtSUjLiV9Ye0umgxUiT_NZpJGCpu7ROipNm&typo=1&ancr_add=1>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Tuesday, October 21, 2025 11:16 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

15347

15348

15349

15350

15351

LET ME KNOW ONCE ALL OF THESE HAVE BEEN PAID PLEASE

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Monday, October 20, 2025 9:14 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Jacquline,

Please see attached documents. I have included all the trailer application forms as well as the electricians information as well who will be doing the temp power. I also have included the site layout plans with the trailers labeled the same as below.

Please let me know if you need anything else from me. Do you know what the turn around time on this may look like with getting these permitted?

Trailer A = SF – Needs a Permit

Trailer B = B&G Quad – Already Permitted – P25-08-008

Trailer C = B&G – Needs a Permit

Trailer D = Excel – Needs a Permit

Trailer E = Inglett & Stubbs – Needs a Permit

Trailer F = Allison Smith – Needs a Permit

Trailer G = Kennimer & Knox – Needs a Permit

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Monday, October 20, 2025 8:50 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: Re: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Good morning, this requires a permit for each trailer. You can email me the permit documents and I will input from there. You do not need to drop anything off.

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Monday, October 20, 2025 7:19 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Hey Jacqueline,

I hope you had a good weekend. We tried to call in inspections for our office trailers and it sounds like we need to get some additional trailers under permit. It was my understanding that all our trailers were going to be looped under one permit, but the inspector was telling us the permit was only for 3/7 trailers. When I was submitting this permit originally, Donna was telling me it would be best for both parties to just loop all the trailers under one permit and I submitted a trailer plan (attached) showing all the trailers which got approved. Is there anyway we can keep these all under one permit, or do we need to permit each individual trailer? Please let me know what I need to do to get our other 4 trailers inspected.

He mentioned it was only $175.00 and that if it was inclusive of all the trailers it should be more. If we need to pay more that is also fine.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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_____

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From: Mike Jewell
Sent: Thursday, October 23, 2025 7:19 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Touch Base

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Sent: Thursday, October 23, 2025 7:19 AM
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To: Will Whittington
Subject: Accepted: Covington/Serverfarm Touch Base

From: Mike Jewell
Sent: Thursday, October 23, 2025 7:19 AM
To: Will Whittington
Subject: Accepted: Covington/Serverfarm Touch Base

From: Jacqueline Harris
Sent: Wednesday, October 22, 2025 5:00 PM
To: Redmond, Mac; Stephen Mitchell
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Categories: PERMITS TO UPLOAD

ONCE THEY ARE APPROVED AND READY I WILL LET YOU KNOW THEY CAN BE PICKED UP

Jacqueline Harris

Building & Planning

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Wednesday, October 22, 2025 11:37 AM
To: Stephen Mitchell <mwpermit@outlook.com>; Jacqueline Harris <JHarris@cityofcovington.org>
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Jacquline,

Adam Christian is going to pick them up. Thank you for the help.

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,9z6M3_ZAqiDNsPuYomn1XGkq_2BaKgOrMRjrkeWSC7s98De3RTfxpn7CBSP5KrDUgmZHMxA_xdE0imrdKTNsG23-e8iWTwqg8FgAL4KfG17OKBMyamxaTmGW&typo=1&ancr_add=1>

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Sent: Wednesday, October 22, 2025 10:37 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >; Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Jacqueline,

I have paid the fees for the additional trailers.

Thank you

Stephen Mitchell

Metrowide Permitting

Professional | Dependable | Navigation

Owner – Stephen Mitchell

146 MLK JR Blvd, # 211

Monroe, GA 30655

Cell – 678-776-8290

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Stephen,

Is this something you can swing by and pay for us and you can invoice us back?

Jacqueline – I called and left a voicemail yesterday and today. It looks like this invoice is still only 175.00 is that accurate for the remaining 6 trailers?

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
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Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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LET ME KNOW ONCE ALL OF THESE HAVE BEEN PAID PLEASE

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Jacquline,

Please see attached documents. I have included all the trailer application forms as well as the electricians information as well who will be doing the temp power. I also have included the site layout plans with the trailers labeled the same as below.

Please let me know if you need anything else from me. Do you know what the turn around time on this may look like with getting these permitted?

Trailer A = SF – Needs a Permit

Trailer B = B&G Quad – Already Permitted – P25-08-008

Trailer C = B&G – Needs a Permit

Trailer D = Excel – Needs a Permit

Trailer E = Inglett & Stubbs – Needs a Permit

Trailer F = Allison Smith – Needs a Permit

Trailer G = Kennimer & Knox – Needs a Permit

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Subject: Re: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Good morning, this requires a permit for each trailer. You can email me the permit documents and I will input from there. You do not need to drop anything off.

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He mentioned it was only $175.00 and that if it was inclusive of all the trailers it should be more. If we need to pay more that is also fine.

Thanks,

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Sent: Wednesday, October 22, 2025 4:58 PM
To: Stephen Mitchell; Redmond, Mac
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Categories: PERMITS TO UPLOAD

THANK YOU, HAS BEEN PUSHED TO REVIEW

Jacqueline Harris

Building & Planning

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Metrowide Permitting

Professional | Dependable | Navigation

Owner – Stephen Mitchell

146 MLK JR Blvd, # 211

Monroe, GA 30655

Cell – 678-776-8290

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From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, October 22, 2025 3:05 PM
To: Mike Willis; Erick Martinez
Subject: Re: Hazelbrand Road - Maintenance Bond

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Hi Mike,

We are following up to see if you located the performance covenant.

Also, it's my pleasure to introduce you to my colleague Erick Martinez. Erick works in the Legal department here at Serverfarm and will be handling this process for us going forward.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <http://www.serverfarmllc.com/>

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, September 16, 2025 5:01 AM
To: Jason Volk <jason.v@sfrdc.com>; Kevin Casteel <kcasteel@strategicrepartners.com>
Subject: RE: Hazelbrand Road - Maintenance Bond

You don't often get email from mwillis@cityofcovington.org. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I was unable to locate a performance covenant that had been filed. But, in any case you as the new owner would need to file an updated one anyway.

Please find the template

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, September 15, 2025 2:43 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com>; Mike Willis <MWillis@cityofcovington.org>
Subject: Re: Hazelbrand Road - Maintenance Bond

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Thanks, Kevin.

Mike, please send us the City of Covington Maintenance Covenant.

The Maintenance Bond (attached) states: "This Bond is intended to comply with the requirements of the City of Covington's Maintenance Covenant and shall be interpreted so as to comply with the minimum requirements thereof"

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <http://www.serverfarmllc.com/>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 11:24 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

+Jason Volk.

Thank you Mike for the quick response.

I believe Jason is looking for a covenant or understanding of exactly what the bond supports.

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:22 PM
To: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Subject: RE: Hazelbrand Road - Maintenance Bond

Hello Kevin,

I will be taking over for Michael Geiger.

Are there any questions you, or the potential buyer have?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Sent: Monday, September 15, 2025 2:11 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: FW: Hazelbrand Road - Maintenance Bond

This would be for you.

Thanks,

Michael R Geiger RLS

City of Covington – Transportation Technician III.

Transportation Department-Public Works

(470)330-7253 mgeiger@cityofcovington.org <mailto:mgeiger@cityofcovington.org>

From: Kevin Casteel <kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com> >
Sent: Monday, September 15, 2025 1:52 PM
To: Michael Geiger <MGeiger@cityofcovington.org <mailto:MGeiger@cityofcovington.org> >
Cc: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Jack Cranford <jcranford@strategicrepartners.com <mailto:jcranford@strategicrepartners.com> >
Subject: Hazelbrand Road - Maintenance Bond

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Good Afternoon Michael,

I have attached a string of emails to help refresh your memory on our project. I have also attached the Maintenance Bond and Calculation spreadsheet that was used when we originally worked with you to put the bond in place.

I have also copied Jason Volk to this email. We are in the process of selling the building to Jason's team. They are needing some additional information regarding the bond as they will be replacing our bond after purchasing the property.

I will let you guys take it from here but wanted to make the introduction.
Thank you,

Kevin

Kevin Casteel

Co-Founder, Managing Partner

Strategic Real Estate Partners, LLC

3715 Northside Parkway

Building 400, Suite 425

Atlanta, GA 30327

706.573.1549

kcasteel@strategicrepartners.com <mailto:kcasteel@strategicrepartners.com>

https://link.edgepilot.com/s/41bebc3a/LJez54xvSk_aom7qfRVVuA?u=http://www.strategicrepartners.com/
<https://link.edgepilot.com/s/defdd44a/N4k67pRya0eGZTGbznHIEA?u=https://linkprotect.cudasvc.com/url?a=http%253a%252f%252fwww.strategicrepartners.com%252f%26c=E%2C1%2C19SnAfoHdalWl71oLneOzMppYSJg3BMb5f5UhMy76BjPMc1sDb5cMcFjWnlIu8E5v-wMrv_tZqg-3c6myuUVYySjA_k_A87_lvgQqvWVgHMeFQ%2C%2C%26typo=1>

From: Jacqueline Harris
Sent: Wednesday, October 22, 2025 10:18 AM
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Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Categories: PERMITS TO UPLOAD

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From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Wednesday, October 22, 2025 10:10 AM
To: Jacqueline Harris <JHarris@cityofcovington.org>
Cc: Stephen Mitchell <mwpermit@outlook.com>
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Stephen,

Is this something you can swing by and pay for us and you can invoice us back?

Jacqueline – I called and left a voicemail yesterday and today. It looks like this invoice is still only 175.00 is that accurate for the remaining 6 trailers?

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,PXQwfqvtQa6Bj9mofZq1aF-Z9u6eo6BWJwnC5THhgksOgwPiV20LlvY7h4Y3cEImRQVoJ3mfEXwmPTtSUjLiV9Ye0umgxUiT_NZpJGCpu7ROipNm&typo=1&ancr_add=1>

From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Tuesday, October 21, 2025 11:16 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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LET ME KNOW ONCE ALL OF THESE HAVE BEEN PAID PLEASE

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Monday, October 20, 2025 9:14 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Jacquline,

Please see attached documents. I have included all the trailer application forms as well as the electricians information as well who will be doing the temp power. I also have included the site layout plans with the trailers labeled the same as below.

Please let me know if you need anything else from me. Do you know what the turn around time on this may look like with getting these permitted?

Trailer A = SF – Needs a Permit

Trailer B = B&G Quad – Already Permitted – P25-08-008

Trailer C = B&G – Needs a Permit

Trailer D = Excel – Needs a Permit

Trailer E = Inglett & Stubbs – Needs a Permit

Trailer F = Allison Smith – Needs a Permit

Trailer G = Kennimer & Knox – Needs a Permit

Thanks,

Mac Redmond
Assistant Project Manager

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m: 404.906.8351
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From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Monday, October 20, 2025 8:50 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: Re: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Good morning, this requires a permit for each trailer. You can email me the permit documents and I will input from there. You do not need to drop anything off.

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Monday, October 20, 2025 7:19 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Hey Jacqueline,

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He mentioned it was only $175.00 and that if it was inclusive of all the trailers it should be more. If we need to pay more that is also fine.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>

m: 404.906.8351
o: 678.581.6400

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From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Tuesday, October 21, 2025 2:13 PM
To: Will Whittington
Cc: Rusty Hough; Mike Jewell; Mitch Kobylarczyk; Brent Vogt; Russell Martino; Tim Blomeke
Subject: RE: Serverfarm/Covington Gas

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+SF Dev PM team

Hi Will,

Thanks for the update.

We've brought up the request to Georgia Power regarding potential encroachment into their right-of-way. To move this forward, we'll need a sketch showing the proposed pipeline route—including dimensions. Is that something the City can provide?

Also, please see the attached snip showing where we'd like the pipeline to tie into the natural gas yard.

Lastly, can we get confirmation from the City that the gas specification shared by Voltagrid will be what's delivered? Voltagrid is proceeding with their design based on that specification, so it's important we validate that alignment.

Let me know if you need anything further from our side.

Best regards,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CQLfBxkydK8tlnEnxieIgIK8QBm6vw9JJ0l1JIpuz1HqABv7EiDidg-TKbMutHPn0h0HT2Hx_9XoeoSOokV7OhNiIWZ9g2Vee22nldyStiD2HR7Jio51_S6Vbqc,&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, October 21, 2025 6:35 AM
To: D'Avery Brown <davery.b@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Mike Jewell <mjewell@cityofcovington.org>
Subject: Serverfarm/Covington Gas

Hi D'Avery,

Mike is moving forward with metering design and route location for the service. Please let Mike know if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6" service line to the site.

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,72IyI61y_l_a7Kn3XTykseFg7LQo9S2ZnU5FszI6ZOnT7cesUeEV3hKtJ7QIjncY6SoYnEEy__iglH0Zru65KygWe-fSFj3paSVZvt1tR6BAt0A,&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, October 21, 2025 12:30 PM
To: Mike Jewell
Cc: Rusty Hough
Subject: Re: Updates

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Thanks Mike,

Has there been any communication from Transco? I've pinged Brandon to see if he can get things moving on the Voltagrid side as well.
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,xlqL2Ky_DhviGk4_oeZKTgEpIr-mLVmeFihuYsxh49lJY5j91eVTsaeZZE3uLQMcV71ASn4tlUi8aIAtJC42PJ_Va3j_6bOp0v-TUNHOAiuNBH9a&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, October 21, 2025 7:16 AM
To: Will Whittington <william.w@sfrdc.com>
Cc: Rusty Hough <rhough@gasauthority.com>
Subject: Updates

Good morning, Will,

Still no news from Transco. I am moving forward with metering design and route location for the service. Please advise, if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6” service line to the site.

Thanks,

Mike

From: Jacqueline Harris
Sent: Tuesday, October 21, 2025 11:59 AM
To: josephtkacsik@caa.inc
Subject: FW: Serverfarm Covington - Additional TFO Permit

Can you fee this for me

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Monday, October 20, 2025 3:51 PM
To: Jacqueline Harris <JHarris@cityofcovington.org>
Subject: Serverfarm Covington - Additional TFO Permit

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Hey Jacqueline,

We will have another “TFO build out permit” that’ll be around $150 mil can you advise on what that permit cost will be around?

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Jacqueline Harris
Sent: Tuesday, October 21, 2025 11:16 AM
To: Redmond, Mac
Cc: Stephen Mitchell
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits
Attachments: P25-10-052 INVOICE.pdf

Categories: PERMITS TO UPLOAD

15347

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LET ME KNOW ONCE ALL OF THESE HAVE BEEN PAID PLEASE

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Monday, October 20, 2025 9:14 AM
To: Jacqueline Harris <JHarris@cityofcovington.org>
Cc: Stephen Mitchell <mwpermit@outlook.com>
Subject: RE: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Jacquline,

Please see attached documents. I have included all the trailer application forms as well as the electricians information as well who will be doing the temp power. I also have included the site layout plans with the trailers labeled the same as below.

Please let me know if you need anything else from me. Do you know what the turn around time on this may look like with getting these permitted?

Trailer A = SF – Needs a Permit

Trailer B = B&G Quad – Already Permitted – P25-08-008

Trailer C = B&G – Needs a Permit

Trailer D = Excel – Needs a Permit

Trailer E = Inglett & Stubbs – Needs a Permit

Trailer F = Allison Smith – Needs a Permit

Trailer G = Kennimer & Knox – Needs a Permit

Thanks,

Mac Redmond
Assistant Project Manager

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From: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Sent: Monday, October 20, 2025 8:50 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: Re: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Good morning, this requires a permit for each trailer. You can email me the permit documents and I will input from there. You do not need to drop anything off.

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Monday, October 20, 2025 7:19 AM
To: Jacqueline Harris <JHarris@cityofcovington.org <mailto:JHarris@cityofcovington.org> >
Cc: Stephen Mitchell <mwpermit@outlook.com <mailto:mwpermit@outlook.com> >
Subject: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

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Hey Jacqueline,

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He mentioned it was only $175.00 and that if it was inclusive of all the trailers it should be more. If we need to pay more that is also fine.

Thanks,

Mac Redmond
Assistant Project Manager

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From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, October 21, 2025 9:35 AM
To: D'Avery Brown
Cc: Rusty Hough; Mike Jewell
Subject: Serverfarm/Covington Gas

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Hi D'Avery,

Mike is moving forward with metering design and route location for the service. Please let Mike know if the right of way we discussed previously, adjacent to the Power line easement is a workable option for installation of the 6” service line to the site.

Thanks,
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,5K1JMKMJ40zidAM6g1tjLnyYfxwg5rhaSZnCX-zww7H5uFDHNqc2XEqjtPYB5YEO9Fh1kk0XGk37SB8NEHy7Rv1g9ci9rp3C03gewyT5lWPBD6_T0Hi0DBa0uujn&typo=1>
From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Monday, October 20, 2025 7:40 PM
To: Robert Canady
Subject: Serverfarm Covington FSA Generator Fuel Permit
Attachments: FSA Flammable liquids.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Chief Canady,

I wanted to send over this FSA that is required for our generator fuel permit for you and your team to fill out. Once completed if you can sign at the bottom I can attach this to our generator fuel permit for submission to the state. If you have any questions please let me know.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, October 20, 2025 1:30 PM
To: Will Whittington
Cc: Mike Jewell; Rodney Dill; Scott Tolleson
Subject: Natural Gas Sales Agreement
Attachments: Serverfarm Natural Gas Sales Agreement - Final 10.20.2025.docx

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Will,

See the attached natural gas sales agreement from the City of Covington. Just to note, the third-party gas supply agreement will be completed pending final signatures from both parties.

Regards,

From: Jacqueline Harris
Sent: Monday, October 20, 2025 8:50 AM
To: Redmond, Mac
Cc: Stephen Mitchell
Subject: Re: Serverfarm Covington Trailer Permits: P-25-08-008 Office Trailer Permits

Categories: PERMITS TO UPLOAD

Good morning, this requires a permit for each trailer. You can email me the permit documents and I will input from there. You do not need to drop anything off.

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To: Jacqueline Harris <JHarris@cityofcovington.org>
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Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
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From: Hunter Little
Sent: Friday, October 17, 2025 10:53 AM
To: Collins III, Clayton
Subject: Declined: City of Covington Erosion Control Inspection - ServerFarm ATL 2

From: Audrey Payne
Sent: Friday, October 17, 2025 9:59 AM
To: Collins III, Clayton
Subject: Declined: City of Covington Erosion Control Inspection - ServerFarm ATL 2

From: Audrey Payne
Sent: Friday, October 17, 2025 9:59 AM
To: Collins III, Clayton
Subject: Declined: City of Covington Erosion Control Inspection - ServerFarm ATL 2

From: Audrey Payne
Sent: Friday, October 17, 2025 9:59 AM
To: Collins III, Clayton
Subject: Declined: City of Covington Erosion Control Inspection - ServerFarm ATL 2

Subject: City of Covington Erosion Control Inspection - ServerFarm ATL 2
Location: 10835 Hazelbrand Rd NE (10835 Hazelbrand Rd NE, Covington, Georgia 30014)

Start: Mon 10/20/2025 9:30 AM
End: Mon 10/20/2025 10:30 AM
Show Time As: Tentative

Recurrence: (none)

Organizer: Collins III, Clayton

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Subject: City of Covington Erosion Control Inspection - ServerFarm ATL 2
Location: 10835 Hazelbrand Rd NE (10835 Hazelbrand Rd NE, Covington, Georgia 30014)

Start: Mon 10/20/2025 9:30 AM
End: Mon 10/20/2025 10:30 AM
Show Time As: Tentative

Recurrence: (none)

Organizer: Collins III, Clayton

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Subject: City of Covington Erosion Control Inspection - ServerFarm ATL 2
Location: 10835 Hazelbrand Rd NE (10835 Hazelbrand Rd NE, Covington, Georgia 30014)

Start: Mon 10/20/2025 9:30 AM
End: Mon 10/20/2025 10:30 AM
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Recurrence: (none)

Organizer: Collins III, Clayton

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Sent: Thursday, October 16, 2025 5:35 PM
To: Dylan Mills
Subject: Amazon Unveils ‘Cascade’ SMR Campus with Energy Northwest | FirstEnergy Adds Gas, Extends Coal Fleet | Oracle, VoltaGrid Power AI Data Centers with 2.3 GW Modular Fleet

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FirstEnergy Corp. has submitted a plan to build a new 1,200-MW natural gas-fired combined-cycle power plant to serve customers in West Virginia. The company recently filed an Integrated Resource Plan (IRP) with state regulators that also calls for keeping two major coal-fired power plants in West Virginia operating at least through the next decade.
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From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Tuesday, October 14, 2025 3:10 PM
To: mruiez@cityofcovington.org
Cc: Donna Smith; Robert Canady; Rucker, Austin; Stephen Mitchell
Subject: 10835 Hazelbrand Road NE: Serverfarm Covington Updated Code Sheet A0.03
Attachments: SF - ATL 2 - Permit Comment Response Letter.pdf; A0.03 Project Information - Updated Code Sheet.pdf

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All –

Please see attached updated code sheet to attach to our building permit currently in review with the fire marshal. We also have a letter signed stating that this design is to 2024 NFPA 101.

Please let me know if you have any questions.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Frank Turner <f.turner@stricklandturner.com>
Sent: Thursday, October 9, 2025 10:57 AM
To: Rusty Hough; Mike Jewell
Subject: Re: Serverfarm Draft Contract
Attachments: Serverfarm Natural Gas Sales Agreement - FBT 10.9.25.docx

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Mike and Rusty,

Redline attached with a couple of edits for clarity.

Thanks,
Frank

Frank B. Turner, Jr.
Strickland Turner, LLP
1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, October 7, 2025 11:48 AM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>
Cc: Frank Turner <f.turner@stricklandturner.com>
Subject: Serverfarm Draft Contract

Mike,

Attached you will find a draft of the natural gas sales agreement for Serverfarm. I have copied Frank with this email as you requested. After your review, let me know if you have any questions, comments, or areas that need to be updated or edited.

Thanks,

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Thursday, October 9, 2025 9:56 AM
To: Mike Jewell; Brandon Seale; Achal Shah; Will Whittington; Rusty Hough
Cc: Sam Brown; Mitch Kobylarczyk; Russell Martino; Tres Thomas; Scott Tolleson
Subject: RE: Voltagrid Gas Composition Analysis

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@Achal Shah <mailto:achal.shah@voltagrid.com> /@Brandon Seale <mailto:Brandon.Seale@voltagrid.com> , the request for flange temp was made by your team does not having this information available prevent you from finishing design?

D’Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

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From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, October 8, 2025 11:13 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; D'Avery Brown <davery.b@sfrdc.com>; Achal Shah <achal.shah@voltagrid.com>; Will Whittington <william.w@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
Cc: Sam Brown <sam@sfrdc.com>; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>; Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>
Subject: RE: Voltagrid Gas Composition Analysis

The station 120 readings from Transco is the ONLY data available to us. The City of Covington does not have a Chromatograph for data verification.

I am uncertain what the flange temperature will be.

I will need to meet on-site for the metering station placement/location and review the route location options.

Thank you,

Mike

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, October 8, 2025 10:26 AM
To: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Achal Shah <achal.shah@voltagrid.com <mailto:achal.shah@voltagrid.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: sam@sfrdc.com <mailto:sam@sfrdc.com> ; Mitch Kobylarczyk <mitch.k@sfrdc.com <mailto:mitch.k@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >
Subject: RE: Voltagrid Gas Composition Analysis

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For the avoidance of doubt, @Mike Jewell <mailto:mjewell@cityofcovington.org> , will you confirm that Station 120 chromatograph readings on Transco would be the best representative data of the gas spec flowing into Covington? Looping back in @Rusty Hough <mailto:rhough@gasauthority.com> as well.

Brandon Seale

From: Brandon Seale
Sent: Wednesday, October 8, 2025 9:20 AM
To: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Achal Shah <achal.shah@voltagrid.com <mailto:achal.shah@voltagrid.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Cc: sam@sfrdc.com <mailto:sam@sfrdc.com> ; Mitch Kobylarczyk <mitch.k@sfrdc.com <mailto:mitch.k@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >
Subject: RE: Voltagrid Gas Composition Analysis

Just to make sure we're not running in circles, those chromatograph readings are pulled off of the EBB for Transco at Station 120. In previous discussions with Mike and Rusty, they had indicated that was the closest station and should be representative of the gas quality they are getting delivered to Covington. And that they didn't have any other gas samples or gas analysis. @Mike Jewell <mailto:mjewell@cityofcovington.org> , if that's wrong let me know.

At this point we need our (VG's) team to confirm whether that information is sufficient.

Your questions around temperature and exact meter station location are still good ones, perhaps @Mike Jewell <mailto:mjewell@cityofcovington.org> can help us with those.

From: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Sent: Wednesday, October 8, 2025 7:46 AM
To: Achal Shah <achal.shah@voltagrid.com <mailto:achal.shah@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Cc: sam@sfrdc.com <mailto:sam@sfrdc.com> ; Mitch Kobylarczyk <mitch.k@sfrdc.com <mailto:mitch.k@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >
Subject: RE: Voltagrid Gas Composition Analysis

Hi Mike,

I hope you're doing well.

Attached is the gas composition analysis that was previously shared with the Voltagrid team. Could you please confirm whether this data is accurate and the most current version available?

Additionally, could you confirm what the expected flange temperature will be?

Lastly, if available, could you provide a drawing that shows where the gas pipeline will enter our property? We'd like to incorporate this into our civil set for coordination purposes.

Thanks again for your support.

Best regards,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,ah40mLQXAZwofHPmXrZeh3kRsVtkpBIPZbmBLSBjl_gcqUHJ9uNuen1A3ap7e8QEaPCd733yUPuTbMEgl8GivkH8OrcDo9XRRakYGB4N3bW2SFFUzL1IZpl,&typo=1>

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Sent: Monday, October 6, 2025 9:34 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
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Vice President of Engineering

VoltaGrid LLC

C:1-832-368-2338

E:Achal.Shah@VoltaGrid.com

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Project Manager

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From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Thursday, October 9, 2025 9:56 AM
To: Mike Jewell; Brandon Seale; Achal Shah; Will Whittington; Rusty Hough
Cc: Sam Brown; Mitch Kobylarczyk; Russell Martino; Tres Thomas; Scott Tolleson
Subject: RE: Voltagrid Gas Composition Analysis

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@Achal Shah <mailto:achal.shah@voltagrid.com> /@Brandon Seale <mailto:Brandon.Seale@voltagrid.com> , the request for flange temp was made by your team does not having this information available prevent you from finishing design?

D’Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,X-ikt83dgijb_udrhAXsKnRI02iLeV2EkPG_qTpT6YZu6THb-djj7ZKzLpZPpWaius_4JqV-GBGU20srv1T-0I8E-lEfJU0A9QX2NEE5tKN3TyP4LR3VeA,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, October 8, 2025 11:13 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; D'Avery Brown <davery.b@sfrdc.com>; Achal Shah <achal.shah@voltagrid.com>; Will Whittington <william.w@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
Cc: Sam Brown <sam@sfrdc.com>; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>; Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>
Subject: RE: Voltagrid Gas Composition Analysis

The station 120 readings from Transco is the ONLY data available to us. The City of Covington does not have a Chromatograph for data verification.

I am uncertain what the flange temperature will be.

I will need to meet on-site for the metering station placement/location and review the route location options.

Thank you,

Mike

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, October 8, 2025 10:26 AM
To: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Achal Shah <achal.shah@voltagrid.com <mailto:achal.shah@voltagrid.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: sam@sfrdc.com <mailto:sam@sfrdc.com> ; Mitch Kobylarczyk <mitch.k@sfrdc.com <mailto:mitch.k@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >
Subject: RE: Voltagrid Gas Composition Analysis

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For the avoidance of doubt, @Mike Jewell <mailto:mjewell@cityofcovington.org> , will you confirm that Station 120 chromatograph readings on Transco would be the best representative data of the gas spec flowing into Covington? Looping back in @Rusty Hough <mailto:rhough@gasauthority.com> as well.

Brandon Seale

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Sent: Wednesday, October 8, 2025 9:20 AM
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Cc: sam@sfrdc.com <mailto:sam@sfrdc.com> ; Mitch Kobylarczyk <mitch.k@sfrdc.com <mailto:mitch.k@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com <mailto:russell.m@sfrdc.com> >
Subject: RE: Voltagrid Gas Composition Analysis

Just to make sure we're not running in circles, those chromatograph readings are pulled off of the EBB for Transco at Station 120. In previous discussions with Mike and Rusty, they had indicated that was the closest station and should be representative of the gas quality they are getting delivered to Covington. And that they didn't have any other gas samples or gas analysis. @Mike Jewell <mailto:mjewell@cityofcovington.org> , if that's wrong let me know.

At this point we need our (VG's) team to confirm whether that information is sufficient.

Your questions around temperature and exact meter station location are still good ones, perhaps @Mike Jewell <mailto:mjewell@cityofcovington.org> can help us with those.

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Any updates to share?

Thank you,

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Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

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From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Wednesday, October 8, 2025 5:04 PM
To: Mike Jewell; Rusty Hough
Subject: RE: Voltagrid Gas Composition Analysis

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Mike

I am good with your response and sorry for the delay in responding.

I wouldn't think these generators are that sensitive to gas quality – they are located all over the pipeline networks.

Scott

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, October 8, 2025 9:56 AM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>
Subject: FW: Voltagrid Gas Composition Analysis

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I am comfortable saying the data is the current version, I cannot confirm the accuracy. Flange temperature??? And lastly we need to meet on-site to see the exact metering location before OUR engineering team can design the route. Ya'll good with that?

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Brandon Seale

From: Brandon Seale
Sent: Wednesday, October 8, 2025 9:20 AM
To: D'Avery Brown <davery.b@sfrdc.com>; Achal Shah <achal.shah@voltagrid.com>; Will Whittington <william.w@sfrdc.com>; Mike Jewell <mjewell@cityofcovington.org>
Cc: sam@sfrdc.com; Mitch Kobylarczyk <mitch.k@sfrdc.com>; Russell Martino <russell.m@sfrdc.com>
Subject: RE: Voltagrid Gas Composition Analysis

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Cc: sam@sfrdc.com <mailto:sam@sfrdc.com> ; Mitch Kobylarczyk <mitch.k@sfrdc.com <mailto:mitch.k@sfrdc.com> >; Russell Martino <russell.m@sfrdc.com

<mailto:russell.m@sfrdc.com> >
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Best regards,

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Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

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From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, October 8, 2025 10:20 AM
To: D'Avery Brown; Achal Shah; Will Whittington; Mike Jewell
Cc: sam@sfrdc.com; Mitch Kobylarczyk; Russell Martino
Subject: RE: Voltagrid Gas Composition Analysis

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Attachments: chromatograph.csv

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From: Audra Gutierrez
Sent: Wednesday, October 8, 2025 8:04 AM
To: Beth
Cc: Temp Clerk
Subject: Minutes
Attachments: 09152025 Minutes.docx

Categories: Red Category

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

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City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: DocuSign NA4 System <dse_NA4@docusign.net> on behalf of Tim Scott via Docusign <dse_NA4@docusign.net>
Sent: Tuesday, October 7, 2025 2:54 PM
To: Tres Thomas
Subject: Voided: Complete with Docusign: Serverfarm - City of Covington Natural Gas Facilities Agreement (23Sept...

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Tim Scott voided Complete with Docusign: Serverfarm - City of Covington Natural Gas Facilities Agreement (23Sept....
Tim Scott
docusign@sfrdc.com

Complete with Docusign: Serverfarm - City of Covington Natural Gas Facilities Agreement (23Sept... has been voided for the following reason:
Executed on 2025.10.06 via email.

Envelope ID
de79db6a-1377-49bf-ba6d-f1495ce37487

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Report this email <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fprotect.docusign.net%2freport-abuse%3fe%3dAUtomjpFak9GlbPL0zFFi10Pc8SAQR-3t__M1LaGIB6nc69unioGqr42IBIWYhe2WglJOAwKxrttMMNtXb4bhC7sAYyj7fDMasTU2CJgSWy-q8OhUo6ZPLN09rSTZZpYsfDhdLDe8iNJpFaC2AQ4RK2dTp34isMtKpVfmQdwLg649WiyZDksUtK61SdV4htnEl1JBXmFZeASCcPS7V9YvIkL8NX2bAP8KYXRC12ZutFRJk-yqvfxBrq0C8nOptIJmHX6GutnuNlHoUlNoM95wG5iqrRh4_BQqQLBcn9958Al6T179wrXSoTD_JgHLmckYsJKKGy_pN6WcQe1mSCivCNrwx31u80MkW4iQ9J7WA9uv2M4VqrO4FsLmDhr5Dib5hBX0UK5UtCSSRvX3V8QkJlGFDrMF3OtP6gnpfrn1ZbQXrUJilaeo8Kq-CTUxMRsp8zfRxakImMpD3RPEZZtSu4%26lang%3den&c=E,1,HSEKZ1dMk85jiCmVLR9y2HHn_4hz553ptVhmOgOVdwOAJLEsBKJEqof9HBIPVLqJwxJrNRBjiYYW1m6tdqBTDlCsORe_J2JaVgnHGgoKIIp_R4VoxQ,,&typo=1> or read more about Declining to sign <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fsupport.docusign.com%2fen%2fguides%2fDeclining-to-sign-DocuSign-Signer-Guide&c=E,1,G9dvdAs_CPTjGJJ_0lcLBXxPCslL4dvMpPZmlE1oCSjfvOJ5n-7ZhzXJ7fELclX9ILvhLPsb5CUz17xC2cCa5cbr5R3D4HH8aGGD20GBfyQqPFMruM7Y&typo=1> and Managing notifications <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fsupport.docusign.com%2fen%2farticles%2fHow-do-I-manage-my-email-notifications&c=E,1,CA-vHdny2lAkesSvoMCFM4GGovEoLNa_VpxuzIZxYnCCqBwpjmeaXB5EpGESCTuDrShHP7QnDXh5WoxKjXzLC1ocwE1v8Qm-vToOXOL6Awg,&typo=1> .

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This message was sent to you by Tim Scott who is using the Docusign Electronic Signature Service. If you would rather not receive email from this sender you may contact the sender with your request.

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, October 7, 2025 1:39 PM
To: Mike Jewell
Cc: Frank Turner
Subject: RE: Serverfarm Draft Contract

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

I have the term “Interruptible” in there to cover any volumes on a daily basis that exceed the “firm” delivered supply contract that we will be bringing in. In Exhibit A, section 1, you will see firm contract quantities are deemed as first gas through the meter. Any volumes over the daily firm, will be at Transco’s interruptible tariff rates and daily market price.

Rusty

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, October 7, 2025 12:27 PM
To: Rusty Hough <rhough@gasauthority.com>

Cc: Frank Turner <f.turner@stricklandturner.com>
Subject: RE: Serverfarm Draft Contract

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Rusty and Frank,

I keep seeing “firm and interruptible,” and this is a 100% firm contract. Is there any reason to leave that wording in there? I don’t want them to request an interruptible rate structure when they are firm.

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Tuesday, October 7, 2025 11:49 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Serverfarm Draft Contract

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Mike,

Attached you will find a draft of the natural gas sales agreement for Serverfarm. I have copied Frank with this email as you requested. After your review, let me know if you have any questions, comments, or areas that need to be updated or edited.

Thanks,

From: Tres Thomas
Sent: Tuesday, October 7, 2025 9:49 AM
To: Erick Martinez
Cc: Mike Jewell; Sarah Lysons; Will Whittington
Subject: RE: Updated Load/CRA/Docs
Attachments: NaturalGasFaciliitesAgreement_9_23_25.pdf

Good Morning Erick

Please see the attached agreement.

Tres

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Monday, October 6, 2025 3:19 PM
To: Tres Thomas <tthomas@cityofcovington.org>
Cc: Mike Jewell <MJewell@cityofcovington.org>; Sarah Lysons <sarah.l@sfrdc.com>; Will Whittington <william.w@sfrdc.com>
Subject: Re: Updated Load/CRA/Docs
Importance: High

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From: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >
Date: Monday, October 6, 2025 at 10:14?AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >, Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >, Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Subject: Re: Updated Load/CRA/Docs

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Date: Monday, October 6, 2025 at 4:20?AM
To: Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >, Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Re: Updated Load/CRA/Docs

Hi Erick, Can you give us a quick update on if this has been found/signed?

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,QliALKpBfqLQkGMCxEFUt5JHQNlM4o2HHBdz-AR45pkjXkQSasiXiDy8Ypasovggd9TGvEIKiG8_0P6Arjem2LhmUdy7RH_4Mc8mV_-GsztHbHK5QZsnVgkklDqR&typo=1>

From: Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Sent: Thursday, October 2, 2025 7:56 PM
To: Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >; Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: RE: Updated Load/CRA/Docs

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Sent: Thursday, October 2, 2025 10:32 AM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Updated Load/CRA/Docs

Good afternoon Tres,

The email address should be <dse_na4@docusign.net <mailto:dse_na4@docusign.net> > which is DocuSign. For convenience, I have resent the signature request so it appears at the top of your inbox.

Please let me know if you have not received the email.

From: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Date: Thursday, October 2, 2025 at 8:20?AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >, Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Subject: Re: Updated Load/CRA/Docs

Good Morning,

From what email address was this sent?

Tres

Sent from my iPad

> On Oct 2, 2025, at 10:45?AM, Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> > wrote:

?

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike, Tres, Any luck tracking where this signature currently is in the system?

Looping in Erick and Sarah from our side in case we need to reroute the document.

Thanks,

Will Whittington

<Outlook-0mqjai22.png>

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,7Kc3XZp3hRXnfGdDXhnaoBUOc93OHyZZ8a10uz5xhAuvwpNn5hE7jgJO6al4i45Am23g9ZrmO_na8Ge8o5-vXjaYCorkfgNRSedQJ8P02vnPZtE5wwi-&typo=1>

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Wednesday, October 1, 2025 6:58 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: Re: Updated Load/CRA/Docs

Hi Mike, Tres,

Our legal team mentioned that the Mayor has not yet signed the Facilities Agreement. Could you confirm if you've received it, or let us know where it currently stands in the process?

Thanks!

Will Whittington

<Outlook-jbkihd21.png>

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,d0W9BRpmfkVZjxmSk6zEnxhijRbEPqRlOcsAFKiiveERq-VVzth4WTjQlRshJxkxKEIQUlmEJ-r3hZramPxGEHJ-YZHYTQsBfxsfkMNBzZSJwDlPWtIJeMDxPTpO&typo=1>

F

From: Audra Gutierrez
Sent: Tuesday, October 7, 2025 9:43 AM
To: Temp Clerk
Subject: RE: Test
Attachments: 09152025 Agenda SUMMARY.docx; 10062025 Agenda.docx

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Temp Clerk <TClerk@cityofcovington.org>
Sent: Tuesday, October 7, 2025 9:41 AM

To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: Test

From: Audra Gutierrez
Sent: Tuesday, October 7, 2025 9:43 AM
To: Temp Clerk
Subject: RE: Test
Attachments: 09152025 Agenda SUMMARY.docx; 10062025 Agenda.docx

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Temp Clerk <TClerk@cityofcovington.org>
Sent: Tuesday, October 7, 2025 9:41 AM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Subject: Test

From: Erick Martinez <erick.m@sfrdc.com>
Sent: Monday, October 6, 2025 3:19 PM
To: Tres Thomas
Cc: Mike Jewell; Sarah Lysons; Will Whittington
Subject: Re: Updated Load/CRA/Docs
Attachments: Serverfarm - City of Covington Natural Gas Facilities Agreement 2025.09.23 (final).pdf

Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Tres,

For convenience, please find attached the PDF in executable form. Kindly route for execution and return a copy to us once available.

Please let me know if you have any questions.

From: Erick Martinez <erick.m@sfrdc.com>
Date: Monday, October 6, 2025 at 10:14?AM
To: Will Whittington <william.w@sfrdc.com>, Tres Thomas <tthomas@cityofcovington.org>
Cc: Mike Jewell <MJewell@cityofcovington.org>, Sarah Lysons <sarah.l@sfrdc.com>
Subject: Re: Updated Load/CRA/Docs

Good afternoon Tres,

May you confirm whether the email was received from DocuSign? If not, as Sarah mentioned below, we are happy to send the document as a PDF for execution and send it back to us once signed.

Thank you,

From: Will Whittington <william.w@sfrdc.com>
Date: Monday, October 6, 2025 at 4:20?AM
To: Sarah Lysons <sarah.l@sfrdc.com>, Erick Martinez <erick.m@sfrdc.com>, Tres Thomas <tthomas@cityofcovington.org>
Cc: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Updated Load/CRA/Docs

Hi Erick, Can you give us a quick update on if this has been found/signed?

Thanks,
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,QliALKpBfqLQkGMCxEFUt5JHQNlM4o2HHBdz-AR45pkjXkQSasiXiDy8Ypasovggd9TGvEIKiG8_0P6Arjem2LhmUdy7RH_4Mc8mV_-GsztHbHK5QZsnVgkklDqR&typo=1>

From: Sarah Lysons <sarah.l@sfrdc.com>
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To: Erick Martinez <erick.m@sfrdc.com>; Tres Thomas <tthomas@cityofcovington.org>
Cc: Mike Jewell <MJewell@cityofcovington.org>; Will Whittington <william.w@sfrdc.com>
Subject: RE: Updated Load/CRA/Docs

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Good afternoon Tres,

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Please let me know if you have not received the email.

From: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
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Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >, Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Subject: Re: Updated Load/CRA/Docs

Good Morning,

From what email address was this sent?

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>
> ?
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>
> Hi Mike, Tres, Any luck tracking where this signature currently is in the system?
>
> Looping in Erick and Sarah from our side in case we need to reroute the document.
>
> Thanks,
>
> Will Whittington
>
> <Outlook-0mqjai22.png>
>
> 1-201-572-3547 (direct)
>
> www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,7Kc3XZp3hRXnfGdDXhnaoBUOc93OHyZZ8a10uz5xhAuvwpNn5hE7jgJO6al4i45Am23g9ZrmO_na8Ge8o5-vXjaYCorkfgNRSedQJ8P02vnPZtE5wwi-&typo=1>

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<Outlook-jbkihd21.png>

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Date: Thursday, October 2, 2025 at 8:20?AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >, Erick Martinez <erick.m@sfrdc.com <mailto:erick.m@sfrdc.com> >, Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Subject: Re: Updated Load/CRA/Docs

Good Morning,

From what email address was this sent?

Tres

Sent from my iPad

> On Oct 2, 2025, at 10:45?AM, Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> > wrote:
>
> ?
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Hi Mike, Tres, Any luck tracking where this signature currently is in the system?
>
> Looping in Erick and Sarah from our side in case we need to reroute the document.
>
> Thanks,
>
> Will Whittington
>
> <Outlook-0mqjai22.png>
>
> 1-201-572-3547 (direct)
>
> www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,7Kc3XZp3hRXnfGdDXhnaoBUOc93OHyZZ8a10uz5xhAuvwpNn5hE7jgJO6al4i45Am23g9ZrmO_na8Ge8o5-vXjaYCorkfgNRSedQJ8P02vnPZtE5wwi-&typo=1>
>
> ---
>
> From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
> Sent: Wednesday, October 1, 2025 6:58 AM
> To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
> Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
> Subject: Re: Updated Load/CRA/Docs
>
> Hi Mike, Tres,
>
> Our legal team mentioned that the Mayor has not yet signed the Facilities Agreement. Could you confirm if you've received it, or let us know where it currently stands in the process?
>
> Thanks!
>
> Will Whittington

<Outlook-jbkihd21.png>

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,d0W9BRpmfkVZjxmSk6zEnxhijRbEPqRlOcsAFKiiveERq-VVzth4WTjQlRshJxkxKEIQUlmEJ-r3hZramPxGEHJ-YZHYTQsBfxsfkMNBzZSJwDlPWtIJeMDxPTpO&typo=1>

F

From: Achal Shah <achal.shah@voltagrid.com>
Sent: Monday, October 6, 2025 12:34 PM
To: Brandon Seale; D'Avery Brown; Will Whittington; Mike Jewell
Cc: sam@sfrdc.com
Subject: Re: Voltagrid Gas Composition Analysis

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Brandon,

This maybe a duplicate request. Varun will talk through it in the weekly meeting today. We'd just like to validate that this is still the best gas data to be utilized.

Regards,

Achal Shah

Vice President of Engineering

VoltaGrid LLC

C:1-832-368-2338

E:Achal.Shah@VoltaGrid.com

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Monday, October 6, 2025 9:35:09 AM
To: D'Avery Brown <davery.b@sfrdc.com>; Will Whittington <william.w@sfrdc.com>; Mike Jewell <mjewell@cityofcovington.org>
Cc: sam@sfrdc.com <sam@sfrdc.com>; Achal Shah <achal.shah@voltagrid.com>
Subject: RE: Voltagrid Gas Composition Analysis

Looping in Achal from VoltaGrid team to confirm whether we need an actual gas sample or if the Transco chromatograph readings are sufficient.

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Monday, October 6, 2025 9:18 AM
To: Will Whittington <william.w@sfrdc.com>; Mike Jewell <mjewell@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>
Cc: sam@sfrdc.com
Subject: RE: Voltagrid Gas Composition Analysis

Hi Mike,

I just wanted to follow up on Will's note from last week.

Any updates to share?

Thank you,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,rmCOWM8IoHmhYGo5XUVUWFpIJHjg-XNK_9YS38mNYjeq8975W5cOBVjtFup2H4F_bFA7vZxaMzIKRP1R20tfzz9xkGjo6VBMKeB3lYN-qUXNlmRZ_w,,&typo=1>

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, October 2, 2025 11:24 AM
To: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Brandon Seale <brandon.seale@voltagrid.com <mailto:brandon.seale@voltagrid.com> >
Cc: D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >
Subject: Voltagrid Gas Composition Analysis

Hi Brandon, Mike,

Evidently, Voltagrid requires a gas composition analysis report as they advance our project. Could either of you clarify exactly what is needed and who would be best positioned to provide it?

D'Avery (ccd) is the contact on our side chasing this down.

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,qjdhJtT_ylXOPIOaG-NFz0vt55bD3MMrBZc9DiCHvdElAaPXQrYURPkHRvntju9LuBPSMGih9F8mMdEo5QmIvGP5QRkGyzeSWpVwhPmJ&typo=1>

From: Sam Brown <sam@sfrdc.com>
Sent: Monday, October 6, 2025 11:38 AM
To: D'Avery Brown; Will Whittington; Mike Jewell; Brandon Seale
Subject: RE: Voltagrid Gas Composition Analysis

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi D,

At what point will this information become schedule impacting?

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yUG8gzKVVnozwQk-a1xnPXg1m_nSzXyYk6pdkDGJ0HL5DCu7FYm59eL-mEfMCsqWZOG40Dp4bprpip88ffY_SA7XiKhkcXjQd07tlM9YAHJgK6Fl&typo=1>

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Subject: RE: Voltagrid Gas Composition Analysis

Hi Mike,

I just wanted to follow up on Will’s note from last week.

Any updates to share?

Thank you,

D’Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,H3mBojYWaiZzZFe6hw-vHtanwM6YUivz4mrbahyr9DEgn1TvOh-Rncj7Y0vQb_l60EZsdJrD2oP4PevaaN8Edd_95ayQNdftEYAPAqDwmU4ni78HtRqtXg,,&typo=1>

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Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,W74PDSXegKHWLsMDaqNeUh188QhAl_vivx2Hx-fTbKJSpZ7sl_bp1WyZNN4GZs9k0wLQXePGNL4BwYx-sj-eGrjC91OmPm2Rii_OuoKBc6_ltaM,&typo=1>

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Monday, October 6, 2025 11:39 AM
To: Sam Brown; Will Whittington; Mike Jewell; Brandon Seale; Achal Shah
Subject: RE: Voltagrid Gas Composition Analysis

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Hi Sam,

That question would need to be answered by the Voltagrid team (@Brandon Seale <mailto:brandon.seale@voltagrid.com> , @Achal Shah <mailto:achal.shah@voltagrid.com>) on this thread, as this is something their design team has requested.

Thanks,

D’Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,q99MHWggrCjFSIL5jM3VONzfkrbEEZldCZSMnk7ekRgiRsW2u949SgD9Ig4ifgMtSQYgJXCQ9hdHp4RuGGYUw63Ml2wZj6Kj62ykwxaBQQ,,&typo=1>

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To: D'Avery Brown <davery.b@sfrdc.com>; Will Whittington <william.w@sfrdc.com>; Mike Jewell <mjewell@cityofcovington.org>; Brandon Seale <brandon.seale@voltagrid.com>
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Subject: RE: Voltagrid Gas Composition Analysis

Hi Mike,

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Any updates to share?

Thank you,

D’Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,e--tMNo77YD-AX6svHauBSnPUxuxXr6pWK0uuV-61BwqU4fU4L4IzBaZkutLSiDS9Ndmq3FY6BKgVJaPKaazXDbjx4MnLJ4pQvKmC2E8PN3EBTtuHOUO5tuzmw,,&typo=1>

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Will Whittington

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From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Monday, October 6, 2025 10:35 AM

To: D'Avery Brown; Will Whittington; Mike Jewell
Cc: sam@sfrdc.com; Achal Shah
Subject: RE: Voltagrid Gas Composition Analysis

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Looping in Achal from VoltaGrid team to confirm whether we need an actual gas sample or if the Transco chromatograph readings are sufficient.

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Sent: Monday, October 6, 2025 9:18 AM
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Subject: RE: Voltagrid Gas Composition Analysis

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Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

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From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Monday, October 6, 2025 10:18 AM
To: Will Whittington; Mike Jewell; Brandon Seale
Cc: Sam Brown
Subject: RE: Voltagrid Gas Composition Analysis

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Hi Mike,

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Thank you,

D’Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

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Cc: D'Avery Brown <davery.b@sfrdc.com>
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Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,KfVrsxf0XQq3JmmdBks0X4kWM_zX8wUcnyYqKqqQSqlfvvZhI93u7PuiV6qtY8C7-Xn_7yX0GllYAabdap3N2oEayrX1Qm_tfPXWX4Dbqg,,&typo=1>

From: noreply@geocall.ga811.com
Sent: Monday, October 6, 2025 12:19 AM
To: Locators Email
Subject: 251006-001006 Large Project Excavation GA811

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GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 251006-001006 Ticket Type : Large Project Excavation
Date/Time : 10/06/2025 00:10 Sequence Number : 1
Previous Ticket : 250930-003119 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : Clayton Collins LP Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes

White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website. https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
Dates

Respond By : 10/08/2025 23:59
Excavation Date : 10/15/2025 07:00
Updateable On : 12/26/2025
Update By : 01/04/2026 16:30
Expires On : 01/04/2026
Respond By 30: 10/13/2025 23:59
Respond By 60: 11/04/2025 23:59
Respond By 90: 12/04/2025 23:59
Members
Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Monday, October 6, 2025 12:19 AM
To: Locators Email
Subject: 251006-001006 Large Project Excavation GA811

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GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 251006-001006 Ticket Type : Large Project Excavation
Date/Time : 10/06/2025 00:10 Sequence Number : 1
Previous Ticket : 250930-003119 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : Clayton Collins LP Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
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Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
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Dates

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Excavation Date : 10/15/2025 07:00
Updateable On : 12/26/2025
Update By : 01/04/2026 16:30
Expires On : 01/04/2026
Respond By 30: 10/13/2025 23:59
Respond By 60: 11/04/2025 23:59
Respond By 90: 12/04/2025 23:59
Members
Code Name Facility Type Phone
BAND01 BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01 Telecommunication
BSCA ATT / D - BSCA Telecommunication
CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication

COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Monday, October 6, 2025 12:19 AM
To: Locators Email
Subject: 251006-001006 Large Project Excavation GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 251006-001006 Ticket Type : Large Project Excavation
Date/Time : 10/06/2025 00:10 Sequence Number : 1
Previous Ticket : 250930-003119 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : Clayton Collins LP Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website. https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
Dates

Respond By : 10/08/2025 23:59
Excavation Date : 10/15/2025 07:00
Updateable On : 12/26/2025
Update By : 01/04/2026 16:30
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COV91 CITY OF COVINGTON - COV91Sewer
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COV93 CITY OF COVINGTON - COV93Electric
GADOT8GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Monday, October 6, 2025 12:19 AM
To: Locators Email
Subject: 251006-001006 Large Project Excavation GA811

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GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 251006-001006 Ticket Type : Large Project Excavation
Date/Time : 10/06/2025 00:10 Sequence Number : 1
Previous Ticket : 250930-003119 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : Clayton Collins LP Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
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MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Monday, October 6, 2025 12:19 AM
To: Locators Email
Subject: 251006-001006 Large Project Excavation GA811

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GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 251006-001006 Ticket Type : Large Project Excavation
Date/Time : 10/06/2025 00:10 Sequence Number : 1
Previous Ticket : 250930-003119 Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
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Caller Name : Clayton Collins LP Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
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Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Project Duration : 12 Months Done For : ServerFarm

State : GA
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City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
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Locate Instructions
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Remarks
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CHC09	CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09	Telecommunication	
CLRWV1	HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1	Telecommunication	
COV90	CITY OF COVINGTON - COV90	Water	
COV91	CITY OF COVINGTON - COV91	Sewer	
COV92	CITY OF COVINGTON - COV92	Gas	
COV93	CITY OF COVINGTON - COV93	Electric	
GADOT8	GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8	Traffic - Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

From: Donna Smith
Sent: Friday, October 3, 2025 11:21 AM
To: Robert Canady
Cc: Brian Thompson
Subject: PLAN REVIEWS

Good morning,

When you get a chance can you take a look at the plans for

10835 Hazelbrand- Serverfarm

These are the duplexes for Steve Smallwood.

5124-101 & 201 Avery St.

5134- 101 & 201 Avery St.

5132- 101 & 201 Avery St.

Thanks guys.

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, October 2, 2025 2:24 PM
To: Mike Jewell; Brandon Seale
Cc: D'Avery Brown
Subject: Voltagrid Gas Composition Analysis

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Brandon, Mike,

Evidently, Voltagrid requires a gas composition analysis report as they advance our project. Could either of you clarify exactly what is needed and who would be best positioned to provide it?

D'Avery (ccd) is the contact on our side chasing this down.

Thanks,
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,W-KIo_3uVTgcbIXrxKwkhT-d2rvYcoMOAJ_0YGWqZW3UKXTrVVMVU4WNYr2_JGCuzA_sCA8G9wyQc0gOVqUJWsUBF8Yn999A6yHEz3yj3Fs9U1ay6_9r&typo=1>
From: Tres Thomas
Sent: Thursday, October 2, 2025 11:12 AM
To: Mike Jewell
Cc: Tiffany Johnston
Subject: Fwd: ServerFarm

Mike,

Do I have this agreement?

Tres

Sent from my iPad

Begin forwarded message:

> From: Tiffany Johnston <tjohnston@cityofcovington.org>
> Date: October 1, 2025 at 3:26:13?PM EDT
> To: Tres Thomas <tthomas@cityofcovington.org>
> Subject: ServerFarm
>
> ?
>
> Hey,
>
> We are looking for a signed agreement from ServerFarm. Can you check your emails to see if there is a signed agreement that needs to be signed by the Mayor?
>
> Tiffany Johnston
>
> City of Covington | Customer Service Manager
>
> 770-385-2037 | tjohnston@cityofcovington.org <mailto:tjohnston@cityofcovington.org>

From: Mike Jewell
Sent: Wednesday, October 1, 2025 6:53 AM
To: Will Whittington
Subject: Accepted: Convington/Serverfarm Touch Base

From: Mike Jewell
Sent: Wednesday, October 1, 2025 6:53 AM
To: Will Whittington
Subject: Accepted: Convington/Serverfarm Touch Base

From: Mike Jewell
Sent: Wednesday, October 1, 2025 6:53 AM
To: Will Whittington
Subject: Accepted: Convington/Serverfarm Touch Base

From: noreply@geocall.ga811.com
Sent: Tuesday, September 30, 2025 11:17 AM
To: Locators Email
Subject: 250930-003137 Overhead GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV93
Ticket Number : 250930-003137 Ticket Type : Overhead
Date/Time : 09/30/2025 11:16 Sequence Number : 17
Previous Ticket : Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : Clayton Collins Field Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
This overhead ticket goes with LPM tkt 250930-003119
Dates

Commence On : 10/03/2025 11:15
Completed By : 10/03/2025 11:15
Members

Code	Name	Facility Type	Phone
COV93	CITY OF COVINGTON - COV93	Electric	
GATRA1	GA TRANSMISSION CORP NO PRIS RESPONSE REQ - GAT...	Electric	
GATRA4	GA TRANSMISSION CORP NO PRIS RESPONSE REQ - GAT...	Electric	
OGP101	GEORGIA POWER NO PRIS RESPONSE REQUIRED - OGP10...	Electric	

OGPT84 GEORGIA POWER NO PRIS RESPONSE REQUIRED - OGPT8... Electric
OSNP70 SNAPPING SHOALS EMC NO PRIS RESPONSE REQUIRED -... Electric
From: noreply@geocall.ga811.com
Sent: Tuesday, September 30, 2025 11:17 AM
To: Locators Email
Subject: 250930-003137 Overhead GA811

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Comments :
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10835 Hazelbrand Road Northeast Phone : (470) 442-4199
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Code Name Facility Type Phone
COV93 CITY OF COVINGTON - COV93Electric
GATRA1 GA TRANSMISSION CORP NO PRIS RESPONSE REQ - GAT... Electric
GATRA4 GA TRANSMISSION CORP NO PRIS RESPONSE REQ - GAT... Electric
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OGPT84 GEORGIA POWER NO PRIS RESPONSE REQUIRED - OGPT8... Electric
OSNP70 SNAPPING SHOALS EMC NO PRIS RESPONSE REQUIRED -... Electric
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GA811 Locate Request For: COV93
Ticket Number : 250930-003137 Ticket Type : Overhead
Date/Time : 09/30/2025 11:16 Sequence Number : 17
Previous Ticket : Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

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State : GA
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Locate the entire property including all R/O/Ws
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This overhead ticket goes with LPM tkt 250930-003119
Dates

Commence On : 10/03/2025 11:15
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COV93 CITY OF COVINGTON - COV93Electric
GATRA1 GA TRANSMISSION CORP NO PRIS RESPONSE REQ - GAT... Electric
GATRA4 GA TRANSMISSION CORP NO PRIS RESPONSE REQ - GAT... Electric
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OGPT84 GEORGIA POWER NO PRIS RESPONSE REQUIRED - OGPT8... Electric
OSNP70 SNAPPING SHOALS EMC NO PRIS RESPONSE REQUIRED -... Electric
From: noreply@geocall.ga811.com

Sent: Tuesday, September 30, 2025 11:15 AM
To: Locators Email
Subject: 250930-003119 Large Project Meeting GA811

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GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 250930-003119 Ticket Type : Large Project Meeting
Date/Time : 09/30/2025 11:15 Sequence Number : 16
Previous Ticket : Source : Voice
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Comments :
Company Information
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Caller Name : Clayton Collins LP Contact : Clayton Collins
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Latitude : 33.6233340
Scope of Work : All scope of work necessary for an existing building data center fit out.
Meeting Location : 10835 Hazelbrand Road NE Covington, GA 30014
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
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Members

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COV91	CITY OF COVINGTON - COV91	Sewer	
COV92	CITY OF COVINGTON - COV92	Gas	
COV93	CITY OF COVINGTON - COV93	Electric	
GADOT8	GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8	Traffic - Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

From: noreply@geocall.ga811.com
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To: Locators Email
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White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website. https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
Dates

Meeting Date : 10/03/2025 08:00
Respond By : 10/02/2025 23:59
Expires On : 10/03/2025
Excavate On : 10/15/2025 07:00
Members

Code	Name	Facility Type	Phone
BAND01	BANDWIDTH INFRASTRUCTURE GROUP GA, LLC - BAND01	Telecommunication	
BSCA	ATT / D - BSCA	Telecommunication	
CHC09	CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09	Telecommunication	
CLRWV1	HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1	Telecommunication	
COV90	CITY OF COVINGTON - COV90Water		
COV91	CITY OF COVINGTON - COV91Sewer		
COV92	CITY OF COVINGTON - COV92Gas		
COV93	CITY OF COVINGTON - COV93Electric		
GADOT8	GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8	Traffic - Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

From: noreply@geocall.ga811.com
Sent: Tuesday, September 30, 2025 11:15 AM
To: Locators Email
Subject: 250930-003119 Large Project Meeting GA811

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 250930-003119 Ticket Type : Large Project Meeting
Date/Time : 09/30/2025 11:15 Sequence Number : 16
Previous Ticket : Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : Clayton Collins LP Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Scope of Work : All scope of work necessary for an existing building data center fit out.
Meeting Location : 10835 Hazelbrand Road NE Covington, GA 30014
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
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CHC09	CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09	Telecommunication	
CLRWV1	HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1	Telecommunication	
COV90	CITY OF COVINGTON - COV90Water		
COV91	CITY OF COVINGTON - COV91Sewer		

COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
MCI01 VERIZON BUSINESS (MCI FACILITIES) - MCI01 Telecommunication
NCW01 NEWTON COUNTY WATER - NCW01 Water
SNP70 SNAPPING SHOALS EMC - SNP70 Electric
From: noreply@geocall.ga811.com
Sent: Tuesday, September 30, 2025 11:15 AM
To: Locators Email
Subject: 250930-003119 Large Project Meeting GA811

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GA811 Locate Request For: COV90/COV91/COV92/COV93
Ticket Number : 250930-003119 Ticket Type : Large Project Meeting
Date/Time : 09/30/2025 11:15 Sequence Number : 16
Previous Ticket : Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : Clayton Collins LP Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
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Scope of Work : All scope of work necessary for an existing building data center fit out.
Meeting Location : 10835 Hazelbrand Road NE Covington, GA 30014
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website. https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
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Code Name Facility Type Phone
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CHC09 CHARTER COMMUNICATIONS-SUMMERVILLE - CHC09 Telecommunication
CLRWV1 HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1 Telecommunication
COV90 CITY OF COVINGTON - COV90Water
COV91 CITY OF COVINGTON - COV91Sewer
COV92 CITY OF COVINGTON - COV92Gas
COV93 CITY OF COVINGTON - COV93Electric
GADOT8GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8 Traffic - Electric
GP280 GEORGIA POWER - GP280 Electric
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Ticket Number : 250930-003119 Ticket Type : Large Project Meeting
Date/Time : 09/30/2025 11:15 Sequence Number : 16
Previous Ticket : Source : Voice
Last Response :
Comments :
Company Information
Brasfield & Gorrie Company Type : Contractor
10835 Hazelbrand Road Northeast Phone : (470) 442-4199
Covington, GA, 30014

Caller Name : Clayton Collins LP Contact : Clayton Collins
Phone : (470) 442-4199 Phone : (470) 442-4199
Email : ccollins@brasfieldgorrie.com Email : ccollins@brasfieldgorrie.com
Work Information
Work Type : removing AND REPLACE FIRE LINE, SANITARY SEWER, STORM DRAIN, DUCT BANK, AND FIBER/ALL SERVICES, INSTALL

CONDINSATE LINES, GRADING, ROCK REMOVAL Longitude : -83.8171760
Latitude : 33.6233340
Scope of Work : All scope of work necessary for an existing building data center fit out.
Meeting Location : 10835 Hazelbrand Road NE Covington, GA 30014
Project Duration : 12 Months Done For : ServerFarm

State : GA
County : NEWTON Street : 10835 Hazelbrand Rd NE
City : COVINGTON Cross Street : Industrial Park Blvd

Explosives : Yes Directional Boring : Yes
White-Lined : No # W-Lines Area : 0
Locate Instructions
Locate the entire property including all R/O/Ws
Remarks
Project Name: Serverfarm ATL 2
You can use the Meeting Ticket number to check PRIS and see which members will and which will not attend the meeting. The day after the meeting the GA811 Online Ticketing System will generate the Excavation Ticket. The Excavation Ticket will have a different number than the Meeting Ticket. The Excavation Ticket will be emailed to the caller email address listed. The Excavation Ticket will show the expiration date and the update window. The update window will start 5 business days before the expiration and end at 4:30 pm on the expiration date. The expiration date may be on a holiday or on a weekend. The Excavation Ticket MUST be updated by 4:30 pm (when our system switches to the next business day) on the expiration date. After 4:30pm on the expiration date you will be required to enter a new Large Project. Bring proposed marking agreements to the meeting for each of the members listed and for yourself. Failure to bring marking agreements may result in the cancellation of your ticket. Sample marking agreements may be found on the Georgia811 website. https://lpform.geocall.ga811.com/5e13e5bd-994c-4839-9dff-8118258da0ec Best time to call: 8:00 AM to 5:00 PM
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CLRWV1	HARGRAY OF GEORGIA dba CLEARWAVE FIBER - CLRWV1	Telecommunication	
COV90	CITY OF COVINGTON - COV90	Water	
COV91	CITY OF COVINGTON - COV91	Sewer	
COV92	CITY OF COVINGTON - COV92	Gas	
COV93	CITY OF COVINGTON - COV93	Electric	
GADOT8	GEORGIA DEPARTMENT OF TRANSPORTATION - GADOT8	Traffic - Electric	
GP280	GEORGIA POWER - GP280	Electric	
MCI01	VERIZON BUSINESS (MCI FACILITIES) - MCI01	Telecommunication	
NCW01	NEWTON COUNTY WATER - NCW01	Water	
SNP70	SNAPPING SHOALS EMC - SNP70	Electric	

From: Matt Clark <mclark@cncfence.com>
Sent: Monday, September 29, 2025 1:46 PM
To: Phil Duffey
Subject: RE: 10835 hazelbrand rd
Attachments: Temp Fence QTO.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Matt Clark

Office: 770-603-9745

Cell: 678-873-3349

From: Phil Duffey <PhilipD@cityofcovington.org>
Sent: Monday, September 29, 2025 1:34 PM
To: Matt Clark <mclark@cncfence.com>
Subject: 10835 hazelbrand rd

Some people who received this message don't often get email from philipd@cityofcovington.org <mailto:philipd@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

I'm with the city of Covington locating. can you please send me a map of where you're putting the fence. thanks

Sent from my Verizon, Samsung Galaxy Tablet

From: Audra Gutierrez
Sent: Friday, September 26, 2025 2:23 PM
To: Tiffany Johnston
Subject: 09152025 Minutes
Attachments: 09152025 Minutes.docx

Tiff,

Please read over for any errors.

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Donna Smith
Sent: Friday, September 26, 2025 11:02 AM
To: Gwyn Schinkel
Subject: RE: Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE

You're welcome.

Have a great weekend.

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Gwyn Schinkel <gwyn.schinkel@construction.com>
Sent: Friday, September 26, 2025 10:55 AM
To: Donna Smith <dsmith@cityofcovington.org>
Subject: RE: Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE

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Great! Thank you so much for your assistance. I really appreciate it. Hope you have a wonderful day!

From: Donna Smith <dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org> >
Sent: Friday, September 26, 2025 10:54 AM
To: Gwyn Schinkel <gwyn.schinkel@construction.com <mailto:gwyn.schinkel@construction.com> >
Subject: [EXTERNAL] RE: Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE

Gc will be Brasfield & Gorrie, LLC.

Architect is HKS

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Gwyn Schinkel <gwyn.schinkel@construction.com <mailto:gwyn.schinkel@construction.com> >
Sent: Friday, September 26, 2025 10:50 AM
To: Donna Smith <dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org> >
Subject: RE: Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE

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Thank you for the information. Would you be able to tell me who the architect and GC are listed on the permit?

From: Donna Smith <dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org> >
Sent: Friday, September 26, 2025 10:48 AM
To: Gwyn Schinkel <gwyn.schinkel@construction.com <mailto:gwyn.schinkel@construction.com> >
Subject: [EXTERNAL] RE: Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE

Good morning,

They have submitted and were denied, so now we are waiting for the resubmittal.

They were issued an interior demo permit and that one was issued on 9-16-25

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Gwyn Schinkel <gwyn.schinkel@construction.com <mailto:gwyn.schinkel@construction.com> >
Sent: Friday, September 26, 2025 10:40 AM
To: Samantha Whitley <SWhitley@cityofcovington.org <mailto:SWhitley@cityofcovington.org> >
Subject: Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE

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Good Morning,

This is Gwyn with Dodge Construction Network. I am hoping you can provide me with information regarding Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE. Can you please tell me if permits were issued for the project and if so, the date they were issued? If not, can you please tell me where they are at in the review process? Any information you can provide would be greatly appreciated.

Thank you for your assistance.

Best Regards,

GWYN SCHINKEL

Planning Data Specialist

T 844-326-3826 x7340

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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From: Donna Smith
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Subject: RE: Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE

Gc will be Brasfield & Gorrie, LLC.

Architect is HKS

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Gwyn Schinkel <gwyn.schinkel@construction.com>
Sent: Friday, September 26, 2025 10:50 AM
To: Donna Smith <dsmith@cityofcovington.org>
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Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Gwyn Schinkel <gwyn.schinkel@construction.com <mailto:gwyn.schinkel@construction.com> >
Sent: Friday, September 26, 2025 10:40 AM
To: Samantha Whitley <SWhitley@cityofcovington.org <mailto:SWhitley@cityofcovington.org> >
Subject: Serverfarm Data Center Conversion at 10835 Hazelbrand Rd NE

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GWYN SCHINKEL

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T 844-326-3826 x7340

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Sent: Friday, September 26, 2025 10:40 AM
To: Samantha Whitley <SWhitley@cityofcovington.org>
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From: DocuSign NA4 System <dse_NA4@docusign.net> on behalf of Tim Scott via Docusign <dse_NA4@docusign.net>
Sent: Thursday, September 25, 2025 4:28 PM
To: Tres Thomas
Subject: Complete with Docusign: Serverfarm - City of Covington Natural Gas Facilities Agreement (23Sept...

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

<https://docucdn-a.akamaihd.net/olive/images/2.62.0/global-assets/email-templates/email-logo.png>
<https://docucdn-a.akamaihd.net/olive/images/2.76.0/email/iconSignWhite.png>
Tim Scott sent you a document to review and sign.
REVIEW DOCUMENT <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fna4.docusign.net%2fSigning%2fEmailStart.aspx%3fa%3d51cc6c79-2428-42cb-a8b4-edb9288d635f%26etti%3d24%26acct%3d0f992e75-f346-4e25-9cfd-a89ae1c41187%26er%3da1aa9c58-cfe0-4d83-bda1-4c4626dad95e&c=E,1,9OrOu5AkBOEkzLf59JW47nuqiHIvMz_No2K6OosrDDT-7GAwNi40mSPIk5MVMl53V2PwQzUGsPBmycO630xnm_x-YSoqP4W8YaZqAcQgHk0HcHrWHuQ,&typo=1>
Tim Scott
docusign@sfrdc.com
Hi Tres,

The Natural Gas Facilities agreement is ready for signature. Please route to the appropriate authorized signatory.

Should you have any questions, please contact my colleague Erick Martinez at Erick.m@sfrdc.com.

Do Not Share This Email
This email contains a secure link to Docusign. Please do not share this email, link, or access code with others.

Alternate Signing Method
Visit Docusign.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fDocusign.com&c=E,1,sFQGNyqZ9yIsrTiLXJXEwCY7bDCE6KphQm9o7Hc-eNNfASyTDh6XtrbR7w-lyDsVIw5nU1VAeKO5iWi11WakmeCPjxh_s0DrdAJvJspfiRppKzhirY0,&typo=1&ancr_add=1> , click 'Access Documents', and enter the security code:
51CC6C79242842CBA8B4EDB9288D635F7

About Docusign
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Questions about the Document?
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From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, September 24, 2025 12:23 PM
To: questions
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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Thank you

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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To: Jason Volk <jason.v@sfrdc.com>
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Your account has been set up as of 09/24/2025, your account number is 00115230.

Your bill will be mailed out around the 6th and due around the 27th of each month. Do allow thirty days of usage in order to send you your first bill.

You will have until the next business day to have the bill paid before a 10% penalty is added to the

electric portion of your bill. However, you will have a (2) weeks grace period from the bill due date to

have the bill paid before its disconnected and a $30.00 additional fee will be added.

We guarantee next business day so services will not be on until tomorrow.

If you have any questions feel free to give us call back at 770-385-2000.

Customer Service,

Thank you.

From: Jason Volk <jason.v@sfrdc.com>
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Attached is the gas form.

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3. Gas form: please talk with Mike Jewell and let us know if the completed gas form is still needed considering the project Mike is helping us with.

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To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

We need a copy of the settlement statement or deed, color copy of id and a completed gas form (see attached).

Thanks

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Sent: Thursday, September 18, 2025 1:38 PM
To: questions <questions@cityofcovington.org <mailto:questions@cityofcovington.org> >
Cc: Kevin Dillard <kevin@sfrdc.com <mailto:kevin@sfrdc.com> >
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To whom it may concern,

Serverfarm would like to establish utility service for the property located at 10835 Hazelbrand Rd NE, Covington, GA.

We acquired the property on Tuesday. We are the new owners.

Attached is the application for new utility service and our W9 form. Please let us know what additional information is needed.

Thank you.

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Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

yes

Jason Volk

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Will you be having tenants?. People/customers that rent out the space from you?.

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Both, it's a data center, we will have a customer or customers.

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Sent: Thursday, September 18, 2025 11:23 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

We need a copy of the settlement statement or deed, color copy of id and a completed gas form (see attached).

Thanks

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Thursday, September 18, 2025 1:38 PM
To: questions <questions@cityofcovington.org <mailto:questions@cityofcovington.org> >
Cc: Kevin Dillard <kevin@sfrdc.com <mailto:kevin@sfrdc.com> >
Subject: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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To whom it may concern,

Serverfarm would like to establish utility service for the property located at 10835 Hazelbrand Rd NE, Covington, GA.

We acquired the property on Tuesday. We are the new owners.

Attached is the application for new utility service and our W9 form. Please let us know what additional information is needed.

Thank you.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <http://www.serverfarmllc.com/>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, September 24, 2025 10:54 AM
To: questions
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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yes

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <http://www.serverfarmllc.com/>

From: questions <questions@cityofcovington.org>
Sent: Wednesday, September 24, 2025 6:56 AM
To: Jason Volk <jason.v@sfrdc.com>
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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Sent: Tuesday, September 23, 2025 8:22 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
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2. We have not yet received the deed from Chicago Title; we expect it shortly and will provide.
3. Gas form: please talk with Mike Jewell and let us know if the completed gas form is still needed considering the project Mike is helping us with.

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www.serverfarmllc.com <http://www.serverfarmllc.com/>

From: DocuSign NA4 System <dse_NA4@docusign.net> on behalf of Tim Scott via Docusign <dse_NA4@docusign.net>
Sent: Wednesday, September 24, 2025 10:12 AM
To: Mike Jewell
Subject: Completed: Complete with Docusign: Serverfarm - City of Covington Load Letter 2025-09-22.pdf
Attachments: Serverfarm - City of Covington Load Letter 2025-09-22.pdf

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Tim Scott
docusign@sfrdc.com

All parties have completed Complete with Docusign: Serverfarm - City of Covington Load Letter 2025-09-22.pdf.

Hi Mike, This load letter is in connection in with the Natural Gas Plan for Serverfarm Data Center Facility in Covington, GA. If you have any questions please reach out to my colleague Erick Martinez at Erick.m@sfrdc.com. Thank you.

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sAoIsXpJmNQqexb_qrDg2NWBbw,&typo=1> .

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From: questions
Sent: Wednesday, September 24, 2025 9:57 AM
To: Jason Volk
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

Will you be having tenants?. People/customers that rent out the space from you?.

From: Jason Volk <jason.v@sfrdc.com>
Sent: Tuesday, September 23, 2025 4:44 PM
To: questions <questions@cityofcovington.org>
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Both, it's a data center, we will have a customer or customers.

Jason Volk

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From: DocuSign NA4 System <dse_NA4@docusign.net> on behalf of Tim Scott via Docusign <dse_NA4@docusign.net>
Sent: Tuesday, September 23, 2025 7:08 PM
To: Mike Jewell
Subject: Complete with Docusign: Serverfarm - City of Covington Load Letter 2025-09-22.pdf

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docusign@sfrdc.com
Hi Mike, This load letter is in connection in with the Natural Gas Plan for Serverfarm Data Center Facility in Covington, GA. If you have any questions please reach out to my colleague Erick Martinez at Erick.m@sfrdc.com. Thank you.

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From: Jason Volk <jason.v@sfrdc.com>
Sent: Tuesday, September 23, 2025 4:44 PM
To: questions
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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Both, it's a data center, we will have a customer or customers.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <http://www.serverfarmllc.com/>

From: questions <questions@cityofcovington.org>
Sent: Tuesday, September 23, 2025 1:34 PM
To: Jason Volk <jason.v@sfrdc.com>
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

Will this be a rental property?. Or for your business use?

Thank you.

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Thank you, much appreciated.

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Okay thank you for the update, once received we can proceed.

Thank you.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, September 22, 2025 6:19 PM
To: questions <questions@cityofcovington.org <mailto:questions@cityofcovington.org> >
Cc: Kevin Dillard <kevin@sfrdc.com <mailto:kevin@sfrdc.com> >
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We need a copy of the settlement statement or deed, color copy of id and a completed gas form (see attached).

Thanks

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Thank you.

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From: Audra Gutierrez
Sent: Tuesday, September 23, 2025 4:14 PM
To: Evan Newton
Subject: RE: 0915 Agenda Summary?

Attachments: 09152025 Agenda SUMMARY.docx

Please see the attached.

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Evan Newton <enewton@covnews.com>
Sent: Tuesday, September 23, 2025 3:58 PM
To: Audra Gutierrez <agutierrez@cityofcovington.org>
Cc: Kate Verity <kverity@morrismultimedia.com>
Subject: 0915 Agenda Summary?

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Hey Audra,

Do you have the agenda summary for the Sept. 15 council meeting?

Thanks!

Evan Newton

Managing Editor, The Covington News

Phone: 770-728-1409

Email: enewton@covnews.com <mailto:enewton@covnews.com>

"Creativity is something you are, not something you do" ~ Rick Rubin.

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Sent: Tuesday, September 23, 2025 11:59 AM
To: questions
Subject: Re: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm
Attachments: 241809GA.pdf

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www.serverfarmllc.com <http://www.serverfarmllc.com/>

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Monday, September 22, 2025 5:25 PM
To: william.w@sfrdc.com; Mike Jewell
Cc: greg.f@sfrdc.com
Subject: Re: Updated Load/CRA/Docs
Attachments: Covington - NATURAL GAS FACILITES AGREEMENT_FINAL FORM.docx; City of Covington Load Letter FINAL FORM.docx

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William,

I have heard back from Mike. Please review the attached and let me know if they are ready for execution.

Thanks,
Frank

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW

P. O. Box 70
Covington, Georgia 30015-0070

770.786.4390

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<https://outlook.office.com/mail/sentitems/id/AAMkADA5NTk0NjliLTZmZjMtNDU5ZC1hMTJiLWJjMDJjNzY1MDczMABGAAAAAAAOCH%2Fg8MUnQ4ike59qIjtqBwAgDubXW4UcTbcEghM9D51DAAAAAAEJAAAgDubXW4UcTbcEghM9D51DAAABETzKAAA%3D#x_m_6325140728780667885_SignatureSanitize> **WARNING** - Beware of Fraudulent Wire Instructions
<https://outlook.office.com/mail/sentitems/id/AAMkADA5NTk0NjliLTZmZjMtNDU5ZC1hMTJiLWJjMDJjNzY1MDczMABGAAAAAAAOCH%2Fg8MUnQ4ike59qIjtqBwAgDubXW4UcTbcEghM9D51DAAAAAAEJAAAgDubXW4UcTbcEghM9D51DAAABETzKAAA%3D#x_m_6325140728780667885_SignatureSanitize>

Email hacking and fraud are occurring with greater frequency on real estate transactions. If you are involved in a real estate transaction as a buyer, seller, lender or real estate agent/broker or in any other capacity, you must immediately call the escrow agent or closing attorney to whom you will be sending money to or receiving money from via a wire transfer. Please contact the escrow agent or closing attorney using contact information found from an independent source, such as the sales contract, internet or telephone to verify any wiring/funding instructions received from the escrow agent/closing attorney. I am not responsible for any wires sent by you to an incorrect bank account.
<https://outlook.office.com/mail/sentitems/id/AAMkADA5NTk0NjliLTZmZjMtNDU5ZC1hMTJiLWJjMDJjNzY1MDczMABGAAAAAAAOCH%2Fg8MUnQ4ike59qIjtqBwAgDubXW4UcTbcEghM9D51DAAAAAAEJAAAgDubXW4UcTbcEghM9D51DAAABETzKAAA%3D#x_m_6325140728780667885_SignatureSanitize>

-----Original message-----
From: "Will Whittington" [william.w@sfrdc.com]
Sent: Monday, Sep 22 2025 3:06 PM
To: MJewell@cityofcovington.org

Cc: greg.f@sfrdc.com
Subject: Re: Updated Load/CRA/Docs
Hi Mike,
Apologies — I hadn't realized Rob had left.
The only change I see is aligning the Phase 2 in the Facilities Agreement with the load letter. I can make that update and handle the routing.
For the load letter, I'll send it directly to you.
For the Facilities Agreement, should I route it directly to the Mayor's office? If so, could you please provide me with the appropriate email address?

Thanks,
Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <http://www.serverfarmllc.com>

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, September 22, 2025 12:20 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >;
Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: RE: Updated Load/CRA/Docs

Will,

Rob is no longer with the City of Covington, he has taken a new job at another city. I forwarded a document for review and once signed if you can forward back we will sign and forward back. E – Signature is okay to use.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Monday, September 22, 2025 12:11 PM
To: Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com
<mailto:f.turner@stricklandturner.com> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: Fw: Updated Load/CRA/Docs

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Rob, Frank,

With Mike out of the office, is there a path for us to keep the document approvals moving forward?

Thanks,

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?
a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,F08CPkiKiSWNAu8pdf6U_91iUkdl86ZrMxNdpHgCU37OfnEsA-Eqbn6cA8Gq-wgi2nd93qpxiMhRUuj2TjneR6vdXYV37kukrQwQZSw5JQw,&typo=1>

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, September 22, 2025 10:29 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Automatic reply: Updated Load/CRA/Docs

I will be out of the office until 9/25/25. Thank you!

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Friday, September 19, 2025 6:54 PM
To: william.w@sfrdc.com; Mike Jewell
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Will,

I have just sent as revised back to Mike Jewell to confirm they are in form acceptable to him.

Frank

Frank B. Turner, Jr.

Strickland Turner, LLP

1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW

P. O. Box 70
Covington, Georgia 30015-0070

770.786.4390

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Be advised that no attorney client relationship is created by the sender or Strickland Turner, LLP and any recipient absent an engagement letter signed by both parties.
<https://outlook.office.com/mail/sentitems/id/AAMkADA5NTk0NjliLTZmZjMtNDU5ZC1hMTJiLWJjMDJjNzY1MDczMABGAAAAAAAOCH%2Fg8MUnQ4ike59qIjtqBwAgDubXW4UcTbcEghM9D51DAAAAAAEJAAAgDubXW4UcTbcEghM9D51DAAABETzKAAA%3D#x_m_6325140728780667885_SignatureSanitize>

<https://outlook.office.com/mail/sentitems/id/AAMkADA5NTk0NjliLTZmZjMtNDU5ZC1hMTJiLWJjMDJjNzY1MDczMABGAAAAAAAOCH%2Fg8MUnQ4ike59qIjtqBwAgDubXW4UcTbcEghM9D51DAAAAAAEJAAAgDubXW4UcTbcEghM9D51DAAABETzKAAA%3D#x_m_6325140728780667885_SignatureSanitize> **WARNING** - Beware of Fraudulent Wire Instructions
<https://outlook.office.com/mail/sentitems/id/AAMkADA5NTk0NjliLTZmZjMtNDU5ZC1hMTJiLWJjMDJjNzY1MDczMABGAAAAAAAOCH%2Fg8MUnQ4ike59qIjtqBwAgDubXW4UcTbcEghM9D51DAAAAAAEJAAAgDubXW4UcTbcEghM9D51DAAABETzKAAA%3D#x_m_6325140728780667885_SignatureSanitize>

Email hacking and fraud are occurring with greater frequency on real estate transactions. If you are involved in a real estate transaction as a buyer, seller, lender or real estate agent/broker or in any other capacity, you must immediately call the escrow agent or closing attorney to whom you will be sending money to or receiving money from via a wire transfer. Please contact the escrow agent or closing attorney using contact information found from an independent source, such as the sales contract, internet or telephone to verify any wiring/funding instructions received from the escrow agent/closing attorney. I am not responsible for any wires sent by you to an incorrect bank account.
<https://outlook.office.com/mail/sentitems/id/AAMkADA5NTk0NjliLTZmZjMtNDU5ZC1hMTJiLWJjMDJjNzY1MDczMABGAAAAAAAOCH%2Fg8MUnQ4ike59qIjtqBwAgDubXW4UcTbcEghM9D51DAAAAAAEJAAAgDubXW4UcTbcEghM9D51DAAABETzKAAA%3D#x_m_6325140728780667885_SignatureSanitize>

-----Original message-----
From: "Will Whittington" [william.w@sfrdc.com]
Sent: Friday, Sep 19 2025 10:33 AM
To: MJewell@cityofcovington.org
Subject: Re: Serverfarm
Hi Mike, Frank,

Just checking in on how these updates are progressing. Please let me know if there's anything I can do on my end to help move things along.
We're advancing to contract signature with our customer today, and it's important that these documents are finalized in order to enable those signatures.

Thanks,
Will
Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <http://www.serverfarmllc.com>

_____

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, September 18, 2025 3:08 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Re: Serverfarm

Thanks Mike,

Hi Frank, On the Facilities Agreement, we just need to ensure consistency with the Phases outlined in the Load Letter and align the gas volume reference (XXX MCF) with the 750 MCF stated in the Load Letter.
Feel free to give me a call with any questions.
Thanks,
Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <http://www.serverfarmllc.com>

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, September 18, 2025 3:00 PM
To: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: FW: Serverfarm

Frank,

Please see the email below. I am listed as the signer on the Load Letter. If this needs to be, the Mayor, can we change that as well, please?

Thank you,

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, September 18, 2025 3:50 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike, I just reviewed with our attorney.

A couple of quick clarifications on the Load Letter:

* Phase 2 / Payment Terms- Needs Updating based on Transco Analysis not Facilities Agreement Execution: Initial remittance, not to exceed 50% of the Phase 2 cost (final amount to be determined), shall be due within 60 days of Transco's confirmation of the Phase 2 requirement.

* Signatures: Our understanding is that you are the only required signatory. Once that is in place, we will proceed with execution of the Facilities Agreement

Once we receive the signed load letter with above slight modifications, we will execute the Facilities Agreement (With the updated XXXMCF and the Phasing) and CRA.

I know it is late EST, but is there any way we could try to get the load letter today? I think the facilities etc could wait till tomorrow.

Give me a call if you need anything.

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,rRUYYEuJaBCjtf0U_Q_CNtjxVZ71ivfIsLIBrPIWJ-U5LazPgWDAm-DLTp-ZPT1vG5lF25XnXdVubGCfx8s7ioMmV0TaNsKezamUL7FyQsL7dtM,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, September 18, 2025 1:26 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: RE: Serverfarm

Will,

I am running a little behind today due to other obligations. Attached are the agreements, and according to our City Clerk, they can be E-signatures.

Thanks,

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, September 18, 2025 1:22 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Re: Serverfarm

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Hi Mike,

Hope you're doing well today. Just wanted to check if you have any update on the ETA for the attorney docs.

Thanks so much,
Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,Xs0Orq9Hvhs-mc53F-bwVD7Tojgc_FWSxhs8FdKs4SGlJg4p4hylyjfLkvRKthCwrVubrMqBvYojGhmdyYPSpi76u_hWvV3VV6_gSx3vP8GaYg,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Wednesday, September 17, 2025 7:49 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: RE: Serverfarm

Will,

As soon as I receive the cleaned-up version from the Attorney. Hopefully, today.

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Tuesday, September 16, 2025 5:06 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike, When do you expect to send over the documents to execute?

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?
a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,q4z3_fRNjysUz6AOi3hYfKqOYzNr01kms1Jv9eLGqG658MnwCbVBSuKzUsj4ZTqJZppKGAevJyblyGdbNxFu
kBMQm-hJ69K0soYbTqfo4r0hAPrQUAT-ag,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:45 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Brandon Seale <brandon.seale@voltagrid.com
<mailto:brandon.seale@voltagrid.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com
<mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good Morning,

City Council unanimously voted in favor of the Gas Facilities Agreement, Load Ramp, and Cost Reimbursement Agreement at last night's meeting. I will get a final draft together to submit to both parties.

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Will Whittington <william.w@sfrdc.com>
Sent: Friday, September 19, 2025 10:33 AM
To: Mike Jewell; Frank Turner
Subject: Re: Serverfarm

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Hi Mike, Frank,

Just checking in on how these updates are progressing. Please let me know if there's anything I can do on my end to help move things along.
We're advancing to contract signature with our customer today, and it's important that these documents are finalized in order to enable those signatures.

Thanks,

Will
Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,oPH8c0L5tnO-OBoMwqOg4RjU0qtnCEHLyKBP7lBb1ODrU0AF4a6oo3q3p7q85FOuqHpxGhA2KMyrRDO1CingnYUn65yLx-zZFmxSXUekNHwXyw,,&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 3:08 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

Thanks Mike,

Hi Frank, On the Facilities Agreement, we just need to ensure consistency with the Phases outlined in the Load Letter and align the gas volume reference (XXX MCF) with the 750 MCF stated in the Load Letter.
Feel free to give me a call with any questions.
Thanks,
Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,xwUQzxoGAglrSNzEcy4nzOOulbchFlmDkdqiC8FKXQ2HmDycpfRrw60GG_nxJLyfuvQkjpmO74dm0qd-LBTlo6icj1CgR8clLQ-A5mwkIyTlhEY4TE8zIQ,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 18, 2025 3:00 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Will Whittington <william.w@sfrdc.com>
Subject: FW: Serverfarm

Frank,

Please see the email below. I am listed as the signer on the Load Letter. If this needs to be, the Mayor, can we change that as well, please?

Thank you,

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 3:50 PM
To: Mike Jewell <MJewell@cityofcovington.org>
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Hi Mike, I just reviewed with our attorney.

A couple of quick clarifications on the Load Letter:

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* Signatures: Our understanding is that you are the only required signatory. Once that is in place, we will proceed with execution of the Facilities Agreement

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I know it is late EST, but is there any way we could try to get the load letter today? I think the facilities etc could wait till tomorrow.

Give me a call if you need anything.

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Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,rRUYYEuJaBCjtf0U_Q_CNtjxVZ71ivfIsLIBrPIWJ-U5LazPgWDAm-DLTp-ZPT1vG5lF25XnXdVubGCfx8s7ioMmV0TaNsKezamUL7FyQsL7dtM,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, September 18, 2025 1:26 PM

To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: RE: Serverfarm

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_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Wednesday, September 17, 2025 7:49 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: RE: Serverfarm

Will,

As soon as I receive the cleaned-up version from the Attorney. Hopefully, today.

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
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Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,q4z3_fRNjysUz6AOi3hYfKqOYzNr01kms1Jv9eLGqG658MnwCbVBSuKzUsj4ZTqJZppKGAevJyblyGdbNxFukBMQm-hJ69K0soYbTqfo4r0hAPrQUAT-ag,,&typo=1>

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:45 AM

To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Brandon Seale <brandon.seale@voltagrid.com <mailto:brandon.seale@voltagrid.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good Morning,

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Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 4:09 PM
To: Mike Jewell; Frank Turner
Subject: Re: Serverfarm

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Thanks Mike,

Hi Frank, On the Facilities Agreement, we just need to ensure consistency with the Phases outlined in the Load Letter and align the gas volume reference (XXX MCF) with the 750 MCF stated in the Load Letter.
Feel free to give me a call with any questions.
Thanks,
Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,OsvDzhF7qCp25jIkN3o87Z_q01XSNWhHdWxbSvC1vob69L4sLFHOsFIvEti_2j1GlW2DGx1pCicWSeMycV9SMJawTQweUBf-7_2tQc1UJdOEgedNsycrIuJm-Q,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 18, 2025 3:00 PM
To: Frank Turner <f.turner@stricklandturner.com>
Cc: Will Whittington <william.w@sfrdc.com>
Subject: FW: Serverfarm

Frank,

Please see the email below. I am listed as the signer on the Load Letter. If this needs to be, the Mayor, can we change that as well, please?

Thank you,

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 3:50 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

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Hi Mike, I just reviewed with our attorney.

A couple of quick clarifications on the Load Letter:

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I know it is late EST, but is there any way we could try to get the load letter today? I think the facilities etc could wait till tomorrow.

Give me a call if you need anything.

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,rRUYYEuJaBCjtf0U_Q_CNtjxVZ71ivfIsLIBrPIWJ-U5LazPgWDAm-DLTp-ZPT1vG5lF25XnXdVubGCfx8s7ioMmV0TaNsKezamUL7FyQsL7dtM,&typo=1>

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To: Mike Jewell
Subject: Re: Serverfarm

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Hi Mike, just on a quick review, looks like the facilities needs to be updated with the phases listed in the load letter. It has the old phase 2.a and 2. B. Also filling in the XXXMCF in the doc.

LMK if that makes sense.

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 18, 2025 1:32:27 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

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Attachments: Covington - Cost Reimbursement Agreement FINAL FORM.pdf; Covington - NATURAL GAS FACILITES AGREEMENT_FINAL FORM.pdf; City of Covington Load Letter FINAL FORM.pdf

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From: questions
Sent: Thursday, September 18, 2025 2:24 PM
To: Jason Volk
Subject: RE: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm
Attachments: GAS CustomerNotificationLetter.doc

We need a copy of the settlement statement or deed, color copy of id and a completed gas form (see attached).

Thanks

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, September 18, 2025 1:38 PM
To: questions <questions@cityofcovington.org>
Cc: Kevin Dillard <kevin@sfrdc.com>
Subject: 10835 Hazelbrand Rd NE, Covington - New utility service (Water / Sewer / Gas) - Serverfarm

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To whom it may concern,

Serverfarm would like to establish utility service for the property located at 10835 Hazelbrand Rd NE, Covington, GA.

We acquired the property on Tuesday. We are the new owners.

Attached is the application for new utility service and our W9 form. Please let us know what additional information is needed.

Thank you.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <http://www.serverfarmllc.com/>

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Attachments: 2021_NewServiceApplication-CityofCovington_Signed.pdf; SF ATL2 - W9 - 8-7-25a.pdf

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,Xs0Orq9Hvhs-mc53F-bwVD7Tojgc_FWSxhs8FdKs4SGlJg4p4hylyjfLkvRKthCwrVubrMqBvYojGhmdyYPSpi76u_hWvV3VV6_gSx3vP8GaYg,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, September 17, 2025 7:49 AM
To: Will Whittington <william.w@sfrdc.com>
Subject: RE: Serverfarm

Will,

As soon as I receive the cleaned-up version from the Attorney. Hopefully, today.

Mike

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, September 16, 2025 5:06 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm

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Hi Mike, When do you expect to send over the documents to execute?

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From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, September 16, 2025 5:45 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Brandon Seale <brandon.seale@voltagrid.com <mailto:brandon.seale@voltagrid.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good Morning,

City Council unanimously voted in favor of the Gas Facilities Agreement, Load Ramp, and Cost Reimbursement Agreement at last night's meeting. I will get a final draft together to submit to both parties.

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, September 17, 2025 11:41 AM
To: Cano, Carlos; Martinovich, Christine
Cc: Mike Jewell; Rusty Hough; Will Whittington
Subject: Re: City of Covington tap and meter

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Hey Christine. Anything you can do to help us confirm the capabilities of this Covington meter? Thank you.

Brandon
+1 (210) 313-3441

From: Brandon Seale
Sent: Thursday, August 28, 2025 11:26:43 AM
To: Cano, Carlos <Carlos.Cano@williams.com>; Martinovich, Christine <Christine.Martinovich@Williams.com>
Cc: Mike Jewell <mjewell@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>; Will Whittington <william.w@sfrdc.com>
Subject: RE: City of Covington tap and meter

Christine, good to see your name! We'll standby, thanks.

From: Cano, Carlos <Carlos.Cano@williams.com>
Sent: Thursday, August 28, 2025 10:56 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Martinovich, Christine <Christine.Martinovich@Williams.com>
Cc: Mike Jewell <mjewell@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>; Will Whittington <william.w@sfrdc.com>
Subject: RE: City of Covington tap and meter

Brandon,

Thanks for the high-level details this morning.

I discussed the request with Christine Martinovich which is the customer development Rep for Covington and MGAG. She will reach out with next steps which might involve having a meeting with our FEED team and some of our measurement SME's to understand the request completely.

If there are specific questions that you have about the current meter station, please send them and our team can start reviewing them.

Thanks,

Carlos S Cano | Business Development Sr. | Eastern Interstates
Cell: 832-904-7784 | 2800 Post Oak Blvd, Houston, TX 77056

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Thursday, August 28, 2025 10:46 AM
To: Cano, Carlos <Carlos.Cano@williams.com <mailto:Carlos.Cano@williams.com> >
Cc: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: [EXTERNAL] City of Covington tap and meter

CAUTION! EXTERNAL SENDER STOP. ASSESS. VERIFY!! If suspicious, STOP and click the Phish Alert Button

Hello Carlos,

Good to talk this morning. As we discussed on the phone, we're working with a customer and the City of Covington and MGAG on a project in Covington, GA that would require some meter station modifications coming off of Transco. We'd like to connect with the right person at Transco to help us understand the capacities of the current tap, meter set, and pressure regulation. Timing is tight on this project, and we don't think there is time to install a new tap on Transco and loop Covington's system all the way back to the project site, but we think there may be a way to solve for the customers requirements via some upgrades to Covington's system and some modification to Transco's existing pressure regulation and measurement set up. Could you help direct us to the right folks?

Thanks in advance.

Brandon Seale

VoltaGrid, LLC

(210) 313-3441

From: Mike Jewell
Sent: Wednesday, September 17, 2025 11:17 AM
To: Will Whittington
Subject: Accepted: Serverfarm - City of Covington Gas

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Subject: Accepted: Serverfarm - City of Covington Gas

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, September 17, 2025 11:14 AM
To: Will Whittington; Mike Jewell; Scott Tolleson; Rusty Hough
Subject: Re: Serverfarm - City of Covington Gas

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I unfortunately have to miss today, I can catch up in the evening if needed

Brandon
+1 (210) 313-3441

From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, September 17, 2025 9:28:34 AM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm - City of Covington Gas

When: Occurs every Wednesday from 2:00 PM to 2:30 PM effective 8/20/2025 until 9/24/2025.
Where: Microsoft Teams Meeting

Reducing audience and shortening with a weekly touch point.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>
Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>
Meeting ID: 235 292 735 647 9
Passcode: Mz6GY9bR

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2&messageId=0&language=en-US>

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Subject: Serverfarm

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City of Covington | Natural Gas Director

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Attachments: 09152025 Agenda SUMMARY.docx

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

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770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Donna Smith
Sent: Tuesday, September 16, 2025 9:05 AM
To: Redmond, Mac
Subject: RE: Serverfarm Covington - Demo Permit

Mac,

He dropped by late yesterday and said he was going to but still hasn't cleared it in the system.

The system won't let me issue it until he clears it.

I'll give him a call now.

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Monday, September 15, 2025 4:37 PM
To: Donna Smith <dsmith@cityofcovington.org>
Subject: Serverfarm Covington - Demo Permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Donna,

I hope you had a good weekend. I was talking to the fire marshal and it sounds like our demo permit got approved. Once it shows up on your end will you let me know so I can come pick it up?

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,THPL07eAbhqAxd4MRDY_hOkOdOxTK1xhFx07TxW5tH9dFqQUfrlod1YE0-5K4oGO15gYkaP72C8M2sBP0NYQlKmdsd5x7MbZskb77eiSJE5wayvVCHM,&typo=1&ancr_add=1>

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From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, September 16, 2025 8:10 AM
To: Brandon Seale; Mike Jewell; Greg Ford; Scott Tolleson; Rusty Hough
Subject: Re: Serverfarm

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Thanks all for the collaboration!

Get Outlook for iOS <https://aka.ms/o0ukef>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Tuesday, September 16, 2025 5:51 am
To: Mike Jewell <MJewell@cityofcovington.org>; Will Whittington <william.w@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Re: Serverfarm

congrats, all!

Brandon
+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, September 16, 2025 5:45:59 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; greg.f@sfrdc.com <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm

Good Morning,

City Council unanimously voted in favor of the Gas Facilities Agreement, Load Ramp, and Cost Reimbursement Agreement at last night’s meeting. I will get a final draft together to submit to both parties.

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Tuesday, September 16, 2025 6:51 AM
To: Mike Jewell; Will Whittington; greg.f@sfrdc.com; Scott Tolleson; Rusty Hough
Subject: Re: Serverfarm

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congrats, all!

Brandon
+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, September 16, 2025 5:45:59 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; greg.f@sfrdc.com <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>
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Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Donna Smith
Sent: Friday, September 12, 2025 11:52 AM
To: Redmond, Mac
Subject: RE: Serverfarm Demo & Underground Permit - 10835 Hazelbrand Road NE

Mac,

I did. I was thinking building and not underground.

What is the underground? Is it for utilities?

I'm not sure what you need for that or who you might need.

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Friday, September 12, 2025 11:50 AM
To: Donna Smith <dsmith@cityofcovington.org>
Subject: RE: Serverfarm Demo & Underground Permit - 10835 Hazelbrand Road NE

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Donna,

Thanks for the quick response. I think you sent over the building permit comments rather than the demo and underground permit.

I still owe the city a re submission for the building permit, but the demo permit should be in the fire marshals court. I appreciate the update.

Thanks!

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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eZusP7luGN0Dug9h3uTn49o-Rh3sCwbQZRf4-9Dk,&typo=1&ancr_add=1>

From: Donna Smith <dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org> >
Sent: Friday, September 12, 2025 11:46 AM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Subject: RE: Serverfarm Demo & Underground Permit - 10835 Hazelbrand Road NE

Mac,

Attached are the comments for the remodel.

I’m still waiting on the fire marshal to approve the demo, I’ve just emailed him to see if he can get that for me by the end of the day.

Hopefully I can have that by Monday morning.

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Friday, September 12, 2025 11:42 AM
To: Donna Smith <dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org> >
Subject: Serverfarm Demo & Underground Permit - 10835 Hazelbrand Road NE

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Good afternoon Donna,

I was just wanting to see if you can provide an update for our demo and underground permit for 10835 Hazelbrand Road? Any update you can provide would be greatly appreciated.

Thank you,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

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From: Donna Smith
Sent: Friday, September 12, 2025 11:46 AM
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Subject: RE: Serverfarm Demo & Underground Permit - 10835 Hazelbrand Road NE
Attachments: 10835 HAZELBRAND- COMMENTS.pdf

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From: Audra Gutierrez
Sent: Friday, September 12, 2025 9:32 AM
To: Travis Moore; Jared Rutberg
Subject: 09152025 Agenda Packet
Attachments: 09152025 Agenda.docx; 09152025 BW Packet.pdf

Have a great weekend!

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

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From: Audra Gutierrez
Sent: Friday, September 12, 2025 8:36 AM
To: Alice Queen; Anthony Henderson; Charika Davis; Covington News; Fleeta Baggett; Frank Turner, Jr.; Jared Rutberg; John King; Kate; Kim Johnson; Susie Keck; Travis Moore; Tres Thomas
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Subject: 09152025 Agenda
Attachments: 09152025 Agenda.docx

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

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From: Tres Thomas
Sent: Thursday, September 11, 2025 12:48 PM
To: John Hendrix; Trudy Henry; Mike Jewell
Cc: Audra Gutierrez
Subject: FW: 09152025 Agenda
Attachments: 09152025 Agenda.docx

Good Afternoon John, Trudy, and Mike,

Are you still hoping to include your items on this agenda?

Tres

From: Audra Gutierrez <agutierrez@cityofcovington.org>
Sent: Wednesday, September 10, 2025 3:19 PM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: 09152025 Agenda

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

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770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, September 11, 2025 10:44 AM
To: Mike Jewell; Will Whittington; Scott Tolleson
Subject: RE: Load Ramp Revisions
Attachments: City of Covington Load Letter Revision 1 - Serverfarm FBT.RH redline.docx; Covington - NATURAL GAS FACILITES AGREEMENT_FBT.RH redline.docx; Covington - Cost Reimbursement Agreement FBT.RH redline V 2.docx

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Mike and Will,

The Transportation/Sales agreement is not ready to be forwarded for review or presentation to council. The agreement will need to be updated with the gas supply

details and pricing was that information is received from the suppliers.

Attached you will find the other agreements with my comments and edits. Quick notes below:

Reimbursement agreement: edited Exhibit B to reflect the load ramp up schedule.

Load Letter:

* deleted section in Pink.
* Removed the word “guarantee” from Firm Supply. Under Force Majeure, the city cannot guarantee any volumes to any customer.
* Added Exhibit A to reflect load ramp up schedule

Facilities agreement: updated Exhibit A to match the language in load letter.

Mike, if Will agrees with my edits, I think you can forward these agreements to legal.

Rusty

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, September 11, 2025 9:20 AM
To: Will Whittington <william.w@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>
Subject: Load Ramp Revisions

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Please review and let me know your thoughts before I forward it to the City Attorney for review.

Thanks,

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Mike Jewell
Sent: Thursday, September 11, 2025 9:20 AM
To: Will Whittington; Rusty Hough; Scott Tolleson
Subject: Load Ramp Revisions
Attachments: City of Covington Load Letter Revision 1 - Serverfarm FBT redline.docx

Please review and let me know your thoughts before I forward it to the City Attorney for review.

Thanks,

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 11, 2025 12:21 AM
To: Will Whittington; Brandon Seale; Mike Jewell; Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5
Subject: Meeting (RecurringMeeting)/Thread Id: 19:meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2/Communication Id: f4200809-539b-44a6-adc0-1fa2ed93db58/Will Whittington,Brandon Seale,Mike Jewell

Start Time (UTC): 9/10/2025 6:59:20 PM
End Time (UTC): 9/10/2025 7:53:42 PM
Duration: 00:54:21.9413330

[9/10/2025 6:59:20 PM (UTC)] william.w@sfrdc.com joined.
[9/10/2025 7:53:42 PM (UTC)] william.w@sfrdc.com left.
[9/10/2025 7:00:34 PM (UTC)] Brandon.Seale@voltagrid.com joined.

[9/10/2025 7:30:13 PM (UTC)] Brandon.Seale@voltagrid.com left.
[9/10/2025 7:00:03 PM (UTC)] MJewell@cityofcovington.org joined.
[9/10/2025 7:53:42 PM (UTC)] MJewell@cityofcovington.org left.
[9/10/2025 6:59:21 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 joined.
[9/10/2025 7:53:42 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 left.
[9/10/2025 7:30:29 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[9/10/2025 7:53:41 PM (UTC)] Brandon.Seale@voltagrid.com left.
From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, September 10, 2025 10:17 PM
To: Mike Jewell; Brandon Seale; Greg Ford
Cc: Scott Tolleson; Rusty Hough
Subject: Re: Draft Docs - Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike,
Thank you for sending these over. We don't have any material issues with the comments or edits in the documents. A couple of points/questions overall:

* Do we still need the Cost Reimbursement Agreement if Phase 1 and Phase 2 (potential) are already covered in the Facilities Agreement? Originally, we thought the CRA would precede the Facilities Agreement, but that doesn't seem necessary now. No issue if still required.
* The last open item is to update the Facilities Agreement and Load Letter with the language we reviewed to ensure alignment/consistency (see below for reference).

Let's quickly connect in the morning to make sure we are on schedule for the 9/15 council meeting. We also have a placeholder meeting in the afternoon if needed.
Thanks,
Will

Load letter language based on meeting today:

Serverfarm has provided a projected load ramp based on anticipated energy requirements. The City's natural gas infrastructure is capable of delivering up to 750 Dth/hour to the proposed data center with the implementation of Phase 1, as described below.

This capacity is contingent upon evaluation by Transco of the City Gate Meter and any associated upgrades whether may be required at the applicable intersection point. The parties will address any needed upgrades, if any, through coordinated financial, procurement, and implementation measures (Phase 2) to ensure timely delivery consistent with Serverfarm's customer requirements.

Phase 1 System Improvements (Required)

* Estimated Cost: $1.1 million (to be borne by Serverfarm).
* Firm Supply: 750 Dth/hour upon commission.
* Payment Terms:
  * $550,000 due within 14 days of execution of the Natural Gas Facilities Agreement.
  * Balance of actual project cost due within 30 days of commissioning.

Scope of Work: Mike to update

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 2inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K
*

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Pending analysis by Transco and as needed

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1. Orifice Plate Swap $50K
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Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,-KN8xphp11uPArUa8JJoaHAM79vC2gUhgrxxaauThGY-FsXkuXQ-gSWNyFGcSP1dmM6ZvAP6LtO41GCFS5UtNdRBpKcRdHjf8BRz8foQjnRCiVY,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, September 10, 2025 2:56 PM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <brandon.seale@voltagrid.com>; Greg Ford <greg.f@sfrdc.com>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>
Subject: FW: Draft Docs - Serverfarm

Attached are the redlines from the City Attorney. I will revise the Load Letter based on our conversation. If there are questions about the redlines let's work through them so I can return to the City Attorney for his review.

Thanks,

Mike

From: Frank Turner <f.turner@stricklandturner.com>
Sent: Tuesday, September 9, 2025 6:35 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Tres Thomas <tthomas@cityofcovington.org>
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Redlines attached. Only comment on the Facilities Agreement is a date change. I am concerned about the language in the Cost Reimbursement Agreement that would let serverfarm out of any reimbursement if Council does not approve the Facilities Agreement. Can we have Council approve the Facilities Agreement prior to signing the Cost Reimbursement Agreement so that is not a possibility?

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1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW

P. O. Box 70
Covington, Georgia 30015-0070

770.786.4390

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, September 4, 2025 8:08 AM
To: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >; Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
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Feel free to edit/make suggestions.

Mike, I'll check back in with you tomorrow afternoon. LMK if any issues opening files etc.

Thanks

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Will Whittington

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From: Mike Jewell
Sent: Wednesday, September 10, 2025 3:57 PM
To: Will Whittington; Brandon Seale; Greg Ford
Cc: Scott Tolleson; Rusty Hough
Subject: FW: Draft Docs - Serverfarm
Attachments: City of Covington Load Letter - Serverfarm FBT redline.docx; Covington - Cost Reimbursement Agreement FBT redline.docx; Covington - Transportation Agreement FBT redline.docx; Covington - NATURAL GAS FACILITES AGREEMENT_FBT redline.docx

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Will Whittington

1-201-572-3547 (direct)

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From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, September 10, 2025 3:42 PM
To: Mike Jewell; Brandon Seale
Subject: Re: Serverfarm - City of Covington Gas

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Mike, See below language based on conversations over last couple of days. Go ahead and revise the scope of work items and align with Rusty.

Thanks,
Will

Serverfarm has provided a projected load ramp based on anticipated energy requirements. The City's natural gas infrastructure is capable of delivering up to 750 Dth/hour to the proposed data center with the implementation of Phase 1, as described below.

This capacity is contingent upon evaluation by Transco of the City Gate Meter and any associated upgrades whether may be required at the applicable intersection point. The parties will address any needed upgrades, if any, through coordinated financial, procurement, and implementation measures (Phase 2) to ensure timely delivery consistent with Serverfarm's customer requirements.

Phase 1 System Improvements (Required)

* Estimated Cost: $1.1 million (to be borne by Serverfarm).
* Firm Supply Guarantee: 750 Dth/hour upon commission.
* Payment Terms:
    * $550,000 due within 14 days of execution of the Natural Gas Facilities Agreement.
    * Balance of actual project cost due within 30 days of commissioning.

Scope of Work:

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 2inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K
*

Phase 2. Potential City Gate Meter Improvements (If needed, pending analysis and confirmation by Transco)

Pending analysis by Transco and as needed

* Estimated Cost: $50k-1.5M (to be borne by Serverfarm).
* Firm Supply Guarantee: 750 Dth/hour upon commission.
* Timing: November 2026
* Payment Terms:
    * Initial remittance of $[to be determined] due within 14 days of execution of the Natural Gas Facilities Agreement.
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Scope of Work:

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From: Will Whittington
Sent: Tuesday, August 12, 2025 1:57 PM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Greg Ford <greg.f@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm - City of Covington Gas
When: Wednesday, September 10, 2025 2:00 PM-3:00 PM.
Where: Microsoft Teams Meeting

Reducing audience to focus on Load Letter and Legal doc feedback.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>
Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-

b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>
Meeting ID: 235 292 735 647 9
Passcode: Mz6GY9bR

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2&messageId=0&language=en-US>

From: Audra Gutierrez
Sent: Wednesday, September 10, 2025 3:19 PM
To: Tres Thomas
Subject: 09152025 Agenda
Attachments: 09152025 Agenda.docx

Thanks,

Audra M. Gutierrez, GMCA-MMC, IIMC-CMC

City of Covington | City Clerk

770-385-2010 | agutierrez@cityofcovington.org <mailto:agutierrez@cityofcovington.org>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, September 10, 2025 2:54 PM
To: Rusty Hough; Mike Jewell
Cc: Will Whittington
Subject: RE: gas analysis

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Much obliged, thank you.

From: Rusty Hough <rhough@gasauthority.com>
Sent: Wednesday, September 10, 2025 11:03 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; mjewell@cityofcovington.org
Cc: Will Whittington <william.w@sfrdc.com>
Subject: RE: gas analysis

Brandon,

I checked with our Operations team. Covington is between station 120 and 125 and closer to the Monroe. As I did not see station 125 on your list, either station 120 or the Monroe point should get you close.

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, September 10, 2025 9:09 AM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
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Thanks Mike. Do you know which of these chromatographs below corresponds to yours? Or which station is closest? See attached.

Brandon

+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Wednesday, September 10, 2025 7:36:53 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
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Sent: Wednesday, September 10, 2025 8:30 AM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
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Mike and Rusty,

Have yall taken any gas analysis inside the Covington system any time recently? I realize that Transco's EBB has real-time Chromatograph readings, but curious if you have any actual gas analysis. Our engine manufacturers require it to do this emissions calculations which we have to provide for air permitting and "load letter" purposes.

Thank you.

From: Rusty Hough <rhough@gasauthority.com>
Sent: Wednesday, September 10, 2025 12:03 PM
To: Brandon Seale; Mike Jewell
Cc: Will Whittington
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Sent: Wednesday, September 10, 2025 11:14 AM
To: Mike Jewell; Scott Tolleson
Subject: RE: Draft Docs - Serverfarm
Attachments: Covington - Cost Reimbursement Agreement FBT.RH redline V 2.docx

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Mike,

My thoughts:

Cost Reimbursement Agreement – Exhibit A, if the system infrastructure improvements from the new engineering analysis is different, exhibit needs to be updated accordingly. I have updated Exhibit B with the ramp up schedule that Will provided as well as language to Transco's city gate review. Edit copy attached.

Transportation/Sales Agreement – This is not ready to be sent as we are waiting to hear back from suppliers and pricing options. Hope to hear back from suppliers by the end of the week and will update document as needed.

Load Letter – Are the system infrastructure improvements shown in the letter the same as what was needed based on your new engineering analysis? If not, the system infrastructure improvements data needs to be updated accordingly. As mentioned yesterday, I still think that there must be some language in this letter stating that volumes to be delivered and the timelines to deliver those volumes are subject to the Transco gate station meter analysis.

Facilities Agreement - Exhibit A needs to be updated with the system infrastructure improvements as indicated in the new engineering analysis and language regarding the Transco gate station meter analysis.

Let me know if anything needs to be changed regarding the infrastructure upgrades based on the new engineering analysis and I will update. I will also take a stab at language regarding the Transco analysis.

Rusty

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Will do.

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From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, September 4, 2025 8:08 AM
To: Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >; Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Draft Docs - Serverfarm

Frank,

Can you please review these documents and recommend any revisions? The numbers involved are still being adjusted, but I wanted to get this to you for wording review and your thoughts.

Thank you,

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Wednesday, September 3, 2025 9:34 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Draft Docs - Serverfarm

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Hi Mike, Rusty, I've updated the drafts and we can keep editing as we get more info back from the analysis over next couple of days.

Feel free to edit/make suggestions.

Mike, I'll check back in with you tomorrow afternoon. LMK if any issues opening files etc.

Thanks

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,yAkf8ZPb9cuDYHSpDSGKTkwspbNDK058OIJV2OLRl22nptSF18EVq5PsvqPCRluRSMudhEEKHcJejkS-CAfMdO7XEBRPsX7v7H8xZIVjfu3nhA2GVbcdYHhKqrc,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, September 10, 2025 8:30 AM
To: Rusty Hough; Mike Jewell
Cc: Will Whittington
Subject: gas analysis

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Mike and Rusty,

Have yall taken any gas analysis inside the Covington system any time recently? I realize that Transco's EBB has real-time Chromatograph readings, but curious if you have any actual gas analysis. Our engine manufacturers require it to do this emissions calculations which we have to provide for air permitting and "load letter" purposes.

Thank you.

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, September 9, 2025 10:17 PM
To: Mike Jewell
Subject: Rough Draft - Load Letter Section

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Hi Mike, See below for a draft of language that I was thinking keeps us all covered. I have not reviewed language with or legal team, but I expect could be in ballpark.

LMK your thoughts:

Serverfarm has provided a projected load ramp based on anticipated energy requirements. The City's natural gas infrastructure is capable of delivering up to 700-750 Dth/hour to the proposed data center with the implementation of Phase 1, as described below.

This 750 Dth/hour capacity is contingent upon evaluation by Transco of the City Gate Meter and any associated upgrades that may be required at that intersection point. Should such upgrades be identified, they will be addressed through coordinated financial, procurement, and implementation measures (Phase 2) to ensure timely delivery consistent with the customer's requirements.

Phase 1 System Improvements (Required)

* Estimated Cost: $1.1 million (to be borne by Serverfarm).
* Firm Supply Guarantee: 750 Dth/hour upon commission.
* Payment Terms:
    * $550,000 due within 14 days of execution of the Natural Gas Facilities Agreement.
    * Balance of actual project cost due within 30 days of commissioning.

Scope of Work:

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

Phase 2. Potential City Gate Meter Improvements (if required and with written approval from Serverfarm)

* Pending analysis by Transco and as needed
* Estimated Cost: $50k-1.5M (in addition to Phase 1 to be borne by Serverfarm).
* Firm Supply Guarantee: 750 Dth/hour upon commission.
* Timing: November 2026
* Payment Terms:
    * Initial remittance of $[to be determined] due within 14 days of execution of the Natural Gas Facilities Agreement.
    * Balance of actual project cost due within 30 days of commissioning.

Scope of Work:

1. Orifice Plate Swap $50K
2. Swapping of Pressure Regulation System $200K – 500K
3. Replacing the meter $1MM-1.5MM.

Will Whittington

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From: Frank Turner <f.turner@stricklandturner.com>
Sent: Tuesday, September 9, 2025 6:35 PM
To: Mike Jewell
Cc: Tres Thomas
Subject: Re: Draft Docs - Serverfarm
Attachments: City of Covington Load Letter - Serverfarm FBT redline.docx; Covington - Cost Reimbursement Agreement FBT redline.docx; Covington - Transportation Agreement FBT redline.docx; Covington - NATURAL GAS FACILITES AGREEMENT_FBT redline.docx

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Mike,

Redlines attached. Only comment on the Facilities Agreement is a date change. I am concerned about the language in the Cost Reimbursement Agreement that would let serverfarm out of any reimbursement if Council does not approve the Facilities Agreement. Can we have Council approve the Facilities Agreement prior to signing the Cost Reimbursement Agreement so that is not a possibility?

Frank B. Turner, Jr.
Strickland Turner, LLP
1118 Conyers Street <https://www.google.com/maps/search/1118+Conyers+Street?entry=gmail&source=g> SW
P. O. Box 70
Covington, Georgia 30015-0070
770.786.4390

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To: Rusty Hough; Mike Jewell
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That is per hour.

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April/May 2026, 20 Mcf per hour? Or 20 Mcf per day?

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Mar-28
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Apr-26
0
Apr-27
463
Apr-28
280
May-26
0
May-27
551
May-28
300
Jun-26
0
Jun-27
607
Jun-28
300
Jul-26
20
Jul-27
717
Jul-28
0
Aug-26
20

Aug-27

300

Aug-28

0

Sep-26

110

Sep-27

300

Sep-28

0

Oct-26

165

Oct-27

300

Oct-28

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280

Nov-28

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From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
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To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
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	Mar-28		
260			
Apr-26			
0			
	Apr-27		
463			
	Apr-28		
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May-26			
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717

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0

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382

Mar-28

260

Apr-26

0

Apr-27

463

Apr-28

280

May-26

0

May-27

551

May-28

300

Jun-26

0

Jun-27

607

Jun-28

300

Jul-26

20

Jul-27

717

Jul-28

0

Aug-26

20

Aug-27

300

Aug-28

0

Sep-26

110

Sep-27

300

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0

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Subject: Accepted: Covington/MGAG/Serverfarm

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Jul-27

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Jul-28

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Aug-26

20

Aug-27

300

Aug-28

0

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110

Sep-27

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Sep-28

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Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,9XBsImQMpvrqdKgpE5fYTJhrum2ZXKkF6pIRxwyULC0jq-RcOav45bDkPO9aGssen20s0NeVZMV2XtLuXnaGab4ps-FbG6BF1rnDWoaB&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, September 4, 2025 2:44 PM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Update

Hey Will,

The contracts are at our attorney's, and I should have an updated engineering report back by early next week at the latest. I explained the urgency to have this ASAP.

Thanks,

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, September 4, 2025 12:02 AM
To: Rusty Hough; Mike Jewell; Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5; Will Whittington; Brandon Seale; Greg Ford
Subject: Meeting (RecurringMeeting)/Thread Id: 19:meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2/Communication Id: 3eb3b90b-a032-422e-8467-441f8faf6760/Rusty Hough,Mike Jewell,Will Whittington,Brandon Seale,Greg Ford

Start Time (UTC): 9/3/2025 7:00:07 PM
End Time (UTC): 9/3/2025 7:35:47 PM
Duration: 00:35:39.8159853

[9/3/2025 7:01:06 PM (UTC)] rhough@gasauthority.com joined.
[9/3/2025 7:35:42 PM (UTC)] rhough@gasauthority.com left.
[9/3/2025 7:00:25 PM (UTC)] MJewell@cityofcovington.org joined.
[9/3/2025 7:35:43 PM (UTC)] MJewell@cityofcovington.org left.
[9/3/2025 7:00:09 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 joined.
[9/3/2025 7:35:47 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 left.
[9/3/2025 7:00:07 PM (UTC)] william.w@sfrdc.com joined.
[9/3/2025 7:35:47 PM (UTC)] william.w@sfrdc.com left.
[9/3/2025 7:00:58 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[9/3/2025 7:35:42 PM (UTC)] Brandon.Seale@voltagrid.com left.
[9/3/2025 7:00:33 PM (UTC)] greg.f@sfrdc.com joined.
[9/3/2025 7:35:43 PM (UTC)] greg.f@sfrdc.com left.
From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, September 3, 2025 9:34 PM
To: Mike Jewell; Rusty Hough
Subject: Draft Docs - Serverfarm
Attachments: Covington - Cost Reimbursement Agreement WW 9.3.25.docx; Covington - Transportation Agreement WW 9.3.25.docx; City of Covington Load Letter - Serverfarm WW.9.3.25.docx; Covington - NATURAL GAS FACILITES AGREEMENT_WW 9.3.25.docx

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Hi Mike, Rusty, I've updated the drafts and we can keep editing as we get more info back from the analysis over next couple of days.

Feel free to edit/make suggestions.

Mike, I'll check back in with you tomorrow afternoon. LMK if any issues opening files etc.

Thanks
Will

Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,yAkf8ZPb9cuDYHSpDSGKTkwspbNDK058OIJV2OLRl22nptSF18EVq5PsvqPCRluRSMudhEEKHcJejkS-CAfMdO7XEBRPsX7v7H8xZIVjfu3nhA2GVbcdYHhKqrc,&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, September 3, 2025 3:54 PM
To: Mike Jewell
Subject: Fw: Serverfarm
Attachments: Crossover Boogers Hill Rd.png; Crossover Stone Rd.png; Bonnell Bob Williams Crossover.png

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Apologies if this is a bad question, but the proposed 2" crossover at the Tech College, I was wondering if that was part of the bottleneck to the 400MCF and if upgradable as well....just curious when Greg sent this over.

Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,ickok8xI95dBVPZR1i4_6iLMblbZtxJZlyUF0NUIN4f0tit50dZO70NJT5jfo_qSueLrkWGfYYAnDCtAAMl9Lkd193qFyZWbydkSjy7b8IdaxJY43YkufFI0LCs,&typo=1>

From: Greg Ford <greg.f@sfrdc.com>
Sent: Wednesday, September 3, 2025 12:05 PM
To: Will Whittington <william.w@sfrdc.com>
Subject: FW: Serverfarm

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?

a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,ncmNVnMD0aDlaEbokO9XJgOB2CZeJy3l61SLn_c6hRIKmkQPax34BYKoqYC-L_xmpvWcVwU6KlT2bxdX4NnCXcPE8DfvL9ezPVN8JYSwz6YTPQDwlaWjs2ZP0Q,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Date: Thursday, July 3, 2025 at 10:12?AM
To: Jason Volk <jason.v@sfrdc.com>, Brandon Seale <brandon.seale@voltagrid.com>, Greg Ford <greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>, Scott Tolleson <sstolleson@gasauthority.com>, Rob Leigh <RLeigh@cityofcovington.org>, Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Mike Jewell
Sent: Wednesday, September 3, 2025 7:02 AM
To: Will Whittington
Subject: Accepted: Serverfarm - City of Covington Gas

From: Mike Jewell
Sent: Wednesday, September 3, 2025 7:02 AM
To: Will Whittington
Subject: Accepted: Serverfarm - City of Covington Gas

From: Mike Jewell
Sent: Wednesday, September 3, 2025 7:02 AM
To: Will Whittington
Subject: Accepted: Serverfarm - City of Covington Gas

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, September 2, 2025 6:43 PM
To: Mike Jewell; Brandon Seale; Greg Ford; Rusty Hough
Subject: Re: Serverfarm - City of Covington Gas

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Hi Mike, Rusty, We are digesting the latest load letter and changes, could you have any of the engineers/analysts for the volume analysis join?

We are trying to get comfortable with the details.

We are keeping the group small tomorrow to hopefully work through the analysis/docs.

Thanks

Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,PwxeGFvI60lcl-5FXxATjodgsY99n5W6HDRHBbTTxcz_a66PjDzGxWcGwvKf8MLcQ8bcMs9VR_Uk7WUWcKGxjy8RFefaaPPPIkQ0K69-s1vzDFuT0zU,&typo=1>

From: Will Whittington
Sent: Tuesday, August 12, 2025 1:57 PM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; Greg Ford <greg.f@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm - City of Covington Gas
When: Wednesday, September 3, 2025 12:30 PM-1:30 PM.
Where: Microsoft Teams Meeting

Updating audience to make a working session on volume analysis and Load Letter.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>
Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>
Meeting ID: 235 292 735 647 9
Passcode: Mz6GY9bR

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2&messageId=0&language=en-US>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, September 2, 2025 5:07 PM
To: Scott Tolleson
Cc: Mike Jewell
Subject: FW: Covington Gas Touch Base

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Scott,

Mike and I had a call with Will with Serverfarm this afternoon. We made it as clear as I think we possibly could that based on Bruce's analysis, to get 700 Mcf/hour delivered to the data center's site, all the piping infrastructure mentioned in the letter provided to them this morning would have to be installed, even if the Transco meter was found to sufficient in size. You will see below that Will provided a new timeline for hourly volumes. It has moved 400/hour in September 2026 to 400/hour March 2027, peaking in July 2027, and then dropping off once the electric grid is updated.

After covering this, Mike said he would double check with Bruce, and reach out to Magnolia River, to see if during the April 2027 – July2027 period, if the "minimum" interconnection and system line pack would allow for the data center to take the 700/hour during this 4-month window.

Will keep you posted.

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, September 2, 2025 3:39 PM
To: mjewell@cityofcovington.org; Rusty Hough <rhough@gasauthority.com>
Subject: Re: Covington Gas Touch Base

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Thanks guys for the call: Below is the data we spoke about, lmk if needed in excel etc. I will draft some proposed load language:

Will Whittington

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From: Will Whittington
Sent: Friday, August 29, 2025 4:34 PM
To: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Covington Gas Touch Base
When: Tuesday, September 2, 2025 12:30 PM-1:00 PM.
Where: Microsoft Teams Meeting

I wanted to put a placeholder on the calendar to talk about next steps and see if we can find a path forward.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTU5MWVlN2UtZmNmOS00MThjLWI0YmUtNjg5MWJkYWIxZjNl%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>

Meeting ID: 261 715 241 993 1

Passcode: L56ed9o8

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_YTU5MWVlN2UtZmNmOS00MThjLWI0YmUtNjg5MWJkYWIxZjNl@thread.v2&messageId=0&language=en-US>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, September 2, 2025 9:02 AM
To: Will Whittington; Brandon Seale; Mike Jewell; David Bell; Jason Volk; Greg Ford; Scott Tolleson; Rodney Dill; Chris Coan; Sarah Lysons
Cc: Tres Thomas; Frank Turner
Subject: RE: Serverfarm
Attachments: City of Covington Load Letter - Serverfarm ST edits clean.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Will,

See revised load ramp up letter from Covington.

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Friday, August 29, 2025 11:09 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

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Hi Mike, and Brandon,

I think the key is to be clear on the overall 1,300 MCF system upgrade and how the Data Center usage fits. (based on my understanding)

* We are funding $1.1M to enable the system to carry 1,300 MCF (see “A” in the table below).

* With this upgrade, and based on historic 2025 winter data, the City of Covington is aligned to providing 400 MCF (Column C in Table) during peak winter (January), shown in red below to the Data Center.

* Outside of peak winter, data shows (bar charts below) reduced demand from all customers (Column B). This allows the Data Center to increase consumption above 400 MCF, ramping to 700–800 MCF by April (see yellow in table).

In summary: the 1,300 MCF upgrade establishes 400 MCF during January peaks, while enabling higher Data Center capacity in the lower-demand months leading into summer.

Let's get on a quick call to align.

2026

A. MCF Capacity

B. Customer MCF

C. Serverfarm MCF (A-B)

May

1,300

550

750

June

1,300

550

750

July

1,300

550

750

August

1,300

550

750

September

1,300

550

750

October

1,300

600

700

November

1,300

700

600

December

1,300

800

500

January

1,300

900

400

February

1,300

800

500

March

1,300

700

600

April

1,300

600

700

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,oUNLOn27_VxcG-yZF1ip5w61rESwSci_vndPMUMhXGhLK9DjPVMHeaUV17xCwWuOejjlH-vUfroeSxPL88XZgxyQcmWGcybldrmAeIsV5sqRclk,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Friday, August 29, 2025 9:46 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Re: Serverfarm

Good morning Mike. Yes, I think we had been understanding that the 400 mcf/hr constraint was only a peak winter constraint. From the other analysis we had seen, it looked like the current system could deliver much higher volumes in other months, and that's what the volume ramp in these documents reflected. And the $10 mm solution doesn't show up in time to meet the requested service date.

To clarify, is the City of Covington saying definitively that they cannot serve the volume ramp and timelines outlined in the previously attached documents? If the answer is no, it would be good to hear it cleanly, and if you need the formal request for service to come in a specific form that you can decline, we're happy to accommodate that as well.

Sorry if this feels overly direct, I just don't want anyone to waste time on solutions that won't work.

Brandon

+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Friday, August 29, 2025 9:14:23 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com

<mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: RE: Serverfarm

Good Morning,

The attachments are in “view only” setting, can they be shared differently so that our legal review can make appropriate red line changes? Also, the Mcf hourly load requirements coincide with the required infrastructure improvements for each level of service, as stated previously by the tentative engineering analysis. It needs to be clearly understood that, unless the new engineering study shows differently, it will take the 1.1 million investment to provide the 400 Mcf per hour and the full investment and additional improvements to get to the 700+ Mcf per hour deliverable. The full demand of 700+ Mcf per hour is not reachable with the 1.1 million improvements, according to the current engineering report, or am I missing something in the report?

Mike

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, August 28, 2025 10:29 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Re: Serverfarm

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Hi Mike,

Please find attached three documents for your review and feedback:

* Cost Reimbursement Agreement
* Natural Gas Facilities Agreement
* City of Covington Load Letter (Proposed)

The Load Letter is a new addition alongside the three agreements we’ve already been discussing. It will help us stay aligned ahead of the City Council submission on 9/9 and the approval meeting on 9/15.

Ideally, we can get alignment on the project completion and the peak/seasonal language by 9/3. With those items settled, I believe everything else will fall into place smoothly and set us up for a clean City Council submission.

Looking forward to your thoughts so we can keep moving this forward together. I'll touch base with you tomorrow before the long weekend, and will also send you the Natural Gas Transportation Agreement, which is still being reviewed.

Thanks!

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,oKcEGBClke_XSbKLLhG6PB0W8jyM4cTU14zvaObeZFt4CsMnvsTR0LlXrHQZ-mvYOLaVAem6WW9G1my63fIpEvCBgq3OPkiiNvCulB6MhD-gVRwk3S408r0a&typo=1>

From: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Sent: Thursday, August 28, 2025 10:12 AM
To: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com

<mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Re: Serverfarm

+ Sarah

Thanks Mike!

I've reviewed this with Sarah (SF Legal), and our goal is to provide you with a draft CRA, along with a couple of key terms for the related agreement (to be referenced in the CRA), by end of day today (PST).

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

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Sent: Thursday, August 28, 2025 8:48 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Brandon Seale <brandon.seale@voltagrid.com <mailto:brandon.seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >
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Attachments: City of Covington Load Letter - Serverfarm ST edits clean.docx

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750

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550

750

July

1,300

550

750

August

1,300

550

750

September

1,300

550

750

October

1,300

600

700

November

1,300

700

600

December

1,300

800

500

January

1,300

900

400

February

1,300

800

500

March

1,300

700

600

April

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+ Sarah

Thanks Mike!

I've reviewed this with Sarah (SF Legal), and our goal is to provide you with a draft CRA, along with a couple of key terms for the related agreement (to be referenced in the CRA), by end of day today (PST).

Thanks,

Will

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To: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Re: Serverfarm

+ Sarah

Thanks Mike!

I've reviewed this with Sarah (SF Legal), and our goal is to provide you with a draft CRA, along with a couple of key terms for the related agreement (to be referenced in the CRA), by end of day today (PST).

Thanks,

Will

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,VBpuj5NKMD0U-ryllnmfxmv5AWnpPxffrVFqEIXWa04ULD7w4fILLtIfqCfU6PXrcnm6Pz2ifDXU4ibcL7GtL0d4KerzF5k-z2g6RV-5w8DtAYDf&typo=1>

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Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Serverfarm

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Thank you,

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, September 2, 2025 9:02 AM
To: Will Whittington; Brandon Seale; Mike Jewell; David Bell; Jason Volk; Greg Ford; Scott Tolleson; Rodney Dill; Chris Coan; Sarah Lysons
Cc: Tres Thomas; Frank Turner
Subject: RE: Serverfarm
Attachments: City of Covington Load Letter - Serverfarm ST edits clean.docx

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Will,

See revised load ramp up letter from Covington.

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Friday, August 29, 2025 11:09 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

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Hi Mike, and Brandon,

I think the key is to be clear on the overall 1,300 MCF system upgrade and how the Data Center usage fits. (based on my understanding)

* We are funding $1.1M to enable the system to carry 1,300 MCF (see “A” in the table below).

* With this upgrade, and based on historic 2025 winter data, the City of Covington is aligned to providing 400 MCF (Column C in Table) during peak winter (January), shown in red below to the Data Center.

* Outside of peak winter, data shows (bar charts below) reduced demand from all customers (Column B). This allows the Data Center to increase consumption above 400 MCF, ramping to 700–800 MCF by April (see yellow in table).

In summary: the 1,300 MCF upgrade establishes 400 MCF during January peaks, while enabling higher Data Center capacity in the lower-demand months leading into summer.

Let's get on a quick call to align.

2026

A. MCF Capacity

B. Customer MCF

C. Serverfarm MCF (A-B)

May

1,300

550

750

June

1,300

550

750

July

1,300

550

750

August

1,300

550

750

September

1,300

550

750

October

1,300

600

700

November

1,300

700

600

December

1,300

800

500

January

1,300

900

400

February

1,300

800

500

March

1,300

700

600

April

1,300

600

700

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,oUNLOn27_VxcG-yZF1ip5w61rESwSci_vndPMUMhXGhLK9DjPVMHeaUV17xCwWuOejjlH-vUfroeSxPL88XZgxyQcmWGcybldrmAeIsV5sqRclk,&typo=1>

_____

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Friday, August 29, 2025 9:46 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Re: Serverfarm

Good morning Mike. Yes, I think we had been understanding that the 400 mcf/hr constraint was only a peak winter constraint. From the other analysis we had seen, it looked like the current system could deliver much higher volumes in other months, and that's what the volume ramp in these documents reflected. And the $10 mm solution doesn't show up in time to meet the requested service date.

To clarify, is the City of Covington saying definitively that they cannot serve the volume ramp and timelines outlined in the previously attached documents? If the answer is no, it would be good to hear it cleanly, and if you need the formal request for service to come in a specific form that you can decline, we're happy to accommodate that as well.

Sorry if this feels overly direct, I just don't want anyone to waste time on solutions that won't work.

Brandon

+1 (210) 313-3441

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Friday, August 29, 2025 9:14:23 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
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Thank you,

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, August 29, 2025 12:40 PM
To: Scott Tolleson; Mike Jewell
Cc: Chris Coan
Subject: RE: Serverfarm

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Scott,

I think this is very good. Hopefully seeing it in writing will be clear enough for them. In the call on Wednesday, Brandon mentioned that according to “their” evaluation and flow models of the pressures on Transco and the Transco city gate, they felt that the city gate meter would handle this additional gas load. I told them even if the Transco gate was large enough to cover this additional load, that we still had to have the infrastructure improvements in phase 2 completed to deliver 700 Mcf to the site. I thought they understood that, but apparently, I was wrong based on the email replies this morning.

Mike,

For the phase 2 part, the biggest time killer was the Transco meter upgrade if needed. Providing that there is no need for a Transco meter upgrade/replacement, what is your estimated timeline to complete the infrastructure improvements in both phase 1 and 2. Could the gas lines be completed ahead of their 9/11/2026 start up?

Also, after your review of Scott’s edits, will you be forwarding this letter?

Rusty

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Friday, August 29, 2025 11:11 AM
To: mjewell@cityofcovington.org
Cc: Rusty Hough <rhough@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>
Subject: RE: Serverfarm

Mike & Rusty

This is an attempt to get something in the letter to clear up some of this end around they are trying to work.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Friday, August 29, 2025 10:14 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
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Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
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Sent: Thursday, August 28, 2025 8:48 AM
To: Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Brandon Seale <brandon.seale@voltagrid.com <mailto:brandon.seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >
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Subject: Serverfarm

Gentlemen,

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Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Scott Tolleson <sstolleson@gasauthority.com>

Sent: Friday, August 29, 2025 11:11 AM
To: Mike Jewell
Cc: Rusty Hough; Chris Coan
Subject: RE: Serverfarm
Attachments: City of Covington Load Letter - Serverfarm ST edits red line.docx; City of Covington Load Letter - Serverfarm ST edits clean.docx

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Mike & Rusty

This is an attempt to get something in the letter to clear up some of this end around they are trying to work.

Scott

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Friday, August 29, 2025 10:14 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
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Thanks!

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Cc: Tres Thomas; Frank Turner
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In summary: the 1,300 MCF upgrade establishes 400 MCF during January peaks, while enabling higher Data Center capacity in the lower-demand months leading into summer.
Let's get on a quick call to align.

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November	1,300	700	600
December	1,300	800	500
January	1,300	900	400
February	1,300	800	500
March	1,300	700	600
April	1,300	600	700

Will Whittington

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Sorry if this feels overly direct, I just don't want anyone to waste time on solutions that won't work.

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To: Mike Jewell <MJewell@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

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City of Covington | Natural Gas Director

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In summary: the 1,300 MCF upgrade establishes 400 MCF during January peaks, while enabling higher Data Center capacity in the lower-demand months leading into summer.
Let's get on a quick call to align.
2026
A. MCF Capacity
B. Customer MCF
C. Serverfarm MCF (A-B)

May
1,300
550
750
June
1,300
550
750
July
1,300
550
750
August
1,300
550
750
September
1,300
550
750
October
1,300
600
700
November
1,300
700
600
December
1,300
800
500
January
1,300
900
400
February
1,300
800
500
March
1,300
700
600
April
1,300
600
700

Will Whittington

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750
October
1,300
600
700
November
1,300
700
600
December
1,300
800
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700
600
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<mailto:brandon.seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Frank Turner <f.turner@stricklandturner.com <mailto:f.turner@stricklandturner.com> >
Subject: Serverfarm

Gentlemen,

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Thank you,

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Friday, August 29, 2025 11:00 AM
To: Mike Jewell; Rusty Hough
Subject: FW: Serverfarm

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Mike

I know this is frustrating to have to answer the same question over and over. I am putting very specific language in the “letter” that will hopefully clear it up.

But – the direct answer to this email is:

“The City is confident it can deliver 400/Dth/hour after completion of what we call Phase 1. The cost is estimated at $1.1 million but actual cost will be borne by Serverfarm. The City WILL NOT guarantee any volumes above 400/Dth/hour until Phase 2 in complete. Covington’s peak days could occur anytime between November 1 and April 15th. The City will provide an Interruptible service for volumes above 400/Dth/hour before Phase 2 is completed on a best efforts basis. There is no scenario to provide firm volumes above 400/Dth/hour before phase 2 is completed.”

Something similar to that might help.

Scott

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Friday, August 29, 2025 10:47 AM
To: mjewell@cityofcovington.org; Will Whittington <william.w@sfrdc.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; greg.f@sfrdc.com; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
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Mike

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To: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Sarah Lysons <sarah.l@sfrdc.com <mailto:sarah.l@sfrdc.com> >
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Subject: Re: Serverfarm

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City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

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Sent: Friday, August 29, 2025 8:37 AM
To: Mike Jewell; Scott Tolleson
Cc: Rodney Dill
Subject: FW: Serverfarm
Attachments: Covington - NATURAL GAS FACILITES AGREEMENT V.3.docx; City of Covington Load Letter - Serverfarm .docx; Covington - Cost Reimbursement Agreement.docx; Severfarm Mcf Projections Highlight.PNG

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Mike,

I see that they have added in Mcf hourly load requirements. I want to make sure that they we are clear and they understand that Covington cannot guarantee those volumes without the necessary investment in infrastructure. My gut feelings are that they think they can get 700 Mcf per hour delivered to the site with only the minimum investment and minimum infrastructure upgrades estimated at $1.1 million. This minimum investment will only get the 400 Mcf per hour delivered to the site.

To get 700 Mcf per hour delivered to the site, if I am reading Bruce's analysis correctly, the minimum infrastructure improvements needed is as follows. And this is assuming that the city gate station with Transco does not have to be replaced.

The new infrastructure at $1.1 million

Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line

to the existing 6-inch Tap-line at three locations on Hwy 81. $150K

Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E.

Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K

Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the

customer's meter station. $450K

Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd

project site. $300K

PLUS

Additional infrastructure of $7.1 million:

Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point

to the intersection of Hwy 81 and Hwy 142. $7MM

Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81

so that all the tap-lines operate at the same pressure. $100K

Total investment of $8.2 million.

Question: Can the City of Covington have all this infrastructure installed in 12 months to meet their Data Hall Phases and Mcf Projections shown on the attached Projection highlight slide.

On the high light slide, you will also see they are only planning to use natural gas from 9/11/2026 until Fall of 2027 when they transition to the utility grid. Only 12 months or so.

Based on your answer, I think we need to respond with this information above for clarity and your timeline to complete.

Also, due to the expected short-term use of natural gas, I would also think we really need to discuss gas supply, (city supplies vs transport).

If you would like to get on a call to discuss, let me know and we will make that happen.

Rusty

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Please find attached three documents for your review and feedback:

* Cost Reimbursement Agreement
* Natural Gas Facilities Agreement
* City of Covington Load Letter (Proposed)

The Load Letter is a new addition alongside the three agreements we've already been discussing. It will help us stay aligned ahead of the City Council submission on 9/9 and the approval meeting on 9/15.

Ideally, we can get alignment on the project completion and the peak/seasonal language by 9/3. With those items settled, I believe everything else will fall into place smoothly and set us up for a clean City Council submission.

Looking forward to your thoughts so we can keep moving this forward together. I'll touch base with you tomorrow before the long weekend, and will also send you the Natural Gas Transportation Agreement, which is still being reviewed.

Thanks!

Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,oKcEGBClke_XSbKLLhG6PB0W8jyM4cTU14zvaObeZFt4CsMnvsTR0LlXrHQZ-mvYOLaVAem6WW9G1my63flpEvCBgq3OPkiiNvCulB6MhD-gVRwk3S408r0a&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 28, 2025 10:12 AM
To: Mike Jewell <mjewell@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Sarah Lysons <sarah.l@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Frank Turner <f.turner@stricklandturner.com>
Subject: Re: Serverfarm

+ Sarah
Thanks Mike!

I've reviewed this with Sarah (SF Legal), and our goal is to provide you with a draft CRA, along with a couple of key terms for the related agreement (to be referenced in the CRA), by end of day today (PST).

Thanks,
Will

Will Whittington

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From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, August 28, 2025 8:48 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <brandon.seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>
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Thank you,

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Thursday, August 28, 2025 12:27 PM
To: Cano, Carlos; Martinovich, Christine
Cc: Mike Jewell; Rusty Hough; Will Whittington
Subject: RE: City of Covington tap and meter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Christine, good to see your name! We'll standby, thanks.

From: Cano, Carlos <Carlos.Cano@williams.com>
Sent: Thursday, August 28, 2025 10:56 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Martinovich, Christine <Christine.Martinovich@Williams.com>
Cc: Mike Jewell <mjewell@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>; Will Whittington <william.w@sfrdc.com>
Subject: RE: City of Covington tap and meter

Brandon,

Thanks for the high-level details this morning.

I discussed the request with Christine Martinovich which is the customer development Rep for Covington and MGAG. She will reach out with next steps which might involve having a meeting with our FEED team and some of our measurement SME's to understand the request completely.

If there are specific questions that you have about the current meter station, please send them and our team can start reviewing them.

Thanks,

Carlos S Cano | Business Development Sr. | Eastern Interstates
Cell: 832-904-7784 | 2800 Post Oak Blvd, Houston, TX 77056

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Thursday, August 28, 2025 10:46 AM
To: Cano, Carlos <Carlos.Cano@williams.com <mailto:Carlos.Cano@williams.com> >
Cc: Mike Jewell <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: [EXTERNAL] City of Covington tap and meter

CAUTION! EXTERNAL SENDER STOP. ASSESS. VERIFY!! If suspicious, STOP and click the Phish Alert Button

Hello Carlos,

Good to talk this morning. As we discussed on the phone, we're working with a customer and the City of Covington and MGAG on a project in Covington, GA that would require some meter station modifications coming off of Transco. We'd like to connect with the right person at Transco to help us understand the capacities of the current tap, meter set, and pressure regulation. Timing is tight on this project, and we don't think there is time to install a new tap on Transco and loop Covington's system all the way back to the project site, but we think there may be a way to solve for the customers requirements via some upgrades to Covington's system and some modification to Transco's existing pressure regulation and measurement set up. Could you help direct us to the right folks?

Thanks in advance.

Brandon Seale

VoltaGrid, LLC

(210) 313-3441

From: Cano, Carlos <Carlos.Cano@williams.com>
Sent: Thursday, August 28, 2025 11:56 AM
To: Brandon Seale; Martinovich, Christine
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Sent: Thursday, August 28, 2025 11:13 AM
To: Mike Jewell; Brandon Seale; David Bell; Jason Volk; Greg Ford; Scott Tolleson; Rusty Hough; Rodney Dill; Chris Coan; Sarah Lysons
Cc: Tres Thomas; Frank Turner
Subject: Re: Serverfarm

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+ Sarah
Thanks Mike!

I've reviewed this with Sarah (SF Legal), and our goal is to provide you with a draft CRA, along with a couple of key terms for the related agreement (to be referenced in the CRA), by end of day today (PST).

Thanks,
Will

Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,tM1ntfxzsDfg7UiE94tsTIICLKFXL2PMUZwXh98nLxPfqGTqXxLKmzClNaEwysK2pqS96v6pJpwcyyhG9NCoUWpmQJwM0yueUhcnkyXzigU6PUcXL4eixWOn&typo=1>

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Sent: Thursday, August 28, 2025 8:48 AM
To: Will Whittington <william.w@sfrdc.com>; Brandon Seale <brandon.seale@voltagrid.com>; David Bell <david.bell@voltagrid.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>
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Thank you,

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Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

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From: Mike Jewell
Sent: Thursday, August 28, 2025 9:49 AM
To: Will Whittington; Brandon Seale; David Bell; Jason Volk; Greg Ford; Scott Tolleson; Rusty Hough; Rodney Dill; Chris Coan
Cc: Tres Thomas; Frank Turner

Subject: Serverfarm
Attachments: SERVERFARM - Transportation Agreement 080825.docx; Covington NATURAL GAS FACILITES AGREEMENT V.2.docx

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From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 28, 2025 12:19 AM
To: Rusty A; Rob Leigh; Chris Coan; Brandon Seale; Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5; Will Whittington; Mike Jewell; Jason Volk
Subject: Meeting (RecurringMeeting)/Thread Id: 19:meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2/Communication Id: 766b744f-38b9-419d-8df7-a91f55a08505/Rusty A,Rob Leigh,Chris Coan,Brandon Seale,Will Whittington,Mike Jewell,Jason Volk

Start Time (UTC): 8/27/2025 6:56:57 PM
End Time (UTC): 8/27/2025 7:52:38 PM
Duration: 00:55:41.7214644

[8/27/2025 7:02:45 PM (UTC)] Rusty A joined.
[8/27/2025 7:22:34 PM (UTC)] Rusty A left.
[8/27/2025 7:00:10 PM (UTC)] RLeigh@cityofcovington.org joined.
[8/27/2025 7:09:01 PM (UTC)] RLeigh@cityofcovington.org left.
[8/27/2025 7:00:32 PM (UTC)] ccoan@gasauthority.com joined.
[8/27/2025 7:33:47 PM (UTC)] ccoan@gasauthority.com left.
[8/27/2025 7:00:42 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[8/27/2025 7:50:59 PM (UTC)] Brandon.Seale@voltagrid.com left.
[8/27/2025 7:33:43 PM (UTC)] ccoan@gasauthority.com joined.
[8/27/2025 7:51:17 PM (UTC)] ccoan@gasauthority.com left.
[8/27/2025 7:23:18 PM (UTC)] Rusty A joined.
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[8/27/2025 7:00:24 PM (UTC)] MJewell@cityofcovington.org joined.
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From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, August 27, 2025 10:51 PM
To: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh; Brandon Seale; Scott Tolleson; Jason Volk; Greg Ford; Rusty Hough
Subject: Serverfarm - City of Covington Gas

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Thanks again for taking the time today!

Below are the notes and action items captured. Please reach out with any questions/comments/clarifications.

Key Discussion Points
1. Project Approval & Next Steps

* Customer board approved project – moving forward into execution phase. Timing Critical
* Main focus: finalizing agreements, reimbursement structure, timelines, and mitigation strategies.

2. Agreements

* Reimbursement Agreement: Needed to cover pass-through costs. Estimated ~$1.1M, possibly less.
* Draft facilities agreement already circulated by Rusty. Needs city attorney review and vetting.
* Council meeting on Sept 15, with a Sept 9 deadline for submission of finalized documents.

3. Timeline and Volume Language in Contracts

* Delivery commitment: 400 MCF as minimum in peak winter months.
* Targeting 6–8 month completion timeline, with “not to exceed” language in agreements.
* Flexibility for monthly/seasonal volumes (400 MCF Jan ? 600 MCF Nov-Mar).

4. Power Availability

* ~1 MW required for site construction by April 2026.
* Georgia Power serves site; inquiry to confirm availability and scalability. Brad to engage Georgia Power contacts.

5. Mitigation Engineering & Modeling

* City engineers to model high-pressure system and confirm deliverability scenarios (400–800 MCF).
* Verification needed for Transco tap and distribution line pressures (currently regulated to ~450 PSI).
* Potential modifications discussed: teeing off before regulator, adjusting pressure, modeling impacts on city distribution system.

6. Mitigation Planning

* Peak-day mitigation (CNG staging) required for rare worst-case demand scenarios.
* Confirmation needed that base 400 MCF is protected while additional volumes can be siphoned off.

7. Mitigation Land/Staging Needs

* Ideal parcel: ~5 acres near Transco tap for CNG staging.
* Controlled by equestrian trust (Lucy Calhoun). Initial outreach made, not fully closed off.
* Backup option: City of Lawrenceville’s fenced parcel (~1 acre) with turnaround access. May require supplementary staging elsewhere.

Action Items:
Item
Owner
Due Date
Status
Follow-Ups
Mike, Will
Sent
Will to send draft contract language to address project timing and seasonal volumes; Mike confirm attorney review
Reimbursement Agreement
Rusty (draft), Mike (attorney review), Will (Serverfarm Signatures)
3-Sep-25
Draft circulated, awaiting attorney review, Will to get signatures by next week.
Service Agreements
Mike, Rusty, Will
5-Sep-25
Finalize project timeline and monthly/seasonal MCF language
Power Availability
Brad (Serverfarm), Georgia Power
5-Sep-25
Engage GA Power PM for 1 MW construction load
Finalize Agreement Language
Mike, Rusty, Will
9-Sep-25
Submit documents to City Council for Review
Land/Staging Strategy
Jason (trust outreach), Brandon (layout input)
9-Sep-25
Initial outreach made, alternatives identified
City Council Approval
Mike
15-Sep-25
Confirm approval from City Council

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?
a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,_5NHg4cUZYP7T35XPkCEAXn15eTVeR0q7vEPG-
vOGrhCuqUJpvdZXe3tjCfHQUcBAUdq4nrJwPn9qtqesMXSB8qn8_gSlRlFTY6fr8-Vt19Hfx-1g7k,&typo=1>
From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, August 27, 2025 6:50 PM
To: Mike Jewell
Subject: Proposed Added Language - Serverfarm

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Hi Mike, See if the below language makes sense for adding a time dimension to the 1.1M spend and a bell curve for the MCF:

1. The Parties agree that the completion of the project listed in Exhibit A shall occur no later than [5/1/2026], unless otherwise extended in writing by mutual agreement of the Parties. Timely completion of Exhibit A is a material obligation of this Agreement.
2. The Parties agree that the firm natural gas capacity shall be allocated as follows: 400 MCF as a floor in the peak winter months, with a firm distribution as follows for the winter months of November 2026 through March 2027:

* 600MCF per hour in November
* 500MCF per hour in December
* 400MCF per hour during January
* 500 MCF per hour during February
* 600 MCF per hour during March
* From April through October, the firm capacity shall be 750 MCF per hour.

Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,3JWidI2av-V7-mPdVOpo9RK9e7kxHQlRSSEY6S-Q2xsgnGLmT3xo36_cpwcJIO56Az7cPfnEXM2lq5FI_Hdk17TyeWjZH06SjoKdpKXJAbcYj82ERlc,&typo=1>
From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Monday, August 25, 2025 11:05 AM
To: Rusty Hough; Mike Jewell
Cc: Tres Thomas
Subject: RE: Serverfarm

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Mike

Am I reading that they have come to the conclusion that this is the path forward?

If so, I think engaging your engineer to get a formal project report based on Bruce's initial work will provide the details needed for "Exhibit A". Once that is complete, the agreement Rusty provided can be updated. We will include a deposit and draw schedule and commit to only pass through actual final costs.

Other than those details, I think this agreement is at a good point.

Scott

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, August 25, 2025 10:55 AM
To: mjewell@cityofcovington.org; Scott Tolleson <sstolleson@gasauthority.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>
Subject: RE: Serverfarm

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Rusty

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Sent: Monday, August 25, 2025 10:45 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
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Thanks,

Mike

Mike Jewell

City of Covington | Natural Gas Director

678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

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Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
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Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
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From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, August 25, 2025 10:55 AM
To: Mike Jewell; Scott Tolleson
Cc: Tres Thomas
Subject: RE: Serverfarm
Attachments: Covington NATURAL GAS FACILITES AGREEMENT V.2.docx

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678-212-6461 | mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Friday, August 22, 2025 5:26 PM
To: Will Whittington; Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh; Scott Tolleson; Jason Volk; greg.f@sfrdc.com; Rusty Hough
Subject: RE: Serverfarm - City of Covington Gas

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In case it's helpful for pushing on Transco, we ran some hydraulic scenarios in Promax. It looks like a 4" tap coming off an 800# Transco line should be able to deliver 1300 mcf/hr to the city meter + 300 mcf/hr to a peaking facility, under the below assumptions/arrangement. The sooner we could swedge up to 6" after the 4" Transco tap, the better obviously.

From: Will Whittington <william.w@sfrdc.com>
Sent: Wednesday, August 20, 2025 7:52 PM
To: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; greg.f@sfrdc.com; Rusty Hough <rhough@gasauthority.com>
Subject: Re: Serverfarm - City of Covington Gas

Hi all,

Thank you all for the time today. I really appreciate the open and collaborative discussion.

Below are the notes and action items I captured from our discussion.

I've also included the peak volume gap days analysis below for reference (thanks, Rusty!). Based on this analysis, the overall risk is small, but it is still present. We'll need to have clear and well-prepared mitigation plans in place.

Key actions include closely tracking the Transco meter tap progression. We will need some clarity asap to assure the mitigation plan will work. Brandon and I will also begin drafting the peak mitigation playbook and plan to review it with the group next week.

Thanks,

Will

Action Item

Owner

Next Step

Draft reimbursement agreement for engineering study

Rusty & Mike

Circulate draft for review

Develop CNG mitigation playbook (trucks, staging, land). Document plan to address largest gap on record.

Brandon, Will

Model truck count and staging needs

Evaluate parcels for CNG yard staging

Jason

Triangle shaped parcel across the road will work great.

Track Transco meter/tap review request (submitted Aug 14)

Rusty, Mike, Brandon

Await October feedback; Brandon to seek informal input

Finalize delivered gas supply agreement

Rusty, Mike

Vet with city attorney

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,ryumj2jMKEddPMqgoSm58STt3yNwG5l-Sw9PvF4-DDu_p0R8CYOIqsJQRxbe1ed-vifICT-e2yDL7L492vlcQAsodvdr82F_OphBs5XqHU3keckD2aioawvy9g,,&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 21, 2025 12:08 AM
To: Rusty Hough; Jason Volk; Brandon Seale; Rob Leigh; Mike Jewell; Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5; Will Whittington
Subject: Meeting (RecurringMeeting)/Thread Id: 19:meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2/Communication Id: 528e3b4c-009e-4ada-83ed-ec88afff88b3/Rusty Hough,Jason Volk,Brandon Seale,Rob Leigh,Mike Jewell,Will Whittington

Start Time (UTC): 8/20/2025 6:58:52 PM
End Time (UTC): 8/20/2025 7:48:35 PM
Duration: 00:49:43.7260052

[8/20/2025 7:00:12 PM (UTC)] rhough@gasauthority.com joined.
[8/20/2025 7:48:35 PM (UTC)] rhough@gasauthority.com left.
[8/20/2025 7:26:20 PM (UTC)] jason.v@sfrdc.com joined.
[8/20/2025 7:48:35 PM (UTC)] jason.v@sfrdc.com left.
[8/20/2025 7:01:00 PM (UTC)] Brandon.Seale@voltagrid.com joined.
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[8/20/2025 6:58:58 PM (UTC)] RLeigh@cityofcovington.org joined.
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[8/20/2025 7:48:35 PM (UTC)] MJewell@cityofcovington.org left.
[8/20/2025 7:06:43 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 joined.
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From: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Sent: Wednesday, August 20, 2025 5:12 PM
To: Robert Canady
Subject: RE: Serverfarm Covington - Interior Demo Permit

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Thank you for sending this over. From my review, it appears that as long as the code referenced on Sheet F0.00 are updated, we should be in good shape for the interior demolition permit. Can you confirm if that is correct?

I understand that some of the other code callouts pertain specifically to the LDP and the building permit, which our design team will address in the upcoming revisions for those permits.

Please let me know if there are any additional updates required specifically for the interior demolition permit.

Thank you for your time today.

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

BRASFIELD & GORRIE | 2999 Circle 75 Pkwy | Atlanta, Georgia 30339
brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,7agGsgmCbaYwqMg1OFRAnJy1sYwBr84usplz_uiyUSJW2qGTRYwDxJ8LYUBsY-xyoo1gbjEMhpe70EtGato5q6g0hnDruSH11DHBgtcXq9xJ6UlN&typo=1&ancr_add=1>

From: Robert Canady <rcanady@cityofcovington.org>
Sent: Wednesday, August 20, 2025 3:59 PM
To: Redmond, Mac <MRedmond@BrasfieldGorrie.com>
Subject: Re: Serverfarm Covington - Interior Demo Permit

Hello Mac,

The concerns I had initially were based on incorrect code references. Other points of concern were addressed during our meeting today. Below are the basic notes I intended to bring up for discussion:

* Page 217 F0.00 – Code update sites, State Rules and Regulations 120-3-3, https://rules.sos.ga.gov/gac/120 <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2frules.sos.ga.gov%2fgac%2f120&c=E,1,GhXxKBpFlfe4njgOGoJ6VJ0Ljs6sO8g0o32h2NBjkUt95ogY9KoL9JWtxFqUs0fQtyI5feuFBHLSRtKDaHbcLNnFLqyoNF--DAZJJr10lmZuICXcV42Z4Iw,&typo=1>

* IFC 2018, LSC 2024, NFPA 75 2024, NFPA 76 2024

* NFPA 14 – Fire Department hose connections: 150 ft (non-sprinkler) and 200 ft (sprinklered buildings)

* NFPA 111 2025 – Energy Storage Systems

* ERRC/BDA – Radio coverage requirements

* Access – Gates, roads, FDC’s, hydrants, etc.

* Exit Discharge – Clear of HVAC and other obstructions

* Hose Deployment – Feasibility of deploying hose lines from fire apparatus roads into the building

Also, please ensure that your design complies with all applicable codes and standards (noting that the items above may not be applicable in every case or all-inclusive).

Please let me know if you would like to review any of these items further.

Thank you,

Robert Canady,

Deputy Chief-Fire Marshal

Robert Canady, Fire Marshal, IAAI-FIT

Deputy Chief

City of Covington

770-385-2155 Office

678-654-1070 Cell

| rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org>

<http://facebook.com/Covington-Fire-Department-Georgia-170020579774182/> <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fcityofcovington.org%2f&c=E,1,_7TXWU015hSDvC0feaAZ9H97-JxoibPfDz_vCOEvX4c19eBC-AhXZm7oJnx21PSbeN-O5SejQBt66rIJJQzbfF-9Gb8qdbeFBNfwQJCL-cgI7eAo_ic,&typo=1>

From: Redmond, Mac <MRedmond@BrasfieldGorrie.com <mailto:MRedmond@BrasfieldGorrie.com> >
Sent: Wednesday, August 20, 2025 2:52 PM
To: Robert Canady <rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org> >
Subject: Serverfarm Covington - Interior Demo Permit

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Chief Canady,

I appreciate your time today. Regarding the interior demo permit application it sounds like we need to get some additional fire codes updated that came up on your review on our revision. If you don't mind letting me know what codes need to get updated so we can get it turned around and submitted that would be great.

Give me a call if you have any questions.

Thanks,

Mac Redmond
Assistant Project Manager

mredmond@brasfieldgorrie.com <mailto:mredmond@brasfieldgorrie.com>
m: 404.906.8351
o: 678.581.6400

BRASFIELD & GORRIE | 2999 Circle 75 Pkwy | Atlanta, Georgia 30339
brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fbrasfieldgorrie.com&c=E,1,QfsGTHwV_LFnYknHA_JG_M9CDfw8z12MjVEdn7qRorfhDalm7LrQ2URpnjX7qZs2LeLp_etDNlWDxtvFhJkRk4jM0sg4QMsfxTpD35olZ5q5dCAY_zjVo08,&typo=1&ancr_add=1>

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BRASFIELD & GORRIE | 2999 Circle 75 Pkwy | Atlanta, Georgia 30339
brasfieldgorrie.com <https://linkprotect.cudasvc.com/url?
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From: Rusty Hough <rhough@gasauthority.com>
Sent: Wednesday, August 20, 2025 2:39 PM
To: Will Whittington; Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh; Brandon Seale; Scott Tolleson; Jason Volk; Greg Ford
Subject: RE: Serverfarm - City of Covington Gas
Attachments: Covington 600 Hour Plus Load Curve.pdf

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All,

Using the data hall phases and Mcf projections provided by Will last week, I have run daily numbers based on 600 per hour load, as well as the 700 and 800 per hour loads for the winter months of 2023-24 and 2024-25. Load curve at 600 per hour shows 32 days needing back up fuel for 2024-25.

As for the key data and information requests:

1. The timelines for providing 400 per hour (1,300 Mcf/hr system total) and 700 Mcf per (1,600 Mcf/hr system total) have not changed.
    a. 400 Mcf/hr – 6 – 8 months
    b. 700 Mcf/hr or greater – 24 months +.
2. Impact of lowering Serverfarm pressure requirements.
    a. Engineering study required to verify.
        i. Initial thoughts - Lowering pressure requirements do not change the hourly volume needed or being requested. Lower pressure means larger pipe diameter and higher material costs.

Thanks,

Rusty

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 14, 2025 10:58 AM
To: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
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Best regards,

Will

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City of Covington / Gas Authority (Rusty, Mike)

To show seasonal variation and peak-day limits through prior historic winter. 800MCF capacity expected to be met via 1,300 upgrade in non peak months (April-October). For risk and mitigation planning.

Fund and initiate engineering study to refine capacity limits and explore optimization of 1.1M upgrade

Serverfarm (Will) with Covington (Mike)

Cost-reimbursement agreement to be drafted by City.

Send Google pin / location data for Transco tap and surrounding property

Mike

For CNG/compression feasibility review by Brandon.

Evaluate CNG trucking feasibility for peak shaving

Brandon (Volta Grid)

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Confirm delivered gas supply vs. transport-only strategy

Brandon, Greg

Decide whether to source gas via City ($1.40/Dth +) or self-procure and transport.

Provide meter station ID for Transco interconnect

Rusty

Needed for transport arrangement planning.

Review and finalize necessary agreements (transport, facilities, possible delivered supply)

Mike, Rusty, Brandon, Greg

Ensure correct agreements are in place based on chosen supply method.

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,DPTI4xFu9RhLODrh3wNbgJS0Rq-OdvJ9IhT1mbNRDA4z8EcO7Ol8gcxkmB0xuaDz6pXHElxuYpRzea6zSeaRAcgSU_WOT7Kr4EfZO9RsS_A3HC3a8Q,,&typo=1>

From: Will Whittington
Sent: Tuesday, August 12, 2025 1:57 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Rob Leigh <rleigh@cityofcovington.org <mailto:rleigh@cityofcovington.org> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm - City of Covington Gas
When: Wednesday, August 13, 2025 2:00 PM-3:00 PM.
Where: Microsoft Teams Meeting

Align on latest peak volumes, risks, and mitigations.

Let me know if this time works.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>

Meeting ID: 235 292 735 647 9

Passcode: Mz6GY9bR

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2&messageId=0&language=en-US>

From: Will Whittington <william.w@sfrdc.com>

Sent: Wednesday, August 20, 2025 12:16 PM
To: Mike Jewell
Subject: Fw: Serverfarm - City of Covington Gas
Attachments: ATL2 Natural Gas Sync.pptx

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Hi Mike, I wanted to check in and see if there was any reimbursement agreement we needed to establish to progress the data collection. Let me know if you need anything in writing on our end to support.

Thanks, and looking forward to touching base this afternoon.

Will

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,bDQBN_ftg_FQCWDFWSGXb0QqrdQ_L-UKyAhp8GxM-GOLlo5LNUogmyS8sue2_cLtwpvr4r8tUVZY7ft59HsJeb-gWywyLUyzb0AEBFk2o9dJNA0,&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 14, 2025 9:57 AM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
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Best regards,
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Send Google pin / location data for Transco tap and surrounding property	Mike	For CNG/compression feasibility review by Brandon.
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Review and finalize necessary agreements (transport, facilities, possible delivered supply)	Mike, Rusty, Brandon, Greg	Ensure correct agreements are in place based on chosen supply method.

Will Whittington

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,bKxlRDe9FfyQiiy_lZ_SAA2W6supvnRWpbyrFHWTeXQIkiSci6yZDQz37Pe4O1WBLVHaAkXLaLzsSEH5NuwtHldpf0avOZ6Ekj5zCFaUfKu2dU5GlXNJ&typo=1>

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Subject: Serverfarm - City of Covington Gas
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Align on latest peak volumes, risks, and mitigations.

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From: Mike Jewell
Sent: Monday, August 18, 2025 10:22 AM
To: Will Whittington
Subject: Accepted: Serverfarm - City of Covington Gas

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Sent: Monday, August 18, 2025 10:22 AM
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Subject: Accepted: Serverfarm - City of Covington Gas

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, August 14, 2025 4:12 PM
To: Mike Jewell; Rob Leigh
Cc: Scott Tolleson; Rodney Dill; Chris Coan
Subject: Serverfarm Capacity Curve and Days of Need Graphs
Attachments: Covington Peak Day Load Curves.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike and Rob,

Attached are graphs showing the load curve for 2023 – 2024 and 2024 – 2025. Updated information and graphs to show the 700/hour figures as well as the "new" 800/hour number they threw our way yesterday. Also showing the number of days for each month in the corresponding winter seasons for both 700 and 800/hour use. All graphs are showing the incremental needs above the $1.1 million upgrade to get them the 400/hour.

We spoke yesterday afternoon about Brandon's mention of CNG. With his question regarding pressure at or near the city gate station for compression, I think we need to discuss this further as I do not see this as on option for them, particularly with them thinking they can pull this supply off Covington's system. This would still be the 700 – 800/hour through the Transco meter regardless.

I will work on a delivered supply/sales agreement and get that to you as soon as I can.

Let me know your thoughts and if you have any questions on the attachments. As they want to have a recurring update on Wednesdays, if there are no changes that you see needed, I will forward first of the week.

Regards,

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Thursday, August 14, 2025 12:02 PM
To: Will Whittington; Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh; Scott Tolleson; Jason Volk; greg.f@sfrdc.com; Rusty Hough
Subject: RE: Serverfarm - City of Covington Gas

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Sorry, I should phrase it differently. At what max pressure COULD Transco deliver to you at Walnut Grove?

Brandon

From: Brandon Seale
Sent: Thursday, August 14, 2025 11:01 AM
To: 'Will Whittington' <william.w@sfrdc.com>; mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; greg.f@sfrdc.com; Rusty Hough <rhough@gasauthority.com>
Subject: RE: Serverfarm - City of Covington Gas

Mike and Rusty,

What pressure does Transco deliver to you at in Walnut Grove? For purposes of evaluating how much compression we'd need to offer a CNG solution. Thank you.

Brandon

(210) 313-3441

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Provide detailed monthly MCF capacity curve (Oct–Mar)

City of Covington / Gas Authority (Rusty, Mike)

To show seasonal variation and peak-day limits through prior historic winter. 800MCF capacity expected to be met via 1,300 upgrade in non peak months (April-October). For risk and mitigation planning.

Fund and initiate engineering study to refine capacity limits and explore optimization of 1.1M upgrade

Serverfarm (Will) with Covington (Mike)

Cost-reimbursement agreement to be drafted by City.

Send Google pin / location data for Transco tap and surrounding property

Mike

For CNG/compression feasibility review by Brandon.

Evaluate CNG trucking feasibility for peak shaving

Brandon (Volta Grid)

Assess logistics, truck count, costs; coordinate with Will for peak-day needs.

Confirm delivered gas supply vs. transport-only strategy

Brandon, Greg

Decide whether to source gas via City ($1.40/Dth +) or self-procure and transport.

Provide meter station ID for Transco interconnect

Rusty

Needed for transport arrangement planning.

Review and finalize necessary agreements (transport, facilities, possible delivered supply)

Mike, Rusty, Brandon, Greg

Ensure correct agreements are in place based on chosen supply method.

Will Whittington

1-201-572-3547 (direct)

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,eF4l_9XpJezB-CxO3T8gFnAK1bepLF5U1qQJcu05hv1Iq0wKzT-K9IdiZD_gtAF2JfMoAY7fMyICWoBqHXbkEPviFI4KLPa6AzbrOf_jD2vnbo3Wk8U,&typo=1>

From: Will Whittington
Sent: Tuesday, August 12, 2025 1:57 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Rob Leigh <rleigh@cityofcovington.org <mailto:rleigh@cityofcovington.org> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm - City of Covington Gas
When: Wednesday, August 13, 2025 2:00 PM-3:00 PM.
Where: Microsoft Teams Meeting

Align on latest peak volumes, risks, and mitigations.

Let me know if this time works.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>

Meeting ID: 235 292 735 647 9

Passcode: Mz6GY9bR

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2&messageId=0&language=en-US>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Thursday, August 14, 2025 11:56 AM
To: Rusty Hough; Scott Tolleson; Jason Volk; greg.f@sfrdc.com
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh
Subject: RE: Serverfarm - City of Covington gas

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Thanks for the clarification, Rusty.

Based on our discussion with ServerFarm yesterday after the call, I think we would like to pursue a delivered molecule deal structure. Hopefully this makes your life a little easier for scheduling purposes, and maybe even gives you a little more purchasing power at the Transco point.

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, August 14, 2025 8:55 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; greg.f@sfrdc.com
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

Greg, Jason, and Brandon,

I wanted to follow up on our conversation yesterday afternoon regarding the question of the Gas Authority volumetric transportation charge. In reflecting on the conversation, I believe I stated that the Gas Authority charge was part of the distribution margin. If I did, I apologize for the oversight, but the Gas Authority charge is in addition to the city distribution charge. The Gas Authority charge is reviewed and set annually with the Gas Authority's approved budget and changes are made each January. The current Gas Authority charge is 6.8 cents per Dth.

Regards,

Rusty

From: Rusty Hough
Sent: Friday, August 8, 2025 2:56 PM
To: 'Brandon Seale' <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; 'Jason Volk' <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; 'Greg Ford' <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; 'David Bell' <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Rob Leigh <rleigh@cityofcovington.org <mailto:rleigh@cityofcovington.org> >
Subject: RE: Serverfarm - City of Covington gas

Greg, Jason, and Brandon,

Attached you will find a transportation agreement and facilities agreement from the city for your review. Mike will need your approval or at least the green light from you by noon on Tuesday, August 12th to place them on the next council meeting agenda.

Regards,

Rusty

From: Rusty Hough
Sent: Friday, July 25, 2025 3:27 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM

To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 14, 2025 10:58 AM
To: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh; Brandon Seale; Scott Tolleson; Jason Volk; Greg Ford; Rusty Hough
Subject: Re: Serverfarm - City of Covington Gas
Attachments: ATL2 Natural Gas Sync.pptx

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Hi all, Thank you for your time yesterday — we appreciate the strong collaboration across all the teams.
Below are the action items & notes captured during the call. I've also attached the slide deck for your review and reference.
To maintain alignment and keep the momentum, I will set up a recurring project touchpoint every Wednesday.
Best regards,
Will

Action Item	Owner(s)	Notes / Next Steps
Provide detailed monthly MCF capacity curve (Oct–Mar)	City of Covington / Gas Authority (Rusty, Mike)	To show seasonal variation and peak-day limits through prior historic winter. 800MCF capacity expected to be met via 1,300 upgrade in non peak months (April-October). For risk and mitigation planning.
Fund and initiate engineering study to refine capacity limits and explore optimization of 1.1M upgrade	Serverfarm (Will) with Covington (Mike)	Cost-reimbursement agreement to be drafted by City.
Send Google pin / location data for Transco tap and surrounding property	Mike	For CNG/compression feasibility review by Brandon.
Evaluate CNG trucking feasibility for peak shaving	Brandon (Volta Grid)	Assess logistics, truck count, costs; coordinate with Will for peak-day needs.
Confirm delivered gas supply vs. transport-only strategy	Brandon, Greg	Decide whether to source gas via City ($1.40/Dth +) or self-procure and transport.
Provide meter station ID for Transco interconnect	Rusty	Needed for transport arrangement planning.
Review and finalize necessary agreements (transport, facilities, possible delivered supply)	Mike, Rusty, Brandon, Greg	Ensure correct agreements are in place based on chosen supply method.

Will Whittington

1-201-572-3547 (direct)
www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com&c=E,1,p8bpDxSNhs5JQ_LXG1kagCJp841E6pvaTQ0CyAgx5H19skopCjZdM1dxBj0gO-YK20F44Pk5uNqHL8gzeKhlMkDZhxVJWGZ1DzqEbGhVu1PZCWVrORBC_Q.,&typo=1>

From: Will Whittington
Sent: Tuesday, August 12, 2025 1:57 PM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>; Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm - City of Covington Gas
When: Wednesday, August 13, 2025 2:00 PM-3:00 PM.
Where: Microsoft Teams Meeting

Align on latest peak volumes, risks, and mitigations.

Let me know if this time works.

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>
Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%22ae3cf887-be82-412c-99bc-5f2dc24f6f11%22%7d>
Meeting ID: 235 292 735 647 9
Passcode: Mz6GY9bR

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=ae3cf887-be82-412c-99bc-5f2dc24f6f11&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2&messageId=0&language=en-US>

From: Rusty Hough <rhough@gasauthority.com>

Sent: Thursday, August 14, 2025 9:55 AM
To: Brandon Seale; Scott Tolleson; Jason Volk; Greg Ford
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh
Subject: RE: Serverfarm - City of Covington gas

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Greg, Jason, and Brandon,

I wanted to follow up on our conversation yesterday afternoon regarding the question of the Gas Authority volumetric transportation charge. In reflecting on the conversation, I believe I stated that the Gas Authority charge was part of the distribution margin. If I did, I apologize for the oversight, but the Gas Authority charge is in addition to the city distribution charge. The Gas Authority charge is reviewed and set annually with the Gas Authority's approved budget and changes are made each January. The current Gas Authority charge is 6.8 cents per Dth.

Regards,

Rusty

From: Rusty Hough
Sent: Friday, August 8, 2025 2:56 PM
To: 'Brandon Seale' <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; 'Jason Volk' <jason.v@sfrdc.com>; 'Greg Ford' <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org; 'David Bell' <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

Greg, Jason, and Brandon,

Attached you will find a transportation agreement and facilities agreement from the city for your review. Mike will need your approval or at least the green light from you by noon on Tuesday, August 12th to place them on the next council meeting agenda.

Regards,

Rusty

From: Rusty Hough
Sent: Friday, July 25, 2025 3:27 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 14, 2025 12:23 AM
To: Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5; Mike Jewell; Greg Ford; Brandon Seale; Rusty Hough; Rob Leigh; Jason Volk; Will Whittington
Subject: Meeting (ScheduledMeeting)/Thread Id: 19:meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2/Communication Id: 834138cd-7c52-4c94-866f-7a6fc241f95f/Mike Jewell,Greg Ford,Brandon Seale,Rusty Hough,Rob Leigh,Jason Volk,Will Whittington

Start Time (UTC): 8/13/2025 6:55:46 PM
End Time (UTC): 8/13/2025 7:54:28 PM
Duration: 00:58:41.4213715

[8/13/2025 7:15:33 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 joined.
[8/13/2025 7:54:28 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 left.
[8/13/2025 6:55:46 PM (UTC)] MJewell@cityofcovington.org joined.
[8/13/2025 7:00:11 PM (UTC)] MJewell@cityofcovington.org left.
[8/13/2025 7:06:14 PM (UTC)] greg.f@sfrdc.com joined.
[8/13/2025 7:54:26 PM (UTC)] greg.f@sfrdc.com left.
[8/13/2025 7:00:25 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[8/13/2025 7:54:24 PM (UTC)] Brandon.Seale@voltagrid.com left.
[8/13/2025 7:01:03 PM (UTC)] rhough@gasauthority.com joined.
[8/13/2025 7:54:26 PM (UTC)] rhough@gasauthority.com left.
[8/13/2025 7:00:27 PM (UTC)] RLeigh@cityofcovington.org joined.
[8/13/2025 7:54:25 PM (UTC)] RLeigh@cityofcovington.org left.
[8/13/2025 7:06:13 PM (UTC)] jason.v@sfrdc.com joined.
[8/13/2025 7:54:26 PM (UTC)] jason.v@sfrdc.com left.
[8/13/2025 7:00:17 PM (UTC)] william.w@sfrdc.com joined.
[8/13/2025 7:54:27 PM (UTC)] william.w@sfrdc.com left.
[8/13/2025 7:00:25 PM (UTC)] MJewell@cityofcovington.org joined.
[8/13/2025 7:54:28 PM (UTC)] MJewell@cityofcovington.org left.

From: Will Whittington <william.w@sfrdc.com>
Sent: Thursday, August 14, 2025 12:23 AM
To: Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5; Mike Jewell; Greg Ford; Brandon Seale; Rusty Hough; Rob Leigh; Jason Volk; Will Whittington
Subject: Meeting (ScheduledMeeting)/Thread Id: 19:meeting_ZjI4NDZiNWEtMzUwNC00N2U3LWI1ZmQtNzAyNmJjMWM5Yjg0@thread.v2/Communication Id: 834138cd-7c52-4c94-866f-7a6fc241f95f/Mike Jewell,Greg Ford,Brandon Seale,Rusty Hough,Rob Leigh,Jason Volk,Will Whittington

Start Time (UTC): 8/13/2025 6:55:46 PM
End Time (UTC): 8/13/2025 7:54:28 PM
Duration: 00:58:41.4213715

[8/13/2025 7:15:33 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 joined.
[8/13/2025 7:54:28 PM (UTC)] Application bdd75849-e0a6-4cce-8fc1-d7c0d4da43e5 left.
[8/13/2025 6:55:46 PM (UTC)] MJewell@cityofcovington.org joined.
[8/13/2025 7:00:11 PM (UTC)] MJewell@cityofcovington.org left.
[8/13/2025 7:06:14 PM (UTC)] greg.f@sfrdc.com joined.
[8/13/2025 7:54:26 PM (UTC)] greg.f@sfrdc.com left.
[8/13/2025 7:00:25 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[8/13/2025 7:54:24 PM (UTC)] Brandon.Seale@voltagrid.com left.
[8/13/2025 7:01:03 PM (UTC)] rhough@gasauthority.com joined.
[8/13/2025 7:54:26 PM (UTC)] rhough@gasauthority.com left.
[8/13/2025 7:00:27 PM (UTC)] RLeigh@cityofcovington.org joined.
[8/13/2025 7:54:25 PM (UTC)] RLeigh@cityofcovington.org left.
[8/13/2025 7:06:13 PM (UTC)] jason.v@sfrdc.com joined.
[8/13/2025 7:54:26 PM (UTC)] jason.v@sfrdc.com left.
[8/13/2025 7:00:17 PM (UTC)] william.w@sfrdc.com joined.
[8/13/2025 7:54:27 PM (UTC)] william.w@sfrdc.com left.
[8/13/2025 7:00:25 PM (UTC)] MJewell@cityofcovington.org joined.
[8/13/2025 7:54:28 PM (UTC)] MJewell@cityofcovington.org left.
From: Bradley Scheidt <bradley.s@sfrdc.com>
Sent: Tuesday, August 12, 2025 4:56 PM
To: Joel Smith; Tres Thomas
Cc: Bradley Scheidt; D'Avery Brown; Sam Brown; Sarah Lysons; Jason Volk
Subject: Serverfarm/Covington Template Electric Service Agreement
Attachments: City of Covington - Contract for Electric Power - To Joel.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Joel,

Attached is a version of a Large Load Electric Service Agreement that we leveraged with another MEAG Participant. Whereas this isn't a final version, it will give you and your team something to begin chewing on.

We also know that if this is a prerequisite for MEAG to continue with their process, we'll want to craft language that makes this agreement contingent upon MEAG providing the full capacity required for the proposed load.

Please let me know if you have any questions. (Also, I'm not sure if I got Tres' email correct.)

Thanks,

Brad Scheidt, PE

Design Engineering Manger

bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com>

+1 612.387.0081 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yMhSNftTdEhU-hC3wIjq-lK_6ZhmymzxM4G2W0_NhgCWaRaNH4MK0Et5Aozjm9aN7RfM23mLTeiUbbVM-zUISb6L0Hh6sR8mNNhlTYiPn5ixoKJ8Xjix4RSN7w,,&typo=1>

From: Bradley Scheidt <bradley.s@sfrdc.com>
Sent: Tuesday, August 12, 2025 4:56 PM
To: Joel Smith; Tres Thomas
Cc: Bradley Scheidt; D'Avery Brown; Sam Brown; Sarah Lysons; Jason Volk
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Thanks,

Brad Scheidt, PE

Design Engineering Manger

bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com>

+1 612.387.0081 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yMhSNftTdEhU-hC3wIjq-lK_6ZhmymzxM4G2W0_NhgCWaRaNH4MK0Et5Aozjm9aN7RfM23mLTeiUbbVM-zUISb6L0Hh6sR8mNNhlTYiPn5ixoKJ8Xjix4RSN7w,,&typo=1>

From: Bradley Scheidt <bradley.s@sfrdc.com>
Sent: Tuesday, August 12, 2025 4:56 PM
To: Joel Smith; Tres Thomas
Cc: Bradley Scheidt; D'Avery Brown; Sam Brown; Sarah Lysons; Jason Volk
Subject: Serverfarm/Covington Template Electric Service Agreement
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Thanks,

Brad Scheidt, PE

Design Engineering Manger

bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com>

+1 612.387.0081 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yMhSNftTdEhU-hC3wIjq-lK_6ZhmymzxM4G2W0_NhgCWaRaNH4MK0Et5Aozjm9aN7RfM23mLTeiUbbVM-zUISb6L0Hh6sR8mNNhlTYiPn5ixoKJ8Xjix4RSN7w,,&typo=1>

From: Bradley Scheidt <bradley.s@sfrdc.com>
Sent: Tuesday, August 12, 2025 4:56 PM
To: Joel Smith; Tres Thomas
Cc: Bradley Scheidt; D'Avery Brown; Sam Brown; Sarah Lysons; Jason Volk
Subject: Serverfarm/Covington Template Electric Service Agreement
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Please let me know if you have any questions. (Also, I'm not sure if I got Tres' email correct.)

Thanks,

Brad Scheidt, PE

Design Engineering Manger

bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com>

+1 612.387.0081 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yMhSNftTdEhU-hC3wIjq-lK_6ZhmymzxM4G2W0_NhgCWaRaNH4MK0Et5Aozjm9aN7RfM23mLTeiUbbVM-zUISb6L0Hh6sR8mNNhlTYiPn5ixoKJ8Xjix4RSN7w,,&typo=1>

From: Robert Canady
Sent: Tuesday, August 12, 2025 2:05 PM
To: mredmond@brasfieldgorrie.com
Subject: 10835 Hazelbrand
Attachments: 10835 Hazelbrand Rd Data Center 8-11-25 report.pdf; 10835 HazelBrand Rd Data Center Stamp 8-11-25.pdf

Hello Mac,
Thank you for taking my call. I have attached the plan review notes from yesterday's civil drawings.

Thank you,

Robert Canady,

Deputy Chief-Fire Marshal

Robert Canady, Fire Marshal, IAAI-FIT

Deputy Chief

City of Covington

770-385-2155 Office

678-654-1070 Cell

| rcanady@cityofcovington.org <mailto:rcanady@cityofcovington.org>

From: Will Whittington <william.w@sfrdc.com>
Sent: Tuesday, August 12, 2025 10:48 AM
To: Mike Jewell
Subject: Fw: Serverfarm - City of Covington gas
Attachments: SERVERFARM - Transportation Agreement 080825.docx; Covington NATURAL GAS FACILITES AGREEMENT V.2.docx

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mike, Could you give me a quick call to sync on the latest here?

Thanks,
Will
201-572-3547

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, August 8, 2025 11:55 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

Greg, Jason, and Brandon,

Attached you will find a transportation agreement and facilities agreement from the city for your review. Mike will need your approval or at least the green light from you by noon on Tuesday, August 12th to place them on the next council meeting agenda.

Regards,

Rusty

From: Rusty Hough
Sent: Friday, July 25, 2025 3:27 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >

Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott’s availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >

Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Tres Thomas
Sent: Monday, August 11, 2025 3:49 PM
To: Mike Jewell
Subject: RE: Serverfarm - City of Covington gas

Thank you.

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, August 11, 2025 2:50 PM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Serverfarm - City of Covington gas

FYI – this was sent to Serverfarm Friday for their review. If the agree, I will place it on the next Council agenda.

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, August 8, 2025 2:56 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: RE: Serverfarm - City of Covington gas

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Greg, Jason, and Brandon,

Attached you will find a transportation agreement and facilities agreement from the city for your review. Mike will need your approval or at least the green light from you by noon on Tuesday, August 12th to place them on the next council meeting agenda.

Regards,

Rusty

From: Rusty Hough
Sent: Friday, July 25, 2025 3:27 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

_____

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Mike Jewell
Sent: Monday, August 11, 2025 2:50 PM
To: Tres Thomas
Subject: FW: Serverfarm - City of Covington gas
Attachments: SERVERFARM - Transportation Agreement 080825.docx; Covington NATURAL GAS FACILITES AGREEMENT V.2.docx

FYI – this was sent to Serverfarm Friday for their review. If the agree, I will place it on the next Council agenda.

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Sent: Friday, August 8, 2025 2:56 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: Mike Jewell <MJewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

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Regards,

Rusty

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Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

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Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

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Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

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1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

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Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

_____

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Friday, August 8, 2025 4:53 PM
To: Rusty Hough; Brandon Seale; Scott Tolleson; Greg Ford
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh
Subject: Re: Serverfarm - City of Covington gas

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Thanks Rusty, we are reviewing the documents and will get back to you on Monday if we have questions.

Deadline for the council meeting agenda is understood.

Have a great weekend.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <http://www.serverfarmllc.com/>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, August 8, 2025 11:55 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rob Leigh <rleigh@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

Greg, Jason, and Brandon,

Attached you will find a transportation agreement and facilities agreement from the city for your review. Mike will need your approval or at least the green light from you by noon on Tuesday, August 12th to place them on the next council meeting agenda.

Regards,

Rusty

From: Rusty Hough
Sent: Friday, July 25, 2025 3:27 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill

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Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
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* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
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* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

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Jason Volk

Serverfarm

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Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, August 8, 2025 2:56 PM
To: Brandon Seale; Scott Tolleson; Jason Volk; Greg Ford
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Rob Leigh
Subject: RE: Serverfarm - City of Covington gas
Attachments: SERVERFARM - Transportation Agreement 080825.docx; Covington NATURAL GAS FACILITES AGREEMENT V.2.docx

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Greg, Jason, and Brandon,

Attached you will find a transportation agreement and facilities agreement from the city for your review. Mike will need your approval or at least the green light from you by noon on Tuesday, August 12th to place them on the next council meeting agenda.

Regards,

Rusty

From: Rusty Hough
Sent: Friday, July 25, 2025 3:27 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM

To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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Sent: Tuesday, June 3, 2025 11:40 AM

To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Sent: Monday, June 2, 2025 4:41:59 PM
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Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
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Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Tres Thomas
Sent: Friday, August 8, 2025 12:55 PM
To: Mike Jewell
Subject: RE: Serverfarm - City of Covington gas

Thank you.

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, August 7, 2025 9:35 AM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

The Gas Authority is pulling together the agreement and rates that Frank has reviewed to send to Serverfarm (hopefully by tomorrow). After their review and approval, I will put it on the next Council agenda for approval. The Gas Authority has confirmed they are in talks with Transco about timeline and costs associated with our request.

From: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Sent: Wednesday, August 6, 2025 5:36 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Good Afternoon,

What are the next steps?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, August 5, 2025 3:46 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: RE: Serverfarm - City of Covington gas

In addition to my previous response, we will have to maintain the infrastructure and service lateral for the years to come after they stop using our gas. The $0.20 margin in my opinion is justifiable. Again, the decision is yours as where to set the margin. The Gas Authority can easily adjust the paperwork for the proposal.

Thanks,

Mike

From: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

_____

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Tim Lechtenberg <Tim.Lechtenberg@hendersonengineers.com>
Sent: Friday, August 8, 2025 8:03 AM
To: mwillis@cityofcovington.orgmailto; Judy Johnson
Cc: Taylor Hentsch; Emilee Williams; Kai Brown; Drew Rimmer; Bobby Bownds; Chris Jungman; John Palmer
Subject: Serverfarm Data Center Project @ 10835 Hazelbrand Road NE, Covington, GA, 30014

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Good morning, Michael and Judy.

We are the MEPFP engineers of record for the Serverfarm data center project at 10835 Hazelbrand Road NE. Part of our design is to have 34.5kV primary to 480V secondary oil filled transformers installed inside the electrical rooms within the building envelope. We would like to get the respective parties on your team on a call to discuss oil spill containment requirements within these rooms.

Could you please provide me with some available meeting windows you and your team have in the coming week to schedule a Teams meeting to review this design?

Thanks in advance,

TIM LECHTENBERG

????

Lead Electrical Designer

Business Sector

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fhendersonengineers.com%2f%3futm_source%3dSignature%26utm_medium%3dEmail%26utm_campaign%3dStandard_Engineers&c=E,1,QgryI6F_YCRHsZuXU_QS9eyy_IcggoZ7e3xbGzoIQhskRbCIcWI4kAZEVuxwW_Cx9HrR5MN08JEUhKPXLFdFQH7boUym36jxAmmeLiNG7d--9AWb&typo=1>

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Remote –

Florida

TEL (913) 742-5617 <tel:(913)%20742-5617>

CELL (407) 988-6212 <tel:(407)%20988-6212>

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<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fhendersonengineers.com%2fconstruction-safety%2fhttps%3a%2fwww.hendersonengineers.com%2femployee-owned%2f%3futm_source%3dSignature%26utm_medium%3dEmail%26utm_campaign%3dStandard_Engineers&c=E,1,EbICZIgXrc1wuvJq4eW4EN-C4wLmLX6MDlDpuGIw7SD9H3D9q05EQT97wnVfI6co_7llO6SIVjwFIa4Udvjpu3eMzHun4zD0BybNsXb8UBQnTw-B9_yj2Q36IFyR&typo=1>

P:9R12Hh6-

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From: Mike Jewell
Sent: Thursday, August 7, 2025 9:35 AM
To: Tres Thomas
Subject: RE: Serverfarm - City of Covington gas

The Gas Authority is pulling together the agreement and rates that Frank has reviewed to send to Serverfarm (hopefully by tomorrow). After their review and approval, I will put it on the next Council agenda for approval. The Gas Authority has confirmed they are in talks with Transco about timeline and costs associated with our request.

From: Tres Thomas <tthomas@cityofcovington.org>
Sent: Wednesday, August 6, 2025 5:36 PM

To: Mike Jewell <MJewell@cityofcovington.org>
Subject: FW: Serverfarm - City of Covington gas

Good Afternoon,

What are the next steps?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, August 5, 2025 3:46 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: RE: Serverfarm - City of Covington gas

In addition to my previous response, we will have to maintain the infrastructure and service lateral for the years to come after they stop using our gas. The $0.20 margin in my opinion is justifiable. Again, the decision is yours as where to set the margin. The Gas Authority can easily adjust the paperwork for the proposal.

Thanks,

Mike

From: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas

supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill

<rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Tres Thomas
Sent: Thursday, August 7, 2025 9:31 AM
To: Joel Smith
Subject: RE: Dates for lunch with Tim Morris

Good Morning,

Is Monday still an option?

Tres

From: Joel Smith <JSmith@cityofcovington.org>
Sent: Tuesday, August 5, 2025 10:14 PM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: RE: Dates for lunch with Tim Morris

The Serverfarm lunch is tomorrow. Jason Volk asked for you, Mike Jewell and Judy to attend if you could.

I forgot that I'm moving my son in to college next Friday. Just pick a day that works for you and I'll adjust my schedule to work.

Joel Smith
Electric Director
City of Covington

On Aug 5, 2025 3:09 PM, Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> > wrote:

Let do next Friday. When is the Serverfarm lunch?

Tres

From: Joel Smith <JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org> >
Sent: Tuesday, August 5, 2025 9:13 AM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: RE: Dates for lunch with Tim Morris

Since I sent the original email, we both have received an invitation to lunch with Serverfarm. Thursday i have a lunch meeting with Cappstone.

I'm open next Monday, Tuesday and Friday if these days work for you.

Joel Smith
Electric Director
City of Covington

On Aug 5, 2025 7:58 AM, Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> > wrote:

Good Morning,

How about tomorrow or Thursday?

Tres

From: Joel Smith <JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org> >
Sent: Monday, August 4, 2025 1:40 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: Dates for lunch with Tim Morris

Thanks!

Joel Smith

City of Covington | Electric Director

770-385-2181 | JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org>

From: Tres Thomas
Sent: Wednesday, August 6, 2025 5:36 PM
To: Mike Jewell
Subject: FW: Serverfarm - City of Covington gas

Good Afternoon,

What are the next steps?

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, August 5, 2025 3:46 PM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

In addition to my previous response, we will have to maintain the infrastructure and service lateral for the years to come after they stop using our gas. The $0.20 margin in my opinion is justifiable. Again, the decision is yours as where to set the margin. The Gas Authority can easily adjust the paperwork for the proposal.

Thanks,

Mike

From: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >

Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >

Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Tres Thomas
Sent: Wednesday, August 6, 2025 5:30 PM
To: Mike Jewell
Subject: RE: Serverfarm - City of Covington gas

Thank you.

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, August 5, 2025 3:23 PM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

That was Scott's recommendation that he previously told them as an estimate due to the short amount of time that they plan to use natural gas at their facility. The project requires extensive work on our part to provide the gas needed only to be used for a very short and specific time span. If they were going to be a long-term customer or use it more than up to 2027, I would feel more comfortable reducing the margin. We can set the rate anywhere you wish.

From: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>

Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM

To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

Subject: Fwd: Serverfarm lunch
Location: Mystic Grill (1116 Clark St SW, Covington, GA 30014, United States)

Start: Wed 8/6/2025 12:00 PM
End: Wed 8/6/2025 1:30 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Jason Volk

Joel Smith
Electric Director
City of Covington
---------- Forwarded message ----------
From: Jason Volk <jason.v@sfrdc.com>
Date: Aug 5, 2025 11:14 PM
Subject: Serverfarm lunch
To: Joel Smith <JSmith@cityofcovington.org>,Mike Jewell <MJewell@cityofcovington.org>
Cc: Will Whittington <william.w@sfrdc.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please forward the invite. Please let us know if you have a favorite spot for lunch in or around the Covington area.
Subject: Fwd: Serverfarm lunch
Location: Mystic Grill (1116 Clark St SW, Covington, GA 30014, United States)

Start: Wed 8/6/2025 12:00 PM
End: Wed 8/6/2025 1:30 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Jason Volk

Joel Smith
Electric Director
City of Covington
---------- Forwarded message ----------
From: Jason Volk <jason.v@sfrdc.com>
Date: Aug 5, 2025 11:14 PM
Subject: Serverfarm lunch
To: Joel Smith <JSmith@cityofcovington.org>,Mike Jewell <MJewell@cityofcovington.org>
Cc: Will Whittington <william.w@sfrdc.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please forward the invite. Please let us know if you have a favorite spot for lunch in or around the Covington area.
Subject: Serverfarm lunch
Location: Mystic Grill (1116 Clark St SW, Covington, GA 30014, United States)

Start: Wed 8/6/2025 12:00 PM
End: Wed 8/6/2025 1:30 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Jason Volk

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please forward the invite. Please let us know if you have a favorite spot for lunch in or around the Covington area.
From: Mike Jewell
Sent: Tuesday, August 5, 2025 3:46 PM
To: Tres Thomas
Subject: RE: Serverfarm - City of Covington gas

In addition to my previous response, we will have to maintain the infrastructure and service lateral for the years to come after they stop using our gas. The $0.20 margin in my opinion is justifiable. Again, the decision is yours as where to set the margin. The Gas Authority can easily adjust the paperwork for the proposal.

Thanks,

Mike

From: Tres Thomas <tthomas@cityofcovington.org>
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk

<jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell

<david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Mike Jewell
Sent: Tuesday, August 5, 2025 3:46 PM
To: Tres Thomas
Subject: RE: Serverfarm - City of Covington gas

In addition to my previous response, we will have to maintain the infrastructure and service lateral for the years to come after they stop using our gas. The $0.20 margin in my opinion is justifiable. Again, the decision is yours as where to set the margin. The Gas Authority can easily adjust the paperwork for the proposal.

Thanks,

Mike

From: Tres Thomas <tthomas@cityofcovington.org>
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >

Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Mike Jewell
Sent: Tuesday, August 5, 2025 3:23 PM
To: Tres Thomas
Subject: RE: Serverfarm - City of Covington gas

That was Scott's recommendation that he previously told them as an estimate due to the short amount of time that they plan to use natural gas at their facility. The project requires extensive work on our part to provide the gas needed only to be used for a very short and specific time span. If they were going to be a long-term customer or use it more than up to 2027, I would feel more comfortable reducing the margin. We can set the rate anywhere you wish.

From: Tres Thomas <tthomas@cityofcovington.org>
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com

<mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >

Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?
a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQ
ds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

_____

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell
<david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

_____

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell
<david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?

a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slN
GFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?
a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Mike Jewell
Sent: Tuesday, August 5, 2025 3:23 PM
To: Tres Thomas
Subject: RE: Serverfarm - City of Covington gas

That was Scott's recommendation that he previously told them as an estimate due to the short amount of time that they plan to use natural gas at their facility. The project requires extensive work on our part to provide the gas needed only to be used for a very short and specific time span. If they were going to be a long-term customer or use it more than up to 2027, I would feel more comfortable reducing the margin. We can set the rate anywhere you wish.

From: Tres Thomas <tthomas@cityofcovington.org>
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com

<mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >

Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Tres Thomas
Sent: Tuesday, August 5, 2025 2:54 PM
To: Mike Jewell
Subject: RE: Serverfarm - City of Covington gas

Good Afternoon,

What made you decide to go with the highest margin?

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas <tthomas@cityofcovington.org>
Subject: FW: Serverfarm - City of Covington gas

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the

Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

_____

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct.

$200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Mike Jewell
Sent: Tuesday, August 5, 2025 7:08 AM
To: Jason Volk; Joel Smith
Cc: Will Whittington
Subject: RE: Serverfarm - meeting request

Jason,

I will be available and look forward to meeting with you.

Mike

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, August 4, 2025 7:00 PM
To: Joel Smith <JSmith@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Cc: Will Whittington <william.w@sfrdc.com>
Subject: Serverfarm - meeting request

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Joel, Mike

My colleague Will Whittington, cc'd, and I are going to be in Atlanta this week. We originally contacted several of the folks we've been working with to see if some or all of you are free for lunch in Covington on Wednesday? Nothing formal, just saying hello and sharing a meal.

My email has been getting reported as Spam by either Judy, Tres or both.

Please extend the invite to other team members.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,6_o2lQU-wu6tv3X4q8WN6kynXTG828yqdRMcuVn9MG5yQ6Qu9tQVDDSkYVPe4ocf90YVH5sUD6tJtZYLg_UNdLrXldbGWnHLOcQUCQvMqk7vzxjvynQ3eZu_erpF&typo=1>

From: Mike Jewell
Sent: Tuesday, August 5, 2025 7:08 AM
To: Jason Volk
Subject: Accepted: HOLD - Serverfarm lunch

From: Mike Jewell
Sent: Tuesday, August 5, 2025 7:08 AM
To: Jason Volk
Subject: Accepted: HOLD - Serverfarm lunch

From: Mike Jewell
Sent: Tuesday, August 5, 2025 7:08 AM
To: Jason Volk
Subject: Accepted: HOLD - Serverfarm lunch

From: Joel Smith
Sent: Monday, August 4, 2025 7:10 PM
To: Jason Volk; Tres Thomas; Judy Johnson
Cc: Mike Jewell; Will Whittington
Subject: Re: Serverfarm - meeting request

Received, Jason. Wednesday workday great for me. I'm looping the rest of the group in and see if I can get it to go through.

Joel Smith
Electric Director
City of Covington

On Aug 4, 2025 7:00 PM, Jason Volk <jason.v@sfrdc.com> wrote:

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Joel, Mike

My colleague Will Whittington, cc'd, and I are going to be in Atlanta this week. We originally contacted several of the folks we've been working with to see if some or all of you are free for lunch in Covington on Wednesday? Nothing formal, just saying hello and sharing a meal.

My email has been getting reported as Spam by either Judy, Tres or both.

Please extend the invite to other team members.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,6_o2lQU-wu6tv3X4q8WN6kynXTG828yqdRMcuVn9MG5yQ6Qu9tQVDDSkYVPe4ocf90YVH5sUD6tJtZYLg_UNdLrXldbGWnHLOcQUCQvMqk7vzxjvynQ3eZu_erpF&typo=1>

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Sent: Monday, August 4, 2025 7:00 PM
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VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,6_o2lQU-wu6tv3X4q8WN6kynXTG828yqdRMcuVn9MG5yQ6Qu9tQVDDSkYVPe4ocf90YVH5sUD6tJtZYLg_UNdLrXldbGWnHLOcQUCQvMqk7vzxjvynQ3eZu_erpF&typo=1>

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From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, August 4, 2025 6:52 PM
To: Joel Smith
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

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Yeah, you, Judy, Mike, and Tres

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,ahmYzMFMU7KiXDmY2an2IDzcX7v4HeiVjcH_RXPfdUywngVbZFGdZ1aralilo-QxAB9_SaElX1N1tPguHOdGwlLAxmCwOv-doKUpaS9Ok4NFPT4Ui1UH5JxCZMQ,&typo=1>

From: Joel Smith <JSmith@cityofcovington.org>
Sent: Monday, August 4, 2025 3:50 PM
To: Jason Volk <jason.v@sfrdc.com>
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Received Jason. Was it me that you were emailing?

Joel Smith
Electric Director
City of Covington

On Aug 4, 2025 6:34 PM, Jason Volk <jason.v@sfrdc.com> wrote:

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Hey Joel, I'm getting my emails kicked back as Spam from CityofCovington.org <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fCityofCovington.org&c=E,1,9myg2C2bCqMYQZEZOs1DVbd1HeegvbtgC48L35NGJHs3qHF0JcGIxg5GmO8h7mROpeBWzmOhNJi68UQUZI9X53KuGlhbE2xcjEPoXwSyam4vuclw0Q,,&typo=1&ancr_add=1> I'm checking to see if this email goes through.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7TfeTK2M0hSL_mFQ5sDRPtUh3VVSNC1HB5XbiJZw91fNLW6EaE3mzgkoIwEzsZqSZTS2lLx7zhyuL_pCkH0muPepPAF7iJ3IwDD6dwcTCjUeQLky90aVPF8,&typo=1>

From: Joel Smith <JSmith@cityofcovington.org>
Sent: Thursday, July 10, 2025 10:57 AM
To: Jason Volk <jason.v@sfrdc.com>
Subject: RE: MEAG & ServerFarm - Elks Club Rd, Covington

Jason,

On behalf of the City of Covington, I sincerely apologize for the lack of communication from MEAG. I sent them an email earlier today expressing my disappointment (anger) with them. I have asked that you have an answer to your request today. Hopefully, we'll hear something soon from them.

Joel Smith

City of Covington | Electric Director

770-385-2181 | JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, July 10, 2025 12:58 AM
To: Joel Smith <JSmith@cityofcovington.org>
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

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No

Jason Volk

Serverfarm

213-737-1903

From: Joel Smith <JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 8:14:34 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Jason,

Did anyone from MEAG ever get back with you?

Joel Smith
Electric Director
City of Covington

On Jul 7, 2025 8:13 PM, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> > wrote:

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MEAG team,

I hope everyone enjoyed a wonderful 4th of July weekend.

I'm following up to see if you can provide a term sheet that provides more detail about the costs associated with the customer responsibility for the planned substation located along Elks Club Rd. The MEAG Project Scope Document for this location is attached for reference.

Thanks for your help.

Jason Volk

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From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 24, 2025 1:33 PM
To: Bisig, Holly <hbisig@meagpower.org <mailto:hbisig@meagpower.org> >; Lego, Doug <dlego@meagpower.org <mailto:dlego@meagpower.org> >; Fuller, Jim <jfuller@meagpower.org <mailto:jfuller@meagpower.org> >; Covington, Joel Smith <jsmith@cityofcovington.org <mailto:jsmith@cityofcovington.org> >; Degnan, Pete <pdegnan@meagpower.org <mailto:pdegnan@meagpower.org> >; Jackson, Steve <sjackson@meagpower.org <mailto:sjackson@meagpower.org> >; Jim Monroe <jim@3riversdevelopment.com <mailto:jim@3riversdevelopment.com> >; carlton@wig-llc.com <mailto:carlton@wig-llc.com> <carlton@wig-llc.com <mailto:carlton@wig-llc.com> >
Cc: Carter, Cindy <ccarter@meagpower.org <mailto:ccarter@meagpower.org> >; Ikenna Muoneke <ikenna.m@sfrdc.com <mailto:ikenna.m@sfrdc.com> >; Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> >
Subject: MEAG & ServerFarm - Elks Club Rd, Covington

MEAG team,

Thanks again for your time on the call a couple of weeks ago.

Please provide a term sheet associated with the attached project scope document so that we can continue to evaluate this project.

Thank you for your assistance.

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From: Jason Volk <jason.v@sfrdc.com>
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To: Joel Smith
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Sent: Tuesday, June 24, 2025 1:33 PM
To: Bisig, Holly <hbisig@meagpower.org <mailto:hbisig@meagpower.org> >; Lego, Doug <dlego@meagpower.org <mailto:dlego@meagpower.org> >; Fuller, Jim <jfuller@meagpower.org <mailto:jfuller@meagpower.org> >; Covington, Joel Smith <jsmith@cityofcovington.org <mailto:jsmith@cityofcovington.org> >; Degnan, Pete <pdegnan@meagpower.org <mailto:pdegnan@meagpower.org> >; Jackson, Steve <sjackson@meagpower.org <mailto:sjackson@meagpower.org> >; Jim Monroe <jim@3riversdevelopment.com <mailto:jim@3riversdevelopment.com> >; carlton@wig-llc.com <mailto:carlton@wig-llc.com> <carlton@wig-llc.com <mailto:carlton@wig-llc.com> >
Cc: Carter, Cindy <ccarter@meagpower.org <mailto:ccarter@meagpower.org> >; Ikenna Muoneke <ikenna.m@sfrdc.com <mailto:ikenna.m@sfrdc.com> >; Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> >
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From: Mike Jewell
Sent: Monday, August 4, 2025 6:14 PM
To: Tres Thomas
Subject: FW: Serverfarm - City of Covington gas
Attachments: Project Serverfarm - Proposed Rate.xlsx

Tres,

Let me know your thoughts on this proposal please.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson <sstolleson@gasauthority.com>; Mike Jewell <MJewell@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>
Cc: Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

_____

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >

Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, August 4, 2025 5:41 PM
To: Scott Tolleson; Mike Jewell; Rob Leigh
Cc: Chris Coan; Rodney Dill
Subject: RE: Serverfarm - City of Covington gas
Attachments: Project Serverfarm - Proposed Rate.xlsx

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Mike,

Scott asked me to put the attached spreadsheet to together to look at the data center project cost of gas using the delivered supply quote we received earlier through Jeff B and a $0.20 flat distribution margin for all volumes. After your review, let me know your thoughts and or concerns.

If anyone else has any comments, please let the group know. Once everyone is on the same page, I will edit the transportation agreement, and can also help with a gas supply agreement if they continue down the path of the city providing the gas supply.

Thanks,
Rusty

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org; Rusty Hough <rhough@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>
Cc: Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >

Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >

Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, August 4, 2025 2:30 PM
To: Scott Tolleson; Mike Jewell; Rob Leigh
Cc: Chris Coan; Rodney Dill
Subject: RE: Serverfarm - City of Covington gas

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Thank you Sir!

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Monday, August 4, 2025 1:11 PM
To: mjewell@cityofcovington.org; Rusty Hough <rhough@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>
Cc: Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com

<mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

_____

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, August 4, 2025 2:30 PM
To: Mike Jewell; Rob Leigh
Cc: Scott Tolleson; Chris Coan; Rodney Dill
Subject: RE: Serverfarm - City of Covington gas

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Good deal. As you did speak with one of them, I will not reply to Brandon’s email from 7/25/2025.

I did see the transportation agreement that you forwarded with comments. I am reviewing and will reply with comments.

Rusty

From: Mike Jewell <MJewell@cityofcovington.org>

Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM

To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Monday, August 4, 2025 1:11 PM
To: Mike Jewell; Rusty Hough; Rob Leigh
Cc: Chris Coan; Rodney Dill
Subject: RE: Serverfarm - City of Covington gas

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Rusty

I have been exchanging voicemails with Greg since Thursday.

I have not seen any other email traffic.

Scott

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Monday, August 4, 2025 12:48 PM
To: Rusty Hough <rhough@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Rusty,

I did talk with Greg. I told him our Attorney had red lined the reimbursement agreement and it was forwarded back. We need both agreements ready to put on the Council agenda before noon on the 11th. I had an in-person meeting with Serverfarm and discussed potential for Elks Club Road project as well. I talked with Scott T about the meetings and updated him that afternoon.

Thanks,

Mike

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org>
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington,

Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Chris Coan <ccoan@gasauthority.com>
Sent: Monday, August 4, 2025 12:05 PM
To: Rusty Hough; Mike Jewell; Rob Leigh
Cc: Scott Tolleson; Rodney Dill
Subject: Re: Serverfarm - City of Covington gas

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Rusty,

I did not have any contact with them last week.

Chris

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, August 4, 2025 10:16 AM
To: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; Rob Leigh <rleigh@cityofcovington.org>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: FW: Serverfarm - City of Covington gas

Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com>
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; mjewell@cityofcovington.org
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Will Whittington <william.w@sfrdc.com>
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

_____

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Kevin Sorrow
Sent: Monday, August 4, 2025 11:34 AM
To: Joel Smith
Cc: Robert Barber

Joel,

Talked to Robert about the possibility of Serverfarm leasing the lot. He is ok with it, but we would like to know the timeline and benefits for the utilities complex. A few items that need to be considered are:

1. Timeline for moving in and how that impacts when we can use the facility fully.
2. Outside development that may influence our ability to use our current facilities. (Development on Alcovy that backs up to the peak shaving plant.)
3. Stormwater implications
4. Traffic implications. (GDOT and Traffic signal?)
5. Specifications for the parking lot.
6. We will need to make sure all utilities required in the parking lot are installed. Power, lights, fiber, water, stormwater, sewer.

If y'all think of any other concerns, please add them to the list. I do believe this could be beneficial to the complex, but we need to define.

Thank You,

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Monday, August 4, 2025 10:16 AM
To: Mike Jewell; Rob Leigh
Cc: Scott Tolleson; Chris Coan; Rodney Dill
Subject: FW: Serverfarm - City of Covington gas

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Mike and Rob,

I was out of the office last week on PTO, so I wanted to follow up with you guys on this email. Did either of you have any communications with Greg or Brandon last week regarding the data center project. I do not recall seeing an email response but just checking to see if there were any calls made or received.

Regarding Brandon's question #1. Bruce's system analysis was based on 18,000 Dth/day peak. This past winter, Covington exceeded 16,000 Dth/day on January 8th, 20th, 21st, 23rd, 24th, February 20th. To answer his question regarding turning off interruptible loads, did you guys curtail or limit interruptible customer's daily use on these days? I am assuming you did.

Question #2. Unfortunately, we can only give him historical numbers of OFOs and cannot predict future events of how many days are at risk. "Priority" or "enhanced" service to ensure gas supply of 700 Mcf/hr will require the infrastructure upgrades. Nothing has changed here, correct?

For this past winter, the number of days I showed a need at 700 Mcf/hr was 63. (Nov – 5, Dec – 17, Jan – 28, Feb – 12, Mar – 5)

At 600 Mcf/hr on peak days, the number of days reduced to 32. (Nov – 0, Dec – 6, Jan – 20, Feb – 6, Mar – 0).

Scott, Rodney, Chris, did any of you hear from them?

Thanks,

Rusty

From: Greg Ford <greg.f@sfrdc.com>
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; mjewell@cityofcovington.org
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Will Whittington <william.w@sfrdc.com>
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9vW9NziVPxbM1EV4UpIqt9PVKhgiZKAxqnqL8HaZ5FlEN50yJWkxXBR7Em4l_U9ExoIhVIolBtooDfS6Xl7GzSYcpswDlJW_nOtjZe6YOGiOqxUU&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >, Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >, Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >

Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Mike Jewell
Sent: Wednesday, July 30, 2025 9:55 AM
To: Brandon Cole
Subject: Accepted: Serverfarm

From: Mike Jewell
Sent: Wednesday, July 30, 2025 9:55 AM
To: Brandon Cole
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To: Brandon Cole
Subject: Accepted: Serverfarm

From: Mike Jewell
Sent: Wednesday, July 30, 2025 9:55 AM
To: Brandon Cole
Subject: Accepted: Serverfarm

From: Kevin Sorrow
Sent: Wednesday, July 30, 2025 9:27 AM
To: Brandon Cole
Subject: Accepted: Serverfarm

Subject: Serverfarm
Location: Small Airport Conference Room

Start: Wed 7/30/2025 2:30 PM
End: Wed 7/30/2025 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Brandon Cole
Required Attendees: Tres Thomas; Kevin Sorrow; Mike Jewell; Joel Smith

Subject: Serverfarm
Location: Small Airport Conference Room

Start: Wed 7/30/2025 2:30 PM
End: Wed 7/30/2025 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Brandon Cole
Required Attendees: Tres Thomas; Kevin Sorrow; Mike Jewell; Joel Smith

Subject: Serverfarm
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Start: Wed 7/30/2025 2:30 PM
End: Wed 7/30/2025 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

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Recurrence: (none)

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End: Wed 7/30/2025 4:30 PM
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Recurrence: (none)

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Required Attendees: Tres Thomas; Kevin Sorrow; Mike Jewell; Joel Smith

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Start: Wed 7/30/2025 2:30 PM
End: Wed 7/30/2025 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Brandon Cole
Required Attendees: Tres Thomas; Kevin Sorrow; Mike Jewell; Joel Smith

From: Joel Smith
Sent: Wednesday, July 30, 2025 7:44 AM
To: Tres Thomas
Cc: Kevin Sorrow; Mike Jewell
Subject: RE: Serverfarm Meeting

They requested a meeting with you and utilities. I believe to further discuss the Hazelbrand Rd site as well as the Elks Club Rd property. I was going to schedule it in the council room conference room but forgot about court. Im moving it to thr small conference room at the airport.

Joel Smith
Electric Director
City of Covington

On Jul 30, 2025 7:38 AM, Tres Thomas <tthomas@cityofcovington.org> wrote:

Good Morning,

I can be there. What exactly is the purpose of the meeting?

Tres

From: Joel Smith <JSmith@cityofcovington.org>
Sent: Tuesday, July 29, 2025 8:47 PM
To: Tres Thomas <tthomas@cityofcovington.org>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Serverfarm Meeting

Who will be able to attend the meeting tomorrow?

Joel Smith
Electric Director
City of Covington

From: Joel Smith
Sent: Wednesday, July 30, 2025 7:44 AM
To: Tres Thomas
Cc: Kevin Sorrow; Mike Jewell
Subject: RE: Serverfarm Meeting

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City of Covington

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Sent: Tuesday, July 29, 2025 8:47 PM
To: Tres Thomas <tthomas@cityofcovington.org>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Serverfarm Meeting

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Electric Director
City of Covington

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To: Joel Smith; Kevin Sorrow; Mike Jewell
Subject: RE: Serverfarm Meeting

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Electric Director
City of Covington

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Subject: RE: Serverfarm Meeting

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Sent: Tuesday, July 29, 2025 8:47 PM
To: Tres Thomas <tthomas@cityofcovington.org>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Serverfarm Meeting

Who will be able to attend the meeting tomorrow?

Joel Smith
Electric Director
City of Covington

From: Joel Smith
Sent: Tuesday, July 29, 2025 8:47 PM
To: Tres Thomas; Kevin Sorrow; Mike Jewell
Subject: Serverfarm Meeting

Who will be able to attend the meeting tomorrow?

Joel Smith
Electric Director
City of Covington
From: Joel Smith
Sent: Tuesday, July 29, 2025 8:47 PM
To: Tres Thomas; Kevin Sorrow; Mike Jewell
Subject: Serverfarm Meeting

Who will be able to attend the meeting tomorrow?

Joel Smith
Electric Director
City of Covington
From: Greg Ford <greg.f@sfrdc.com>
Sent: Tuesday, July 29, 2025 1:23 PM
To: Brandon Seale; Rusty Hough; Scott Tolleson; Mike Jewell
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Jason Volk; Will Whittington
Subject: Re: Serverfarm - City of Covington gas

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Afternoon All,

@Scott Tolleson <mailto:sstolleson@gasauthority.com> welcome back from your time off. I wanted to follow up with you and @Rusty Hough <mailto:rhough@gasauthority.com> to see if you had feedback on the questions posed by Brandon in the thread below? Can we connect with @Mike Jewell <mailto:mjewell@cityofcovington.org> /team today to discuss? Thanks in advance for your feedback.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,vc-0oo15dEVQ3B0PKmfsHOsFh075rzgn09zxKPt_RznMqqhnzN_To6XpG7Y7kyCpHgzvzR2g4tQGIzMoczbdN-7-bQRNYS4t90Z-K7uHGnPsplwHYCKrGJCP_g,,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Date: Friday, July 25, 2025 at 1:50?PM
To: Rusty Hough <rhough@gasauthority.com>, Scott Tolleson <sstolleson@gasauthority.com>, Jason Volk <jason.v@sfrdc.com>, Greg Ford <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>, David Bell <david.bell@voltagrid.com>, Chris Coan <ccoan@gasauthority.com>, Rodney Dill <rdill@gasauthority.com>
Subject: Re: Serverfarm - City of Covington gas

Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.

2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon

+1 (210) 313-3441

_____

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; greg.f@sfrdc.com <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?

3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K

* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Friday, July 25, 2025 4:51 PM
To: Rusty Hough; Scott Tolleson; Jason Volk; greg.f@sfrdc.com
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill
Subject: Re: Serverfarm - City of Covington gas

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Hey Rusty, thanks for the info. Two follow ups:

1. I just want to make sure you're turning off all your interruptible loads first in these scenarios. Serverfarm is requesting firm for this project. If there's any concept of "priority" or "enhanced" firm I think they'd be open to that.
2. How many days are being curtailed in which months? The final months are critical (winter 26-27) and we're trying to see how many days in those months are at risk. The granularity is important…right number the numbers aren't looking good.

Brandon
+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, July 25, 2025 2:26:32 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; greg.f@sfrdc.com <greg.f@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

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To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
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The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

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Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

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Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott’s availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

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Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?
a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQ
ds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

_____

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell
<david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

_____

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell
<david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

Subject: FW: Serverfarm / City of Covington Meet'n'Greet
Location: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)

Start: Wed 7/30/2025 2:30 PM
End: Wed 7/30/2025 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Bradley Scheidt

Joel Smith
Electric Director
City of Covington
---------- Forwarded message ----------

From: Bradley Scheidt <bradley.s@sfrdc.com>
Sent: Wednesday, 23 July 2025 21:34:20 UTC
To: Bradley Scheidt <bradley.s@sfrdc.com>; Joel Smith <JSmith@cityofcovington.org>
Cc: D'Avery Brown <davery.b@sfrdc.com>
Subject: Serverfarm / City of Covington Meet'n'Greet
When: Wednesday, July 30, 2025 6:30 PM-8:30 PM.
Where: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)

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Thanks,

Brad Scheidt

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, July 25, 2025 3:27 PM

To: Brandon Seale; Scott Tolleson; Jason Volk; Greg Ford
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill
Subject: RE: Serverfarm - City of Covington gas

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Greg,

Following up on our conversation from earlier this week and review of previously shared information below.

If only going with phase one ($ 1.1 million system improvements to get to 400 Mcf/hour), how many days did we see a backup fuel would be needed during peak times if 700 Mcf/day was requested. Initial analysis showed 64 days of need during this past winter. As you requested and based on your comments that during peak times the hourly gas load could be reduced to 600 Mcf/hour, my analysis is showing the number of days of needing a backup fuel source reduced to 32.

I checked with engineering to see if this reduction would change engineering and scope of work. Based on his review, even with this reduction, the engineering models, infrastructure upgrades, and cost estimates to get to each level of hourly flow has not changed. 600 – 700 Mcf/hour will require both the estimated $1.1 million and $11.0 million scopes of work to be completed.

The city is reviewing and vetting the facilities agreement through staff and the city attorney. As soon as they have completed their review and edits, we will forward for your consideration.

Thanks, and have a great weekend!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

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Jason Volk

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Joel Smith
Electric Director
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Sent: Wednesday, 23 July 2025 21:34:20 UTC
To: Bradley Scheidt <bradley.s@sfrdc.com>; Joel Smith <JSmith@cityofcovington.org>
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Joel Smith
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Cc: D'Avery Brown <davery.b@sfrdc.com>
Subject: Serverfarm / City of Covington Meet'n'Greet
When: Wednesday, July 30, 2025 6:30 PM-8:30 PM.
Where: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)

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Hi Joel – Can you confirm the address?

Thanks,

Brad Scheidt

Subject: FW: Serverfarm / City of Covington Meet'n'Greet
Location: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)

Start: Wed 7/30/2025 2:30 PM
End: Wed 7/30/2025 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Bradley Scheidt

Joel Smith
Electric Director
City of Covington
---------- Forwarded message ----------

From: Bradley Scheidt <bradley.s@sfrdc.com>
Sent: Wednesday, 23 July 2025 21:34:20 UTC
To: Bradley Scheidt <bradley.s@sfrdc.com>; Joel Smith <JSmith@cityofcovington.org>
Cc: D'Avery Brown <davery.b@sfrdc.com>
Subject: Serverfarm / City of Covington Meet'n'Greet
When: Wednesday, July 30, 2025 6:30 PM-8:30 PM.
Where: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)

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Hi Joel – Can you confirm the address?

Thanks,

Brad Scheidt

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, July 25, 2025 2:45 PM
To: Mike Jewell
Subject: Agreements and Margin Review
Attachments: Covington NATURAL GAS FACILITES AGREEMENT V.2.docx; SERVERFARM - Transportation Agreement 061925 Draft V.2.docx; Serverfarms Proposed Margin Review.xlsx

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Mike,

Attached are draft copies of the facilities agreement and transportation agreement for your review. I am also including a spreadsheet showing annual revenues based on several different distribution margins. The transportation agreement has been vetted through OPS and I think is pretty much finished. As discussed, the facilities agreement and how the city would like to be handled the project cost should be vetted through the city attorney.

Hope this helps, but let me know if you need anything else.

From: Rob Leigh
Sent: Friday, July 25, 2025 1:35 PM
To: Mike Jewell
Subject: FW: Serverfarm - City of Covington gas
Attachments: Covington NATURAL GAS FACILITES AGREEMENT V.2.docx; ServeFarms Gas Authority MGC Draft Transaction Confirmation.doc

Rob Leigh

City of Covington | Gas System Operations Manager

770-385-2042 | rleigh@cityofcovington.org

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, June 26, 2025 11:58 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: Mike Jewell <MJewell@cityofcovington.org>; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Justin Hipps <jhipps@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Brandon,

Attached is a draft facilities agreement and NAESB for your review. For the draft facilities agreement, I know that the city will need to vet this through their team and get their city attorney's review and opinion. As Scott mentioned, we have some time on this, but we would handle the gas supply in a separate agreement.

After your review, let us know if you have any questions or would like to discuss.

Regards,

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 25, 2025 9:48 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Hey Scott, good morning. Checking on the document set to see when we could expect to see some of those. Some of the docs like NAESB and reimbursement agreement I think we could start reviewing even while we are still filling out some of the blanks.

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Thursday, June 19, 2025 2:01 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >

Subject: RE: Serverfarm - City of Covington gas

This is very good news but believe the timeline may be aggressive in #1 given the Covington City Council will ultimately approve any documents. Mike or Rob can confirm but the earliest the Council could hear this is July 21st.

The construction critical path for #2 and #3 are achievable and will be driven by how quickly a reimbursement agreement can be completed. We will get a draft moving internally and get something back to you as soon as possible.

On #4 – we have some time but there are two scenarios – 1) You deliver your own gas supply to the Citygate and Covington re-delivers to the facility (Transportation service) or 2) You purchase a bundled delivered supply from Covington. We would prefer scenario 2 and will provide a quote to get the supply coupled with a delivery service to the city gate for comparison. This would be documented by a NAESB and related confirms.

If a third party delivers to the Covington Citygate (scenario 1), different agreements will be required to document imbalance cures, scheduling coordination, penalty remediation, etc.

We look forward to getting this project up and running.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 7:22 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

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Mike Jewell, Director of Gas Utilities - City of Covington, is out-of-office/unavailable.

I've included Rob Leigh who is covering for Mike until he returns in late July.

Rob, see below. Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,lXSaGLSJ5yD0RWVv9gwxluRkGARKryVyyRcWZbC0ZH1a1eBbgmpFTSlZEhA_Y4KPnISJ0tH_8ujxfXPK8OttXNnCiAsKO7vgNt7Qjk_X0hyMWlc,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 4:08 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

Thanks Brandon, I'm adding a few more Serverfarm folks to this email chain.

Covington Team,

We are looking forward to your response at your earliest convenience. Thank you!

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9iB1kJW65Smu6skT1pi1aW5XNdUrAkIOxQg_ifbpoCbXbL7pipdnCTYdaDnfpXlZd6y0CrLIb6iwO0I_3YC53gsb1SW5G5mtklhpyWryloXS7EQOi8S0S_MXuw,,&typo=1>

_____

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 3:51 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >

Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Joel Smith
Sent: Friday, July 25, 2025 9:26 AM
To: bradley.s@sfrdc.com
Subject: Accepted: Serverfarm / City of Covington Meet'n'Greet

When: Jul 30, 2025 2:30:00 PM
Where: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)From: Mike Jewell
Sent: Friday, July 25, 2025 8:33 AM
To: Bradley Scheidt
Subject: Accepted: Serverfarm / City of Covington Meet'n'Greet

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Sent: Friday, July 25, 2025 8:33 AM
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To: Bradley Scheidt
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Subject: Fwd: Serverfarm / City of Covington Meet'n'Greet
Location: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)

Start: Wed 7/30/2025 2:30 PM
End: Wed 7/30/2025 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Organizer: Bradley Scheidt

Joel Smith
Electric Director
City of Covington
---------- Forwarded message ----------
From: Bradley Scheidt <bradley.s@sfrdc.com>
Date: Jul 24, 2025 10:05 AM
Subject: Serverfarm / City of Covington Meet'n'Greet
To: Joel Smith <JSmith@cityofcovington.org>
Cc: D'Avery Brown <davery.b@sfrdc.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Joel – Can you confirm the address?

Thanks,

Brad Scheidt

Subject: Fwd: Serverfarm / City of Covington Meet'n'Greet
Location: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)

Start: Wed 7/30/2025 2:30 PM
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Cc: D'Avery Brown <davery.b@sfrdc.com>

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Thanks,

Brad Scheidt

From: Bradley Scheidt <bradley.s@sfrdc.com>
Sent: Thursday, July 24, 2025 10:01 AM
To: Joel Smith
Cc: D'Avery Brown; Bradley Scheidt
Subject: RE: Serverfarm Visit 7/30

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning Joel – Looking at our travel schedules I would like to move our meeting to the afternoon of the 30th. I realized I have to be in Atlanta proper for lunch on that day and it makes the most sense to drive to Covington after that. Hopefully that still works for you. I will update the meeting invite.

My main intent was to meet you and any other City employees while there. Meeting Tres would be great if he's available. I do want to chat about our 10835 Hazelbrand Rd site, and our other Covington site where we intend to work with MEAG. Permits for 10835 Hazelbrand Rd. is a topic I'd like to explore, particularly related our temp generations plant.

I will be bringing D'Avery Brown with me. He is our Project Manger for these projects.

We are also planning a site visit to 10835 Hazelbrand on Thursday at 9am if you were interested in attending. We can talk more about this when we meet.

Can you confirm your office is located at 2194 Emory St NW, Covington, Georgia 30014.

Thank you,

Brad Scheidt, PE

Design Engineering Manger

bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com>

+1 612.387.0081 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,I5lqGF4ctEgtifP0D6oAyK0g1WMujZIV8MrpGPIBBF--ovTAPUuISM151X7yUhcNNBR8TWy7veCUlwKs7hhBbugthhkiol8LE3lmQEub2oNZLg,,&typo=1>

From: Joel Smith <JSmith@cityofcovington.org>
Sent: Wednesday, July 23, 2025 6:08 AM
To: Bradley Scheidt <bradley.s@sfrdc.com>
Subject: Re: Serverfarm Visit 7/30

Good morning, Brad,

Im actually wide open on the 30th. Are there any other utilities that you'd like to meet up with as well...gas, water, etc? Also, if interested, I could check the city manager's schedule if it'd be beneficial for you to meet him. Just let me know your thoughts.

Thanks,

Joel Smith
Electric Director
City of Covington

On Jul 22, 2025 3:59 PM, Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> > wrote:

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Hi Joel,

Per my voicemail, I'll be in Atlanta next week and would like to stop by and meet you and your team. I am available the morning of the 30th. Are you around then?

Thanks!

Brad Scheidt, PE

Design Engineering Manger

bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com>

+1 612.387.0081 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,-qn6xbLKTT87QblgykP_GvbU4V4krSQlSxqAupbM7OxXOProzSWab71UlWInjtM5d--d1diposHCz2OPD_Z-ItLTWAn9Jfs4_pSnTrWuEzTlOw,,&typo=1>

From: Joel Smith
Sent: Thursday, July 24, 2025 7:29 AM
To: bradley.s@sfrdc.com
Subject: Accepted: **Hold** Serverfarm / City of Covington Meet'n'Greet

When: Jul 30, 2025 9:00:00 AM
Where: 2194 Emory St NW (2194 Emory St NW, Covington, Georgia 30014)From:Joel Smith
Sent: Wednesday, July 23, 2025 7:08 AM
To: Bradley Scheidt
Subject: Re: Serverfarm Visit 7/30

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Thanks,

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Electric Director
City of Covington

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Thanks!

Brad Scheidt, PE

Design Engineering Manger

bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com>

+1 612.387.0081 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,-qn6xbLKTT87QblgykP_GvbU4V4krSQlSxqAupbM7OxXOProzSWab71UlWInjtM5d--d1diposHCz2OPD_Z-ItLTWAn9Jfs4_pSnTrWuEzTlOw,,&typo=1>

From: Donna Smith
Sent: Tuesday, July 22, 2025 3:04 PM
To: D'Avery Brown
Cc: Sam Brown; Brian Medina; Tim Blomeke; Teekay, Salma
Subject: RE: Serverfarm ATL-2 - City Permit Requiremets
Attachments: Building Permit Application.pdf; Trade Permit Application.pdf

D'Avery,

It will be the building permit application and the subcontractor affidavit for your MEP's.

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: D'Avery Brown <davery.b@sfrdc.com>

Sent: Tuesday, July 22, 2025 2:55 PM
To: Donna Smith <dsmith@cityofcovington.org>
Cc: Sam Brown <sam@sfrdc.com>; Brian Medina <brian.me@sfrdc.com>; Tim Blomeke <tim.b@sfrdc.com>; Teekay, Salma <steekay@hksinc.com>
Subject: Serverfarm ATL-2 - City Permit Requiremets

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Hi Donna,

I hope you're doing well.

I wanted to follow up on our pre-application meeting last week to clarify the city's permit requirements and confirm which forms my team needs to submit. Please let me know if there are any additional steps or documentation we should be aware of.

Thank you for your time and support.

Best regards,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,q89L0GVnMgC4sc0ahTsQxEnLnBi8WABFNCpGuyUB3jZON73r2YiCsAQKxe3D-cu6qtebxM6_9188jF9JSXOBGR6RS-ycQiRJTyloCDK63T-s_g,,&typo=1>

From: Greg Ford <greg.f@sfrdc.com>
Sent: Tuesday, July 22, 2025 11:51 AM
To: Brandon Seale; Rusty Hough; Scott Tolleson
Cc: Chris Coan; Mike Jewell; Rob Leigh; Tres Thomas
Subject: Re: Serverfarm Call

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Thanks for the quick response, Rusty and Brandon. I'll put a call on the books for tomorrow (Wednesday) at 3pm ET. Please let me know if that doesn't work.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,DfgwEfmhgQZ7mWUSC322HkyeD2eavsfw43-qDCeG59ksv0ZLiWopRbOvWk-80gVg7PTYBG7aXxlT-mpBiGtnlwLxZQb7a_fqQgO8rbv2&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Date: Tuesday, July 22, 2025 at 8:43?AM
To: Rusty Hough <rhough@gasauthority.com>, Greg Ford <greg.f@sfrdc.com>, Scott Tolleson <sstolleson@gasauthority.com>
Cc: Chris Coan <ccoan@gasauthority.com>, mjewell@cityofcovington.org <mjewell@cityofcovington.org>, rleigh@cityofcovington.org <rleigh@cityofcovington.org>, tthomas@cityofcovington.org <tthomas@cityofcovington.org>
Subject: Re: Serverfarm Call

I'm free all day today except for 1 pm eastern.

Brandon

+1 (210) 313-3441

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, July 22, 2025 7:26:11 AM
To: greg.f@sfrdc.com <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>
Cc: Brandon Seale <Brandon.Seale@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; mjewell@cityofcovington.org <mjewell@cityofcovington.org>; rleigh@cityofcovington.org <rleigh@cityofcovington.org>; tthomas@cityofcovington.org <tthomas@cityofcovington.org>
Subject: RE: Serverfarm Call

Greg,

Scott is out of the office this week with meetings and PTO. I am available today, Wednesday afternoon, Thursday morning, and Friday afternoon.

Regards,

From: Greg Ford <greg.f@sfrdc.com>
Sent: Monday, July 21, 2025 8:02 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: Rusty Hough <rhough@gasauthority.com>; Brandon Seale <brandon.seale@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; mjewell@cityofcovington.org; rleigh@cityofcovington.org; tthomas@cityofcovington.org
Subject: Re: Serverfarm Call

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Hi Scott, thanks for making time to connect last week. I wanted to relay my contact information and see if you or someone on your team had time to connect this week and dive into the system capacity and reliability details? Please let me know what works best for you all and I will accommodate. Thanks!

Greg Ford

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i_Ywo1qTVxJdho54f572VIwuhALALamjwzvRpcqWC1e9ykX3DoJVU2k6NJTUHwKiR8OeiMQwcUvHDbK52p2WmoofuqFYf4NOexW6khr1508BMe70HQdQ1IX_b1w,&typo=1>

From: rhough@gasauthority.com <mailto:rhough@gasauthority.com>
When: 8:00?AM - 8:30?AM July 17, 2025
Subject: Serverfarm Call
Location: Microsoft Teams Meeting

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw%40thread.v2/0?context=%7b%22Tid%22%3a%2234239d2d-4722-40a5-bfbe-f6b9e55aeac3%22%2c%22Oid%22%3a%22041d8a7e-90f0-4afb-b4df-7f99ca4da0d1%22%7d>

Meeting ID: 213 889 033 725 2

Passcode: Yq9zm7k3

Dial in by phone

+1 912-244-2378,,742592051# <tel:+19122442378,,742592051> United States, Savannah

Find a local number <https://dialin.teams.microsoft.com/499f34fe-01ba-4c65-9d37-069f4badc6a1?id=742592051>

Phone conference ID: 742 592 051#

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=041d8a7e-90f0-4afb-b4df-7f99ca4da0d1&tenantId=34239d2d-4722-40a5-bfbe-f6b9e55aeac3&threadId=19_meeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw@thread.v2&messageId=0&language=en-US> | Reset dial-in PIN <https://dialin.teams.microsoft.com/usp/pstnconferencing>

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I’m free all day today except for 1 pm eastern.

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+1 (210) 313-3441

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Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw%40thread.v2/0?context=%7b%22Tid%22%3a%2234239d2d-4722-40a5-bfbe-f6b9e55aeac3%22%2c%22Oid%22%3a%22041d8a7e-90f0-4afb-b4df-7f99ca4da0d1%22%7d>

Meeting ID: 213 889 033 725 2

Passcode: Yq9zm7k3

Dial in by phone

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To: greg.f@sfrdc.com <greg.f@sfrdc.com>; Scott Tolleson <sstolleson@gasauthority.com>
Cc: Brandon Seale <Brandon.Seale@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; mjewell@cityofcovington.org <mjewell@cityofcovington.org>; rleigh@cityofcovington.org <rleigh@cityofcovington.org>; tthomas@cityofcovington.org <tthomas@cityofcovington.org>
Subject: RE: Serverfarm Call

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+1 816.456.1599 <tel:+18164561599> mobile

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From: rhough@gasauthority.com <mailto:rhough@gasauthority.com>
When: 8:00?AM - 8:30?AM July 17, 2025
Subject: Serverfarm Call
Location: Microsoft Teams Meeting

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw%40thread.v2/0?context=%7b%22Tid%22%3a%2234239d2d-4722-40a5-bfbe-f6b9e55aeac3%22%2c%22Oid%22%3a%22041d8a7e-90f0-4afb-b4df-7f99ca4da0d1%22%7d>

Meeting ID: 213 889 033 725 2

Passcode: Yq9zm7k3

Dial in by phone

+1 912-244-2378,,742592051# <tel:+19122442378,,742592051> United States, Savannah

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From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Tuesday, July 22, 2025 9:43 AM
To: Rusty Hough; greg.f@sfrdc.com; Scott Tolleson
Cc: Chris Coan; Mike Jewell; Rob Leigh; Tres Thomas
Subject: Re: Serverfarm Call

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I'm free all day today except for 1 pm eastern.

Brandon
+1 (210) 313-3441

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Location: Microsoft Teams Meeting

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

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Meeting ID: 213 889 033 725 2

Passcode: Yq9zm7k3

Dial in by phone

+1 912-244-2378,,742592051# <tel:+19122442378,,742592051> United States, Savannah

Find a local number <https://dialin.teams.microsoft.com/499f34fe-01ba-4c65-9d37-069f4badc6a1?id=742592051>

Phone conference ID: 742 592 051#

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=041d8a7e-90f0-4afb-b4df-7f99ca4da0d1&tenantId=34239d2d-4722-40a5-bfbe-f6b9e55aeac3&threadId=19_meeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw@thread.v2&messageId=0&language=en-US> | Reset dial-in PIN <https://dialin.teams.microsoft.com/usp/pstnconferencing>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, July 17, 2025 6:37 PM

To: Greg Ford; Chris Coan; Brandon Seale; Jason Volk; Will Whittington; Scott Tolleson; Rob Leigh; Mike Jewell; Rusty Hough
Subject: Meeting (ScheduledMeeting)/Thread Id: 19:meeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw@thread.v2/Communication Id: 9fe9ddcd-7089-4d7e-81bd-63266ee0e19d/Greg Ford,Chris Coan,Brandon Seale,Jason Volk,Will Whittington,Scott Tolleson,Rob Leigh,M...

Start Time (UTC): 7/17/2025 12:57:25 PM
End Time (UTC): 7/17/2025 2:14:08 PM
Duration: 01:16:42.5071936

[7/17/2025 1:01:31 PM (UTC)] greg.f@sfrdc.com joined.
[7/17/2025 1:02:38 PM (UTC)] greg.f@sfrdc.com left.
[7/17/2025 12:57:39 PM (UTC)] ccoan@gasauthority.com joined.
[7/17/2025 1:38:48 PM (UTC)] ccoan@gasauthority.com left.
[7/17/2025 1:54:08 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[7/17/2025 1:56:59 PM (UTC)] Brandon.Seale@voltagrid.com left.
[7/17/2025 1:00:55 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[7/17/2025 1:54:09 PM (UTC)] Brandon.Seale@voltagrid.com left.
[7/17/2025 1:02:38 PM (UTC)] greg.f@sfrdc.com joined.
[7/17/2025 2:01:06 PM (UTC)] greg.f@sfrdc.com left.
[7/17/2025 12:58:16 PM (UTC)] jason.v@sfrdc.com joined.
[7/17/2025 2:01:06 PM (UTC)] jason.v@sfrdc.com left.
[7/17/2025 12:59:29 PM (UTC)] william.w@sfrdc.com joined.
[7/17/2025 2:01:06 PM (UTC)] william.w@sfrdc.com left.
[7/17/2025 12:57:25 PM (UTC)] sstolleson@gasauthority.com joined.
[7/17/2025 2:14:08 PM (UTC)] sstolleson@gasauthority.com left.
[7/17/2025 12:59:12 PM (UTC)] RLeigh@cityofcovington.org joined.
[7/17/2025 2:14:04 PM (UTC)] RLeigh@cityofcovington.org left.
[7/17/2025 12:59:55 PM (UTC)] MJewell@cityofcovington.org joined.
[7/17/2025 2:14:04 PM (UTC)] MJewell@cityofcovington.org left.
[7/17/2025 1:39:07 PM (UTC)] ccoan@gasauthority.com joined.
[7/17/2025 2:14:02 PM (UTC)] ccoan@gasauthority.com left.
[7/17/2025 12:57:48 PM (UTC)] rhough@gasauthority.com joined.
[7/17/2025 2:14:07 PM (UTC)] rhough@gasauthority.com left.
From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, July 17, 2025 6:37 PM
To: Greg Ford; Chris Coan; Brandon Seale; Jason Volk; Will Whittington; Scott Tolleson; Rob Leigh; Mike Jewell; Rusty Hough
Subject: Meeting (ScheduledMeeting)/Thread Id: 19:meeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw@thread.v2/Communication Id: 9fe9ddcd-7089-4d7e-81bd-63266ee0e19d/Greg Ford,Chris Coan,Brandon Seale,Jason Volk,Will Whittington,Scott Tolleson,Rob Leigh,M...

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[7/17/2025 1:54:08 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[7/17/2025 1:56:59 PM (UTC)] Brandon.Seale@voltagrid.com left.
[7/17/2025 1:00:55 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[7/17/2025 1:54:09 PM (UTC)] Brandon.Seale@voltagrid.com left.
[7/17/2025 1:02:38 PM (UTC)] greg.f@sfrdc.com joined.
[7/17/2025 2:01:06 PM (UTC)] greg.f@sfrdc.com left.
[7/17/2025 12:58:16 PM (UTC)] jason.v@sfrdc.com joined.
[7/17/2025 2:01:06 PM (UTC)] jason.v@sfrdc.com left.
[7/17/2025 12:59:29 PM (UTC)] william.w@sfrdc.com joined.
[7/17/2025 2:01:06 PM (UTC)] william.w@sfrdc.com left.
[7/17/2025 12:57:25 PM (UTC)] sstolleson@gasauthority.com joined.
[7/17/2025 2:14:08 PM (UTC)] sstolleson@gasauthority.com left.
[7/17/2025 12:59:12 PM (UTC)] RLeigh@cityofcovington.org joined.
[7/17/2025 2:14:04 PM (UTC)] RLeigh@cityofcovington.org left.
[7/17/2025 12:59:55 PM (UTC)] MJewell@cityofcovington.org joined.
[7/17/2025 2:14:04 PM (UTC)] MJewell@cityofcovington.org left.
[7/17/2025 1:39:07 PM (UTC)] ccoan@gasauthority.com joined.
[7/17/2025 2:14:02 PM (UTC)] ccoan@gasauthority.com left.
[7/17/2025 12:57:48 PM (UTC)] rhough@gasauthority.com joined.
[7/17/2025 2:14:07 PM (UTC)] rhough@gasauthority.com left.
From: Judy Johnson
Sent: Thursday, July 17, 2025 2:56 PM
To: Greg Ford
Subject: Accepted: Serverfarm Sync

From: Judy Johnson
Sent: Thursday, July 17, 2025 2:56 PM
To: Greg Ford
Subject: Accepted: Serverfarm Sync

From: Judy Johnson
Sent: Thursday, July 17, 2025 2:56 PM
To: Greg Ford
Subject: Accepted: Serverfarm Sync

From: Rodney Dill <rdill@gasauthority.com>
Sent: Thursday, July 17, 2025 2:48 PM
To: Scott Tolleson; Mike Jewell; Rob Leigh; Rusty Hough; Chris Coan
Subject: RE: Serverfarm - City of Covington gas

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I agree, they did look a bit out of sync with the cost. It's clearly stated below in #3, $1.1 MM for phase I and $11 MM for phase II to get to 700 MCF/HR.

Rodney

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Thursday, July 17, 2025 2:34 PM
To: mjewell@cityofcovington.org; RLeigh@cityofcovington.org; Rusty Hough <rhough@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>
Subject: FW: Serverfarm - City of Covington gas
Importance: High

I just wanted to circulate this to confirm what we all know - there is no misunderstanding our part. They clearly recognize the $11 million price tag in the email below.

They looked out of sync on our call this morning and I noticed that Brandon dropped off before we closed.

Scott

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas
Importance: High

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Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington,

Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Mike Jewell
Sent: Thursday, July 17, 2025 2:39 PM
To: Greg Ford
Subject: Accepted: Serverfarm Sync

From: Mike Jewell
Sent: Thursday, July 17, 2025 2:39 PM
To: Greg Ford
Subject: Accepted: Serverfarm Sync

From: Mike Jewell
Sent: Thursday, July 17, 2025 2:39 PM
To: Greg Ford
Subject: Accepted: Serverfarm Sync

From: Greg Ford <greg.f@sfrdc.com>
Sent: Thursday, July 17, 2025 2:35 PM
To: Mike Jewell
Subject: Re: Serverfarm

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Thanks for your time, Mike. I just sent you and Judy an invite for 3pm ET.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yGnZ-k0Fwp68aZPJeGmoyYoIkB0Sq8fh9ZROFzt60kjFZdU4EcIA0GWdYOJkmPqGh5MLKGwcLkmU_YHx0d8XZfQhjWohJAZ-2rMz0KHtNOLfgFJlAw,,&typo=1>

From: Mike Jewell <MJewell@cityofcovington.org>
Date: Thursday, July 17, 2025 at 1:15?PM
To: Greg Ford <greg.f@sfrdc.com>
Subject: RE: Serverfarm

You don't often get email from mjewell@cityofcovington.org. Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

I am available up until 3:30.

From: Greg Ford <greg.f@sfrdc.com>
Sent: Thursday, July 17, 2025 12:41 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Judy Johnson <JudyJohnson@cityofcovington.org>; Brandon Seale <brandon.seale@voltagrid.com>

Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Afternoon Mike, are you and Judy available for a call this afternoon to debrief the updates we heard from MGAG this morning? Thanks in advance for your time.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,FjWa7XzUeG0GklSFtluP3Npwq9FEsy4A9OH1YTulZ0TfgG0N-93fASBRLKmYpO2ezXW4N5CrwXMuUbI3G8LwfNhW9ox7G5qVZJklKbObc7uD&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Date: Wednesday, July 16, 2025 at 2:50?PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >, Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >, Thomas Tres <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >, Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >, Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: RE: Serverfarm

Let us know about the best time to talk tomorrow (Thursday) to keep everything on track. Thanks.

Brandon

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Tuesday, July 15, 2025 1:37 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Thomas Tres <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: Re: Serverfarm

Jason and Brandon

Unfortunately we have missed the deadline to get this on the next Council agenda, so the next opportunity will be the August 4th meeting. The city is working with its team on both the facilities agreement and gas supply/gas rate for the project. In speaking with Mike, he felt like the city could have these items to you on or before July 28, so the city could meet the July 29 deadline for the August 4th meeting.

As soon as these documents are ready, we will forward for your review.

Regards,

Rusty

Sent from my iPhone

> On Jul 15, 2025, at 1:56?PM, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> > wrote:
>
> ?
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Hey Mike, I just left you a VM on your office line.
>
> Please let us know when we can schedule a call this week, hopefully later today or tomorrow.
>
> Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,WnuZlivQUjTjPylEkhv7nx5LTq2ONxjXjLDpfO5Gy1JOyzHzqyxI_Av_6ZSa3ecnO1Ib6rOmWoWFP2xrzK_TYnHgZHlQUxXlRr7-nhDKwXC2H_xgJc4CxWWlsuU6&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, July 14, 2025 7:10 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: RE: Serverfarm

Hey Mike and team, cycling this back up to see when would be a good time to connect this week. We'll make ourselves available.

Brandon

(210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 3:13 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: RE: Serverfarm

Brandon,

This is a new rate that is under discussion with the Gas Authority, and we need to know how the gas is going to be delivered from Transco. Is this a transportation customer where you purchase the gas and it is transported to the City Gate or will you be buying gas supply from the City/Gas Authority? This is essential to terms used in the rate description and costs associated for this proposed rate.

Thanks,

Mike

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Tuesday, July 8, 2025 3:11 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Serverfarm

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Good Afternoon Mike, we had discussed developing a large load rate appropriate for this size of customer in advance of your 7/21 city council meeting. When can we get on the phone this week to talk about that?

Brandon

+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, July 3, 2025 11:11:52 AM

To: jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Thursday, July 17, 2025 2:34 PM
To: Mike Jewell; Rob Leigh; Rusty Hough; Rodney Dill; Chris Coan
Subject: FW: Serverfarm - City of Covington gas

Importance: High

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I just wanted to circulate this to confirm what we all know - there is no misunderstanding our part. They clearly recognize the $11 million price tag in the email below.

They looked out of sync on our call this morning and I noticed that Brandon dropped off before we closed.

Scott

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, June 18, 2025 6:52 PM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

_____

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

_____

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Greg Ford <greg.f@sfrdc.com>
Sent: Thursday, July 17, 2025 12:41 PM
To: Mike Jewell
Cc: Judy Johnson; Brandon Seale
Subject: Re: Serverfarm

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From: Brandon Seale <Brandon.Seale@voltagrid.com>
Date: Wednesday, July 16, 2025 at 2:50?PM
To: Rusty Hough <rhough@gasauthority.com>, Jason Volk <jason.v@sfrdc.com>
Cc: <mjewell@cityofcovington.org>, Greg Ford <greg.f@sfrdc.com>, Thomas Tres <tthomas@cityofcovington.org>, Scott Tolleson <sstolleson@gasauthority.com>, Rob Leigh <RLeigh@cityofcovington.org>
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Subject: Accepted: Serverfarm Call

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Subject: Serverfarm Call
Location: Microsoft Teams Meeting

Start: Thu 7/17/2025 9:00 AM
End: Thu 7/17/2025 9:30 AM
Show Time As: Tentative

Recurrence: (none)

Organizer: Rusty Hough

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Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>

Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw%40thread.v2/0?context=%7b%22Tid%22%3a%2234239d2d-4722-40a5-bfbe-f6b9e55aeac3%22%2c%22Oid%22%3a%22041d8a7e-90f0-4afb-b4df-7f99ca4da0d1%22%7d>

Meeting ID: 213 889 033 725 2

Passcode: Yq9zm7k3

Dial in by phone

+1 912-244-2378,,742592051# <tel:+19122442378,,742592051> United States, Savannah

Find a local number <https://dialin.teams.microsoft.com/499f34fe-01ba-4c65-9d37-069f4badc6a1?id=742592051>

Phone conference ID: 742 592 051#

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=041d8a7e-90f0-4afb-b4df-7f99ca4da0d1&tenantId=34239d2d-4722-40a5-bfbe-f6b9e55aeac3&threadId=19_meeting_Yzk5ZjZlYjAtZDNkYS00NDRkLTljYjEtNzVmNjE2OTYwYTMw@thread.v2&messageId=0&language=en-US> | Reset dial-in PIN <https://dialin.teams.microsoft.com/usp/pstnconferencing>

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Subject: RE: Serverfarm

Brandon,

This is a new rate that is under discussion with the Gas Authority, and we need to know how the gas is going to be delivered from Transco. Is this a transportation customer where you purchase the gas and it is transported to the City Gate or will you be buying gas supply from the City/Gas Authority? This is essential to terms used in the rate description and costs associated for this proposed rate.

Thanks,

Mike

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Tuesday, July 8, 2025 3:11 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Serverfarm

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Good Afternoon Mike, we had discussed developing a large load rate appropriate for this size of customer in advance of your 7/21 city council meeting. When can we get on the phone this week to talk about that?

Brandon

+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, July 3, 2025 11:11:52 AM
To: jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Donna Smith
Sent: Wednesday, July 16, 2025 12:42 PM
To: D'Avery Brown
Subject: RE: Serverfarm - 10835 Hazelbrand Rd Project Directory

Thank you D'Avery.

Donna Smith

City of Covington | License & Permitting Specialist

770-385-0142| dsmith@cityofcovington.org <mailto:dsmith@cityofcovington.org>

From: D'Avery Brown <davery.b@sfrdc.com>
Sent: Wednesday, July 16, 2025 12:09 PM
To: Donna Smith <dsmith@cityofcovington.org>
Subject: Serverfarm - 10835 Hazelbrand Rd Project Directory

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Donna,

Please see attached project directory for our Covington project as requested.

Let me know if you have any questions or need anything else.

Thank you,

D'Avery Brown

Project Manager

davery.b@sfrdc.com <mailto:davery.b@sfrdc.com>

+1.518.944.5265 mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,WCLldG_gmLgSFHwWB9outkCPSOGssOKBIz1YRIA2SUlInfyLqbdblPxzGk2ucak1ZMt65zeM-5ylSN3Bb4M9E88FhdSWcBHt-m_QqADIyEta&typo=1>

From: Mike Willis
Sent: Tuesday, July 15, 2025 5:02 PM
To: Cai, Chen
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

If you are not affectively changing the existing impervious area, would the hydro for the development not apply?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 3:24 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Mike –

Understood. We will not be adding additional impervious compared to what the existing stormwater facilities onsite is accounting for per the existing hydrology report.

Our primary concern is that this study with the as-built survey is going to take some time to complete. If this will hold up the LDP issuance, it may become a major timing issue for this project. If possible, we'd like to schedule a call with your team to fully understand what you need for this study, and what options we have to keep this going without impacting the construction schedule.

Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 15, 2025 3:04 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

We do not issue conditional permits. If the desire is to add impervious area outside what is existing this will need to be fully addressed during the review process.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 2:52 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for sending this report! We will read it through and reach out if we have any questions.

Do you think it's possible to separate this from the LDP permitting process, or issue a conditional LDP approval after all the other comments are cleared? We will be working on this right away, but this will likely require a new as-built survey and therefore will take a long time to complete. We do not want this to create a major delay of the development or hold up the LDP process for our client.

Thank you for your help!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 15, 2025 2:44 PM

To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

The analysis conducted by our consultant is attached. Although it does indicate peak flow rates were addresses during the development, increased runoff volumes still have the potential to cause flooding issues. Especially related to the existing culvert under Hazelbrand Rd. For this reason and alteration or addition to existing impervious area will likely require further study analysis and could result in the need for additional measures to be installed.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM

To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Mike Willis
Sent: Tuesday, July 15, 2025 5:02 PM
To: Cai, Chen
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

If you are not affectively changing the existing impervious area, would the hydro for the development not apply?

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 3:24 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Mike –

Understood. We will not be adding additional impervious compared to what the existing stormwater facilities onsite is accounting for per the existing hydrology report.

Our primary concern is that this study with the as-built survey is going to take some time to complete. If this will hold up the LDP issuance, it may become a major timing issue for this project. If possible, we'd like to schedule a call with your team to fully understand what you need for this study, and what options we have to keep this going without impacting the construction schedule.

Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 15, 2025 3:04 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

We do not issue conditional permits. If the desire is to add impervious area outside what is existing this will need to be fully addressed during the review process.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 2:52 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thank you for sending this report! We will read it through and reach out if we have any questions.

Do you think it's possible to separate this from the LDP permitting process, or issue a conditional LDP approval after all the other comments are cleared? We will be working on this right away, but this will likely require a new as-built survey and therefore will take a long time to complete. We do not want this to create a major delay of the development or hold up the LDP process for our client.

Thank you for your help!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 15, 2025 2:44 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

The analysis conducted by our consultant is attached. Although it does indicate peak flow rates were addresses during the development, increased runoff volumes still have the potential to cause flooding issues. Especially related to the existing culvert under Hazelbrand Rd. For this reason and alteration or addition to existing impervious area will likely require further study analysis and could result in the need for additional measures to be installed.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Tuesday, July 15, 2025 4:58 PM
To: Mike Jewell; Jason Volk; greg.f@sfrdc.com
Cc: Tres Thomas; Scott Tolleson; Rob Leigh; Rusty Hough
Subject: Re: Serverfarm

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Great

Brandon
+1 (210) 313-3441

_____

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, July 15, 2025 1:05:00 PM

To: Jason Volk <jason.v@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; greg.f@sfrdc.com <greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: RE: Serverfarm

Jason and Brandon,

I am working with Scott Tolleson to set up a call for Thursday for updates. Scott will be sending info.

Thanks,

Mike

From: Jason Volk <jason.v@sfrdc.com>
Sent: Tuesday, July 15, 2025 1:56 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Mike Jewell <MJewell@cityofcovington.org>; Greg Ford <greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Mike, I just left you a VM on your office line.

Please let us know when we can schedule a call this week, hopefully later today or tomorrow.

Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,b3OWggPiqBD23mqNoJJsznfkmaUGucOzCCcrgDS8mmRttNrMaVLaIeq7BLsT6RvEJrLplBzpnVK74YyTPzkaRziKSYgXlTHn02YpeUXMFF3VVkiP1S2MAoDetwM,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, July 14, 2025 7:10 AM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: RE: Serverfarm

Hey Mike and team, cycling this back up to see when would be a good time to connect this week. We'll make ourselves available.

Brandon

(210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 3:13 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: RE: Serverfarm

Brandon,

This is a new rate that is under discussion with the Gas Authority, and we need to know how the gas is going to be delivered from Transco. Is this a transportation customer where you purchase the gas and it is transported to the City Gate or will you be buying gas supply from the City/Gas Authority? This is essential to terms used in the rate description and costs associated for this proposed rate.

Thanks,

Mike

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Tuesday, July 8, 2025 3:11 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Mike, we had discussed developing a large load rate appropriate for this size of customer in advance of your 7/21 city council meeting. When can we get on the phone this week to talk about that?

Brandon

+1 (210) 313-3441

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, July 3, 2025 11:11:52 AM
To: jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Tres Thomas
Sent: Tuesday, July 15, 2025 4:08 PM
To: Mike Jewell
Subject: RE: Serverfarm Margin Review

Ok. Let's discuss tomorrow. Are you still leaning toward the higher end?

Tres

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, July 15, 2025 2:22 PM
To: Tres Thomas <tthomas@cityofcovington.org>; Randy Smith <RSmith@cityofcovington.org>
Subject: FW: Serverfarm Margin Review

We need to discuss this.

Thanks.

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Wednesday, July 9, 2025 12:02 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Cc: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >
Subject: Serverfarm Margin Review

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike,

As requested, the attached spreadsheet and a pdf shows the three different annual use scenarios and proposed margins. This should give you a sense for the annual revenue potential at the different levels of annual use and various margins per Mcf. If you would like to see different revenue projections, just change the proposed distribution margins.

After you have had a chance to review and discuss with your team, let us know your thoughts. We can help put something together to present to Brandon Seale and his team from there.

Regards,

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 3:24 PM
To: Mike Willis
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike –

Understood. We will not be adding additional impervious compared to what the existing stormwater facilities onsite is accounting for per the existing hydrology report.

Our primary concern is that this study with the as-built survey is going to take some time to complete. If this will hold up the LDP issuance, it may become a major timing issue for this project. If possible, we'd like to schedule a call with your team to fully understand what you need for this study, and what options we have to keep this going without impacting the construction schedule.

Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, July 15, 2025 3:04 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

We do not issue conditional permits. If the desire is to add impervious area outside what is existing this will need to be fully addressed during the review process.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 2:52 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for sending this report! We will read it through and reach out if we have any questions.

Do you think it's possible to separate this from the LDP permitting process, or issue a conditional LDP approval after all the other comments are cleared? We will be working on this right away, but this will likely require a new as-built survey and therefore will take a long time to complete. We do not want this to create a major delay of the development or hold up the LDP process for our client.

Thank you for your help!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 15, 2025 2:44 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

The analysis conducted by our consultant is attached. Although it does indicate peak flow rates were addresses during the development, increased runoff volumes still have the potential to cause flooding issues. Especially related to the existing culvert under Hazelbrand Rd. For this reason and alteration or addition to existing impervious area will likely require further study analysis and could result in the need for additional measures to be installed.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 3:24 PM
To: Mike Willis
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike –

Understood. We will not be adding additional impervious compared to what the existing stormwater facilities onsite is accounting for per the existing hydrology report.

Our primary concern is that this study with the as-built survey is going to take some time to complete. If this will hold up the LDP issuance, it may become a major timing issue for this project. If possible, we'd like to schedule a call with your team to fully understand what you need for this study, and what options we have to keep this going without impacting the construction schedule.

Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, July 15, 2025 3:04 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>

Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

We do not issue conditional permits. If the desire is to add impervious area outside what is existing this will need to be fully addressed during the review process.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 2:52 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thank you for sending this report! We will read it through and reach out if we have any questions.

Do you think it's possible to separate this from the LDP permitting process, or issue a conditional LDP approval after all the other comments are cleared? We will be working on this right away, but this will likely require a new as-built survey and therefore will take a long time to complete. We do not want this to create a major delay of the development or hold up the LDP process for our client.

Thank you for your help!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 15, 2025 2:44 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

The analysis conducted by our consultant is attached. Although it does indicate peak flow rates were addresses during the development, increased runoff volumes still have the potential to cause flooding issues. Especially related to the existing culvert under Hazelbrand Rd. For this reason and alteration or addition to existing impervious area will likely require further study analysis and could result in the need for additional measures to be installed.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Sent: Tuesday, June 10, 2025 8:39 AM
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Sounds good. Thank you, Mike!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Good morning, Mike –

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Best Regards,

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Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Mike Willis
Sent: Tuesday, July 15, 2025 3:04 PM
To: Cai, Chen; Audrey Payne
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

We do not issue conditional permits. If the desire is to add impervious area outside what is existing this will need to be fully addressed during the review process.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 2:52 PM
To: Mike Willis <MWillis@cityofcovington.org>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for sending this report! We will read it through and reach out if we have any questions.

Do you think it's possible to separate this from the LDP permitting process, or issue a conditional LDP approval after all the other comments are cleared? We will be working on this right away, but this will likely require a new as-built survey and therefore will take a long time to complete. We do not want this to create a major delay of the development or hold up the LDP process for our client.

Thank you for your help!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 15, 2025 2:44 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

The analysis conducted by our consultant is attached. Although it does indicate peak flow rates were addresses during the development, increased runoff volumes still have the potential to cause flooding issues. Especially related to the existing culvert under Hazelbrand Rd. For this reason and alteration or addition to existing impervious area will likely require further study analysis and could result in the need for additional measures to be installed.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
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Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

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Direct: 404-998-8674 | Mobile: 770-598-7647

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To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
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From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

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Sent: Wednesday, July 9, 2025 9:34 AM
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

_____

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

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Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

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Sent: Tuesday, July 15, 2025 3:04 PM
To: Cai, Chen; Audrey Payne
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

We do not issue conditional permits. If the desire is to add impervious area outside what is existing this will need to be fully addressed during the review process.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Do you think it's possible to separate this from the LDP permitting process, or issue a conditional LDP approval after all the other comments are cleared? We will be working on this right away, but this will likely require a new as-built survey and therefore will take a long time to complete. We do not want this to create a major delay of the development or hold up the LDP process for our client.

Thank you for your help!!

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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Good morning, Mike, Audrey –

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Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009

Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

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From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM

To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM

To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 2:52 PM
To: Mike Willis; Audrey Payne
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for sending this report! We will read it through and reach out if we have any questions.

Do you think it's possible to separate this from the LDP permitting process, or issue a conditional LDP approval after all the other comments are cleared? We will be working on this right away, but this will likely require a new as-built survey and therefore will take a long time to complete. We do not want this to create a major delay of the development or hold up the LDP process for our client.

Thank you for your help!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, July 15, 2025 2:44 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

The analysis conducted by our consultant is attached. Although it does indicate peak flow rates were addresses during the development, increased runoff volumes still have the potential to cause flooding issues. Especially related to the existing culvert under Hazelbrand Rd. For this reason and alteration or addition to existing impervious area will likely require further study analysis and could result in the need for additional measures to be installed.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

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Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

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Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good. Thank you, Mike!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Good morning, Mike –

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Hello Chen,

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Michael Willis, CPESC

City of Covington | Engineering Manager

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 2:52 PM
To: Mike Willis; Audrey Payne
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thank you for sending this report! We will read it through and reach out if we have any questions.

Do you think it's possible to separate this from the LDP permitting process, or issue a conditional LDP approval after all the other comments are cleared? We will be working on this right away, but this will likely require a new as-built survey and therefore will take a long time to complete. We do not want this to create a major delay of the development or hold up the LDP process for our client.

Thank you for your help!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, July 15, 2025 2:44 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Chen,

The analysis conducted by our consultant is attached. Although it does indicate peak flow rates were addresses during the development, increased runoff volumes still have the potential to cause flooding issues. Especially related to the existing culvert under Hazelbrand Rd. For this reason and alteration or addition to existing impervious area will likely require further study analysis and could result in the need for additional measures to be installed.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

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Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

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<mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Wednesday, June 4, 2025 10:20 AM
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Good afternoon, Mike –

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Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Mike Willis
Sent: Tuesday, July 15, 2025 2:44 PM
To: Cai, Chen; Audrey Payne
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal
Attachments: Hazelbrand Road Annexation - Post-Development Analysis_Tech Memo_12-3-24.pdf

Chen,

The analysis conducted by our consultant is attached. Although it does indicate peak flow rates were addresses during the development, increased runoff volumes still have the potential to cause flooding issues. Especially related to the existing culvert under Hazelbrand Rd. For this reason and alteration or addition to existing impervious area will likely require further study analysis and could result in the need for additional measures to be installed.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne <APayne@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >; Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

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Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

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Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM

To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
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Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009

Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009

Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, July 15, 2025 2:37 PM
To: Jason Volk
Cc: Brandon Seale; Mike Jewell; Greg Ford; Tres Thomas; Scott Tolleson; Rob Leigh
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason and Brandon

Unfortunately we have missed the deadline to get this on the next Council agenda, so the next opportunity will be the August 4th meeting. The city is working with its team on both the facilities agreement and gas supply/gas rate for the project. In speaking with Mike, he felt like the city could have these items to you on or before July 28, so the city could meet the July 29 deadline for the August 4th meeting.

As soon as these documents are ready, we will forward for your review.

Regards,

Rusty

Sent from my iPhone

> On Jul 15, 2025, at 1:56?PM, Jason Volk <jason.v@sfrdc.com> wrote:
>
> ?
>
> CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
>
> Hey Mike, I just left you a VM on your office line.
>
> Please let us know when we can schedule a call this week, hopefully later today or tomorrow.
>
> Thanks in advance for your help.
>
> Jason Volk
>
> <Outlook-garr5dkl.png>
>
> VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,WnuZlivQUjTjPylEkhv7nx5LTq2ONxjXjLDpfO5Gy1JOyzHzqyxI_Av_6ZSa3ecnO1Ib6rOmWoWFP2xrzK_TYnHgZHlQUxXlRr7-nhDKwXC2H_xgJc4CxWWlsuU6&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Monday, July 14, 2025 7:10 AM
To: Mike Jewell <MJewell@cityofcovington.org>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: RE: Serverfarm

Hey Mike and team, cycling this back up to see when would be a good time to connect this week. We'll make ourselves available.

Brandon

(210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, July 8, 2025 3:13 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; jason.v@sfrdc.com; greg.f@sfrdc.com
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: RE: Serverfarm

Brandon,

This is a new rate that is under discussion with the Gas Authority, and we need to know how the gas is going to be delivered from Transco. Is this a transportation customer where you purchase the gas and it is transported to the City Gate or will you be buying gas supply from the City/Gas Authority? This is essential to terms used in the rate description and costs associated for this proposed rate.

Thanks,

Mike

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Tuesday, July 8, 2025 3:11 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Serverfarm

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Good Afternoon Mike, we had discussed developing a large load rate appropriate for this size of customer in advance of your 7/21 city council meeting. When can we get on the phone this week to talk about that?

Brandon

+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, July 3, 2025 11:11:52 AM
To: jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Rusty Hough <rhough@gasauthority.com>
Sent: Tuesday, July 15, 2025 2:37 PM
To: Jason Volk
Cc: Brandon Seale; Mike Jewell; Greg Ford; Tres Thomas; Scott Tolleson; Rob Leigh
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Jason and Brandon

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Regards,

Rusty

Sent from my iPhone

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Please let us know when we can schedule a call this week, hopefully later today or tomorrow.

Thanks in advance for your help.

Jason Volk

<Outlook-garr5dkl.png>

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,WnuZlivQUjTjPylEkhv7nx5LTq2ONxjXjLDpfO5Gy1JOyzHzqyxI_Av_6ZSa3ecnO1Ib6rOmWoWFP2xrzK_TYnHgZHlQUxXlRr7-nhDKwXC2H_xgJc4CxWWlsuU6&typo=1>

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Sent: Monday, July 14, 2025 7:10 AM
To: Mike Jewell <MJewell@cityofcovington.org>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
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From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Tuesday, July 8, 2025 3:11 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
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Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
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To: Jason Volk
Cc: Brandon Seale; Mike Jewell; Greg Ford; Tres Thomas; Scott Tolleson; Rob Leigh
Subject: Re: Serverfarm

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Thanks in advance for your help.

Jason Volk

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VP - Acquisitions & Asset Mgmt.

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,WnuZlivQUjTjPylEkhv7nx5LTq2ONxjXjLDpfO5Gy1JOyzHzqyxI_Av_6ZSa3ecnO1Ib6rOmWoWFP2xrzK_TYnHgZHlQUxXlRr7-nhDKwXC2H_xgJc4CxWWlsuU6&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Monday, July 14, 2025 7:10 AM
To: Mike Jewell <MJewell@cityofcovington.org>; Jason Volk <jason.v@sfrdc.com>; Greg Ford <greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
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(210) 313-3441

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Mike

From: Mike Jewell
Sent: Tuesday, July 15, 2025 2:22 PM
To: Tres Thomas; Randy Smith
Subject: FW: Serverfarm Margin Review
Attachments: Serverfarms Proposed Margin Review.xlsx; Serverfarms Proposed Margin Review.pdf

We need to discuss this.

Thanks.

From: Rusty Hough <rhough@gasauthority.com>
Sent: Wednesday, July 9, 2025 12:02 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>
Subject: Serverfarm Margin Review

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Mike,

As requested, the attached spreadsheet and a pdf shows the three different annual use scenarios and proposed margins. This should give you a sense for the annual revenue potential at the different levels of annual use and various margins per Mcf. If you would like to see different revenue projections, just change the proposed distribution margins.

After you have had a chance to review and discuss with your team, let us know your thoughts. We can help put something together to present to Brandon Seale and his team from there.

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From: Jason Volk <jason.v@sfrdc.com>
Sent: Tuesday, July 15, 2025 2:04 PM
To: Judy Johnson
Cc: Greg Ford
Subject: Fw: Serverfarm

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Hi Judy,

I just left you a VM on your office line. I wanted to give you an update on our progress with Mike and the greater gas team (CoC & MGAG). See below for email correspondence.

I also wanted to learn more about the upcoming hearing on 7/21 as it relates to our effort to secure the gas supply needed for our future data center.

Please give me a call back or let me know when you can jump on a quick call.

As always, thank you for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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Sent: Tuesday, July 8, 2025 3:11 PM
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Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Serverfarm

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Good Afternoon Mike, we had discussed developing a large load rate appropriate for this size of customer in advance of your 7/21 city council meeting. When can we get on the phone this week to talk about that?

Brandon

+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, July 3, 2025 11:11:52 AM
To: jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Joel Smith
Sent: Tuesday, July 15, 2025 12:31 PM
To: cnguyen@ecoga.org
Subject: Fwd: RE: MEAG & ServerFarm - Elks Club Rd, Covington
Attachments: Final Large Load Service Guidelines and Process as of - 05-20-25 w-attachment.pdf

Joel Smith
Electric Director
City of Covington
---------- Forwarded message ----------
From: "Degnan, Pete" <pdegnan@meagpower.org>
Date: Jul 11, 2025 9:45 AM
Subject: RE: MEAG & ServerFarm - Elks Club Rd, Covington
To: Jason Volk <jason.v@sfrdc.com>,"Bisig, Holly" <hbisig@meagpower.org>,"Lego, Doug" <dlego@meagpower.org>,"Fuller, Jim" <jfuller@meagpower.org>,Joel Smith <JSmith@cityofcovington.org>,"Degnan, Pete" <pdegnan@meagpower.org>,"Jackson, Steve" <sjackson@meagpower.org>,Jim Monroe <jim@3riversdevelopment.com>,carlton@wig-llc.com
Cc: Ikenna Muoneke <ikenna.m@sfrdc.com>,Bradley Scheidt <bradley.s@sfrdc.com>

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Jason,

There may be some confusion concerning MEAG Power's policy pertaining to transmission improvements to serve proposed large loads. At the City's request, MEAG Power prepared an estimated cost pertaining to the construction of two new 230kV transmission lines and the cost for constructing a related distribution substation. The cost estimate was preliminary and subject to change. MEAG Power does not intend to move forward with these proposed improvements unless and until the City and your company enter into a retail contract for purchase of electric power from the City based upon negotiated terms and conditions. It is our understanding that the City and your company have not entered into such an arrangement at the current time. Accordingly, MEAG Power is not currently taking any additional action with respect to this proposed project. If such a contract is entered into, the next steps are outlined in the HDL policy adopted by the MEAG Board (a copy of which is attached).

I trust the foregoing is response to your information request.

Pete

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, July 7, 2025 8:13 PM
To: Bisig, Holly <hbisig@meagpower.org>; Lego, Doug <dlego@meagpower.org>; Fuller, Jim <jfuller@meagpower.org>; Covington, Joel Smith <JSmith@cityofcovington.org>; Degnan, Pete <pdegnan@meagpower.org>; Jackson, Steve <sjackson@meagpower.org>; Jim Monroe <jim@3riversdevelopment.com>; carlton@wig-llc.com
Cc: Carter, Cindy <ccarter@meagpower.org>; Ikenna Muoneke <ikenna.m@sfrdc.com>; Bradley Scheidt <bradley.s@sfrdc.com>
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Message originated outside MEAG Power. Inspect closely before clicking links or attachments.

MEAG team,

I hope everyone enjoyed a wonderful 4th of July weekend.

I'm following up to see if you can provide a term sheet that provides more detail about the costs associated with the customer responsibility for the planned substation located along Elks Club Rd. The MEAG Project Scope Document for this location is attached for reference.

Thanks for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,PnSd-pqrKYyctLFe1DLQugBCydZR8PluY3iJi754sa1XBKHdbMNUmdWHcT6rcnycGIYQF0xAwdh2VDOg-fB4lW2NycDOj6Q40Q91tyC7ametvae8BdGZZJBfOg,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >

Sent: Tuesday, June 24, 2025 1:33 PM
To: Bisig, Holly <hbisig@meagpower.org <mailto:hbisig@meagpower.org> >; Lego, Doug <dlego@meagpower.org <mailto:dlego@meagpower.org> >; Fuller, Jim <jfuller@meagpower.org <mailto:jfuller@meagpower.org> >; Covington, Joel Smith <jsmith@cityofcovington.org <mailto:jsmith@cityofcovington.org> >; Degnan, Pete <pdegnan@meagpower.org <mailto:pdegnan@meagpower.org> >; Jackson, Steve <sjackson@meagpower.org <mailto:sjackson@meagpower.org> >; Jim Monroe <jim@3riversdevelopment.com <mailto:jim@3riversdevelopment.com> >; carlton@wig-llc.com <mailto:carlton@wig-llc.com> <carlton@wig-llc.com <mailto:carlton@wig-llc.com> >
Cc: Carter, Cindy <ccarter@meagpower.org <mailto:ccarter@meagpower.org> >; Ikenna Muoneke <ikenna.m@sfrdc.com <mailto:ikenna.m@sfrdc.com> >; Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> >
Subject: MEAG & ServerFarm - Elks Club Rd, Covington

MEAG team,

Thanks again for your time on the call a couple of weeks ago.

Please provide a term sheet associated with the attached project scope document so that we can continue to evaluate this project.

Thank you for your assistance.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,emJVR719GlSFNWSByBXEvZH79fK00okOY-3KzodHTtNBJoVfXOVhLKq8FzFrMS0m7ArIfpSg9QAdTKyXR-ShC2IlNf1JxUyQ8pRNN8AwcWVoa4NMPBy2mGOiZwxE&typo=1>

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From: Joel Smith
Sent: Tuesday, July 15, 2025 12:31 PM
To: cnguyen@ecoga.org
Subject: Fwd: RE: MEAG & ServerFarm - Elks Club Rd, Covington
Attachments: Final Large Load Service Guidelines and Process as of - 05-20-25 w-attachment.pdf

Joel Smith
Electric Director
City of Covington
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To: Jason Volk <jason.v@sfrdc.com>,"Bisig, Holly" <hbisig@meagpower.org>,"Lego, Doug" <dlego@meagpower.org>,"Fuller, Jim" <jfuller@meagpower.org>,Joel Smith <JSmith@cityofcovington.org>,"Degnan, Pete" <pdegnan@meagpower.org>,"Jackson, Steve" <sjackson@meagpower.org>,Jim Monroe <jim@3riversdevelopment.com>,carlton@wig-llc.com
Cc: Ikenna Muoneke <ikenna.m@sfrdc.com>,Bradley Scheidt <bradley.s@sfrdc.com>

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Sent: Monday, July 7, 2025 8:13 PM
To: Bisig, Holly <hbisig@meagpower.org>; Lego, Doug <dlego@meagpower.org>; Fuller, Jim <jfuller@meagpower.org>; Covington, Joel Smith <JSmith@cityofcovington.org>; Degnan, Pete <pdegnan@meagpower.org>; Jackson, Steve <sjackson@meagpower.org>; Jim Monroe

<jim@3riversdevelopment.com>; carlton@wig-llc.com
Cc: Carter, Cindy <ccarter@meagpower.org>; Ikenna Muoneke <ikenna.m@sfrdc.com>; Bradley Scheidt <bradley.s@sfrdc.com>
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

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MEAG team,

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I'm following up to see if you can provide a term sheet that provides more detail about the costs associated with the customer responsibility for the planned substation located along Elks Club Rd. The MEAG Project Scope Document for this location is attached for reference.

Thanks for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,PnSd-pqrKYyctLFe1DLQugBCydZR8PluY3iJi754sa1XBKHdbMNUmdWHcT6rcnycGIYQF0xAwdh2VDOg-fB4lW2NycDOj6Q40Q91tyC7ametvae8BdGZZJBfOg,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 24, 2025 1:33 PM
To: Bisig, Holly <hbisig@meagpower.org <mailto:hbisig@meagpower.org> >; Lego, Doug <dlego@meagpower.org <mailto:dlego@meagpower.org> >; Fuller, Jim <jfuller@meagpower.org <mailto:jfuller@meagpower.org> >; Covington, Joel Smith <jsmith@cityofcovington.org <mailto:jsmith@cityofcovington.org> >; Degnan, Pete <pdegnan@meagpower.org <mailto:pdegnan@meagpower.org> >; Jackson, Steve <sjackson@meagpower.org <mailto:sjackson@meagpower.org> >; Jim Monroe <jim@3riversdevelopment.com <mailto:jim@3riversdevelopment.com> >; carlton@wig-llc.com <mailto:carlton@wig-llc.com> <carlton@wig-llc.com <mailto:carlton@wig-llc.com> >
Cc: Carter, Cindy <ccarter@meagpower.org <mailto:ccarter@meagpower.org> >; Ikenna Muoneke <ikenna.m@sfrdc.com <mailto:ikenna.m@sfrdc.com> >; Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> >
Subject: MEAG & ServerFarm - Elks Club Rd, Covington

MEAG team,

Thanks again for your time on the call a couple of weeks ago.

Please provide a term sheet associated with the attached project scope document so that we can continue to evaluate this project.

Thank you for your assistance.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,emJVR719GlSFNWSByBXEvZH79fK00okOY-3KzodHTtNBJoVfXOVhLKq8FzFrMS0m7ArIfpSg9QAdTKyXR-ShC2IlNf1JxUyQ8pRNN8AwcWVoa4NMPBy2mGOiZwxE&typo=1>

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From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne; Mike Willis
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org>; Mike Willis <mwillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >

Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Sent: Tuesday, June 10, 2025 8:39 AM
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Monday, June 9, 2025 11:53 AM
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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 15, 2025 9:26 AM
To: Audrey Payne; Mike Willis
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike, Audrey –

I would like to follow up with my email below. Could you please share the study with us so we could better understand and address the comments? Also, would it be possible to discuss this comment via a call or a teams meeting this week? Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne <APayne@cityofcovington.org>; Mike Willis <mwillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; mwillis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

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Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >

Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

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Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Monday, July 14, 2025 10:10 AM
To: Mike Jewell; jason.v@sfrdc.com; greg.f@sfrdc.com
Cc: Tres Thomas; Scott Tolleson; Rob Leigh; Rusty Hough
Subject: RE: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hey Mike and team, cycling this back up to see when would be a good time to connect this week. We'll make ourselves available.

Brandon

(210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, July 8, 2025 3:13 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; jason.v@sfrdc.com; greg.f@sfrdc.com
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: RE: Serverfarm

Brandon,

This is a new rate that is under discussion with the Gas Authority, and we need to know how the gas is going to be delivered from Transco. Is this a transportation customer where you purchase the gas and it is transported to the City Gate or will you be buying gas supply from the City/Gas Authority? This is essential to terms used in the rate description and costs associated for this proposed rate.

Thanks,

Mike

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Tuesday, July 8, 2025 3:11 PM
To: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >; jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> ; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Mike, we had discussed developing a large load rate appropriate for this size of customer in advance of your 7/21 city council meeting. When can we get on the phone this week to talk about that?

Brandon

+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, July 3, 2025 11:11:52 AM
To: jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Carter, Cindy <ccarter@meagpower.org> on behalf of Degnan, Pete <pdegnan@meagpower.org>
Sent: Friday, July 11, 2025 9:46 AM
To: Jason Volk; Bisig, Holly; Lego, Doug; Fuller, Jim; Joel Smith; Degnan, Pete; Jackson, Steve; Jim Monroe; carlton@wig-llc.com
Cc: Ikenna Muoneke; Bradley Scheidt
Subject: RE: MEAG & ServerFarm - Elks Club Rd, Covington
Attachments: Final Large Load Service Guidelines and Process as of - 05-20-25 w-attachment.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jason,

There may be some confusion concerning MEAG Power's policy pertaining to transmission improvements to serve proposed large loads. At the City's request, MEAG Power prepared an estimated cost pertaining to the construction of two new 230kV transmission lines and the cost for constructing a related distribution

substation. The cost estimate was preliminary and subject to change. MEAG Power does not intend to move forward with these proposed improvements unless and until the City and your company enter into a retail contract for purchase of electric power from the City based upon negotiated terms and conditions. It is our understanding that the City and your company have not entered into such an arrangement at the current time. Accordingly, MEAG Power is not currently taking any additional action with respect to this proposed project. If such a contract is entered into, the next steps are outlined in the HDL policy adopted by the MEAG Board (a copy of which is attached).

I trust the foregoing is response to your information request.

Pete

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, July 7, 2025 8:13 PM
To: Bisig, Holly <hbisig@meagpower.org>; Lego, Doug <dlego@meagpower.org>; Fuller, Jim <jfuller@meagpower.org>; Covington, Joel Smith <JSmith@cityofcovington.org>; Degnan, Pete <pdegnan@meagpower.org>; Jackson, Steve <sjackson@meagpower.org>; Jim Monroe <jim@3riversdevelopment.com>; carlton@wig-llc.com
Cc: Carter, Cindy <ccarter@meagpower.org>; Ikenna Muoneke <ikenna.m@sfrdc.com>; Bradley Scheidt <bradley.s@sfrdc.com>
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Message originated outside MEAG Power. Inspect closely before clicking links or attachments.

MEAG team,

I hope everyone enjoyed a wonderful 4th of July weekend.

I'm following up to see if you can provide a term sheet that provides more detail about the costs associated with the customer responsibility for the planned substation located along Elks Club Rd. The MEAG Project Scope Document for this location is attached for reference.

Thanks for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,PnSd-pqrKYyctLFe1DLQugBCydZR8PluY3iJi754sa1XBKHdbMNUmdWHcT6rcnycGIYQF0xAwdh2VDOg-fB4lW2NycDOj6Q40Q91tyC7ametvae8BdGZZJBfOg,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 24, 2025 1:33 PM
To: Bisig, Holly <hbisig@meagpower.org <mailto:hbisig@meagpower.org> >; Lego, Doug <dlego@meagpower.org <mailto:dlego@meagpower.org> >; Fuller, Jim <jfuller@meagpower.org <mailto:jfuller@meagpower.org> >; Covington, Joel Smith <jsmith@cityofcovington.org <mailto:jsmith@cityofcovington.org> >; Degnan, Pete <pdegnan@meagpower.org <mailto:pdegnan@meagpower.org> >; Jackson, Steve <sjackson@meagpower.org <mailto:sjackson@meagpower.org> >; Jim Monroe <jim@3riversdevelopment.com <mailto:jim@3riversdevelopment.com> >; carlton@wig-llc.com <mailto:carlton@wig-llc.com> <carlton@wig-llc.com <mailto:carlton@wig-llc.com> >
Cc: Carter, Cindy <ccarter@meagpower.org <mailto:ccarter@meagpower.org> >; Ikenna Muoneke <ikenna.m@sfrdc.com <mailto:ikenna.m@sfrdc.com> >; Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> >
Subject: MEAG & ServerFarm - Elks Club Rd, Covington

MEAG team,

Thanks again for your time on the call a couple of weeks ago.

Please provide a term sheet associated with the attached project scope document so that we can continue to evaluate this project.

Thank you for your assistance.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,emJVR719GlSFNWSByBXEvZH79fK00okOY-3KzodHTtNBJoVfXOVhLKq8FzFrMS0m7ArIfpSg9QAdTKyXR-ShC2IlNf1JxUyQ8pRNN8AwcWVoa4NMPBy2mGOiZwxE&typo=1>

The information contained in this email is privileged and confidential information intended for the use of the addressee listed above. If you are neither the intended recipient nor the employee or agent responsible for delivering this message to its intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in relation to the contents of the email information is strictly prohibited. If you have received this email in error, please notify the sender immediately by telephone or reply email and destroy this email and any attachments.
From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, July 10, 2025 2:16 PM
To: Joel Smith
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

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Thank you

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,mlAPr2kMDvJPiH_5WC5jexUW3qIceIvLKid_0eQeE6CmC_lW2EAiIORYzHDtnTMQgB7pPr1KjsSMr0T3IeDn2DcuwvdmwSO6Y7xmxtQiSD8WHtf4BMlPbqA,&typo=1>

From: Joel Smith <JSmith@cityofcovington.org>
Sent: Thursday, July 10, 2025 10:57 AM
To: Jason Volk <jason.v@sfrdc.com>
Subject: RE: MEAG & ServerFarm - Elks Club Rd, Covington

Jason,

On behalf of the City of Covington, I sincerely apologize for the lack of communication from MEAG. I sent them an email earlier today expressing my disappointment (anger) with them. I have asked that you have an answer to your request today. Hopefully, we'll hear something soon from them.

Joel Smith

City of Covington | Electric Director

770-385-2181 | JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, July 10, 2025 12:58 AM
To: Joel Smith <JSmith@cityofcovington.org>
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

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No

Jason Volk

Serverfarm

213-737-1903

From: Joel Smith <JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 8:14:34 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Jason,

Did anyone from MEAG ever get back with you?

Joel Smith
Electric Director
City of Covington

On Jul 7, 2025 8:13 PM, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> > wrote:

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MEAG team,

I hope everyone enjoyed a wonderful 4th of July weekend.

I'm following up to see if you can provide a term sheet that provides more detail about the costs associated with the customer responsibility for the planned substation located along Elks Club Rd. The MEAG Project Scope Document for this location is attached for reference.

Thanks for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,Ox-SuzMhFvw9nAeDSqk-h7euAdWfEwSXejMvmNV8K4jIBspZy25gn9Bbl1XqijIozmyIY-Xb4YZol3nEWBBmk6alPOOU_pHmnVErOlvyDQhN5abRoA,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 24, 2025 1:33 PM
To: Bisig, Holly <hbisig@meagpower.org <mailto:hbisig@meagpower.org> >; Lego, Doug <dlego@meagpower.org <mailto:dlego@meagpower.org> >; Fuller, Jim <jfuller@meagpower.org <mailto:jfuller@meagpower.org> >; Covington, Joel Smith <jsmith@cityofcovington.org <mailto:jsmith@cityofcovington.org> >; Degnan, Pete <pdegnan@meagpower.org <mailto:pdegnan@meagpower.org> >; Jackson, Steve <sjackson@meagpower.org <mailto:sjackson@meagpower.org> >; Jim Monroe <jim@3riversdevelopment.com <mailto:jim@3riversdevelopment.com> >; carlton@wig-llc.com <mailto:carlton@wig-llc.com> <carlton@wig-llc.com <mailto:carlton@wig-llc.com> >
Cc: Carter, Cindy <ccarter@meagpower.org <mailto:ccarter@meagpower.org> >; Ikenna Muoneke <ikenna.m@sfrdc.com <mailto:ikenna.m@sfrdc.com> >; Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> >
Subject: MEAG & ServerFarm - Elks Club Rd, Covington

MEAG team,

Thanks again for your time on the call a couple of weeks ago.

Please provide a term sheet associated with the attached project scope document so that we can continue to evaluate this project.

Thank you for your assistance.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CV8pLOhSjjeDmnd-4DhW3y5wTcviOIHq6j3-K4_riARwa1AFZ6Ms9PK6O5pvX72Ez6gUjyksIbELWTZIuiuNpqUqeKmmRQtJzBRluznko-Q8m7M,&typo=1>

From: Joel Smith
Sent: Thursday, July 10, 2025 1:58 PM
To: Jason Volk
Subject: RE: MEAG & ServerFarm - Elks Club Rd, Covington

Jason,

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Joel Smith

City of Covington | Electric Director

770-385-2181 | JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, July 10, 2025 12:58 AM
To: Joel Smith <JSmith@cityofcovington.org>
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

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No

Jason Volk

Serverfarm

213-737-1903

From: Joel Smith <JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 8:14:34 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Jason,

Did anyone from MEAG ever get back with you?

Joel Smith
Electric Director
City of Covington

On Jul 7, 2025 8:13 PM, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> > wrote:

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MEAG team,

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I'm following up to see if you can provide a term sheet that provides more detail about the costs associated with the customer responsibility for the planned substation located along Elks Club Rd. The MEAG Project Scope Document for this location is attached for reference.

Thanks for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,Ox-SuzMhFvw9nAeDSqk-h7euAdWfEwSXejMvmNV8K4jIBspZy25gn9Bbl1XqijIozmyIY-Xb4YZol3nEWBBmk6alPOOU_pHmnVErOlvyDQhN5abRoA,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 24, 2025 1:33 PM
To: Bisig, Holly <hbisig@meagpower.org <mailto:hbisig@meagpower.org> >; Lego, Doug <dlego@meagpower.org <mailto:dlego@meagpower.org> >; Fuller, Jim <jfuller@meagpower.org <mailto:jfuller@meagpower.org> >; Covington, Joel Smith <jsmith@cityofcovington.org <mailto:jsmith@cityofcovington.org> >; Degnan, Pete <pdegnan@meagpower.org <mailto:pdegnan@meagpower.org> >; Jackson, Steve <sjackson@meagpower.org <mailto:sjackson@meagpower.org> >; Jim Monroe <jim@3riversdevelopment.com <mailto:jim@3riversdevelopment.com> >; carlton@wig-llc.com <mailto:carlton@wig-llc.com> <carlton@wig-llc.com <mailto:carlton@wig-llc.com> >
Cc: Carter, Cindy <ccarter@meagpower.org <mailto:ccarter@meagpower.org> >; Ikenna Muoneke <ikenna.m@sfrdc.com <mailto:ikenna.m@sfrdc.com> >; Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> >
Subject: MEAG & ServerFarm - Elks Club Rd, Covington

MEAG team,

Thanks again for your time on the call a couple of weeks ago.

Please provide a term sheet associated with the attached project scope document so that we can continue to evaluate this project.

Thank you for your assistance.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CV8pLOhSjjeDmnd-4DhW3y5wTcviOIHq6j3-K4_riARwa1AFZ6Ms9PK6O5pvX72Ez6gUjyksIbELWTZIuiuNpqUqeKmmRQtJzBRluznko-Q8m7M,&typo=1>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne; Mike Willis
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; mwillis <mwillis@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com

<mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
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To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Thursday, July 10, 2025 1:20 PM
To: Audrey Payne; Mike Willis
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mike, Audrey –

Thank you for getting back to us with the comments. On the first comment, you mentioned a post-development analysis was conducted by GWES dated December 3, 2024, and it revealed that the post-development design was raising concerns about potential downstream impacts. Could you please share this study with us, so we could take a look at it and better understand the situation?

Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; mwillis <mwillis@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Good morning, Mike –

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Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
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Hello Chen,

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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

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Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Bisig, Holly <hbisig@meagpower.org>
Sent: Thursday, July 10, 2025 7:59 AM
To: Joel Smith
Subject: RE: Re: MEAG & ServerFarm - Elks Club Rd, Covington

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning Joel – I've sent to the full executive team and contacted some directly to make sure they put their eyes on this TODAY.

From: Joel Smith <JSmith@cityofcovington.org>
Sent: Thursday, July 10, 2025 7:19 AM
To: Bisig, Holly <hbisig@meagpower.org>
Subject: Fwd: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Message originated outside MEAG Power. Inspect closely before clicking links or attachments.

Holly,

Serverfarm, along with the City of Covington, is growing increasingly frustrated and disappointed with the continued lack of response from MEAG regarding our customer's request.

Serverfarm has already purchased one property within the city limits, which will be served by Covington Utilities. However, the property falls within Georgia Power's territory and will be served by them instead. I'm concerned that if we're unable to offer some form of response or engagement soon, we risk losing the opportunity to serve them at this new location that is in our territory entirely.

Please escalate this to the appropriate parties as soon as possible. I intend to respond to Mr. Volk later today and would appreciate having some direction or update to include in that communication.

Feel free to call me if we need to discuss further.

Joel

Joel Smith
Electric Director
City of Covington

---------- Forwarded message ----------
From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Date: Jul 10, 2025 12:58 AM
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington
To: Joel Smith <JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org> >
Cc:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

No

Jason Volk

Serverfarm

213-737-1903

From: Joel Smith <JSmith@cityofcovington.org <mailto:JSmith@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 8:14:34 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Jason,

Did anyone from MEAG ever get back with you?

Joel Smith
Electric Director
City of Covington

On Jul 7, 2025 8:13 PM, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> > wrote:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

MEAG team,

I hope everyone enjoyed a wonderful 4th of July weekend.

I'm following up to see if you can provide a term sheet that provides more detail about the costs associated with the customer responsibility for the planned substation located along Elks Club Rd. The MEAG Project Scope Document for this location is attached for reference.

Thanks for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,Ox-SuzMhFvw9nAeDSqk-h7euAdWfEwSXejMvmNV8K4jIBspZy25gn9Bbl1XqijIozmyIY-Xb4YZol3nEWBBmk6alPOOU_pHmnVErOlvyDQhN5abRoA,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 24, 2025 1:33 PM
To: Bisig, Holly <hbisig@meagpower.org <mailto:hbisig@meagpower.org> >; Lego, Doug <dlego@meagpower.org <mailto:dlego@meagpower.org> >; Fuller, Jim <jfuller@meagpower.org <mailto:jfuller@meagpower.org> >; Covington, Joel Smith <jsmith@cityofcovington.org <mailto:jsmith@cityofcovington.org> >; Degnan, Pete <pdegnan@meagpower.org <mailto:pdegnan@meagpower.org> >; Jackson, Steve <sjackson@meagpower.org <mailto:sjackson@meagpower.org> >; Jim Monroe <jim@3riversdevelopment.com <mailto:jim@3riversdevelopment.com> >; carlton@wig-llc.com <mailto:carlton@wig-llc.com> <carlton@wig-llc.com <mailto:carlton@wig-llc.com> >
Cc: Carter, Cindy <ccarter@meagpower.org <mailto:ccarter@meagpower.org> >; Ikenna Muoneke <ikenna.m@sfrdc.com <mailto:ikenna.m@sfrdc.com> >; Bradley Scheidt <bradley.s@sfrdc.com <mailto:bradley.s@sfrdc.com> >
Subject: MEAG & ServerFarm - Elks Club Rd, Covington

MEAG team,

Thanks again for your time on the call a couple of weeks ago.

Please provide a term sheet associated with the attached project scope document so that we can continue to evaluate this project.

Thank you for your assistance.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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From: Joel Smith
Sent: Thursday, July 10, 2025 7:19 AM
To: hbisig@meagpower.org
Subject: Fwd: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Holly,

Serverfarm, along with the City of Covington, is growing increasingly frustrated and disappointed with the continued lack of response from MEAG regarding our customer's request.

Serverfarm has already purchased one property within the city limits, which will be served by Covington Utilities. However, the property falls within Georgia Power's territory and will be served by them instead. I'm concerned that if we're unable to offer some form of response or engagement soon, we risk losing the opportunity to serve them at this new location that is in our territory entirely.

Please escalate this to the appropriate parties as soon as possible. I intend to respond to Mr. Volk later today and would appreciate having some direction or update to include in that communication.

Feel free to call me if we need to discuss further.

Joel

Joel Smith
Electric Director
City of Covington
---------- Forwarded message ----------
From: Jason Volk <jason.v@sfrdc.com>
Date: Jul 10, 2025 12:58 AM
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington
To: Joel Smith <JSmith@cityofcovington.org>
Cc:

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

No

Jason Volk

Serverfarm

213-737-1903

From: Joel Smith <JSmith@cityofcovington.org>
Sent: Wednesday, July 9, 2025 8:14:34 PM
To: Jason Volk <jason.v@sfrdc.com>
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

Jason,
Did anyone from MEAG ever get back with you?

Joel Smith
Electric Director
City of Covington

On Jul 7, 2025 8:13 PM, Jason Volk <jason.v@sfrdc.com> wrote:

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MEAG team,

I hope everyone enjoyed a wonderful 4th of July weekend.

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Thanks for your help.

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VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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Cc: Carter, Cindy <ccarter@meagpower.org>; Ikenna Muoneke <ikenna.m@sfrdc.com>; Bradley Scheidt <bradley.s@sfrdc.com>
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From: Joel Smith
Sent: Wednesday, July 9, 2025 11:15 PM
To: Jason Volk
Subject: Re: MEAG & ServerFarm - Elks Club Rd, Covington

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From: Rob Leigh
Sent: Wednesday, July 9, 2025 4:36 PM
To: Judy Johnson; Mike Jewell
Subject: Re: Inviting to Zoom - if needed

Thank you Judy!

Rob Leigh
Gas System Operations Manager
770-385-2042

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Wednesday, July 9, 2025 3:19:43 PM
To: Mike Jewell <MJewell@cityofcovington.org>; Rob Leigh <RLeigh@cityofcovington.org>
Subject: Inviting to Zoom - if needed

Good Day Gentlemen,

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Sent: Wednesday, July 9, 2025 4:02 PM
To: sam@sfrdc.com; jason.v@sfrdc.com; greg.f@sfrdc.com; davery.b@sfrdc.com
Cc: Tracy Hernandez; Robert Canady; Rob Leigh; Kevin Sorrow; Mike Jewell; Mike Willis; Donna Smith; Brian Thompson; David Powell; josephtkacsik@caa.inc
Subject: Zoom meeting 07/16/2025

Good Day Serverfarm Team,

Below is the link to the Zoom meeting next Wednesday, 07/16/2025, at 11 a.m. Eastern Time to discuss the building remodel/construction for the building at 10835 Hazelbrand Rd. Please invite anyone you would like to have in this meeting. I have invited our building & fire team as well as a couple of other departments to try and cover all bases for construction. I have also sent a calendar invite but was not sure everyone used the same email calendar. If you do not receive it via Outlook, please add the meeting below to your schedule.

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770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

Planning and Zoning is inviting you to a scheduled Zoom meeting.

Topic: 10835 Hazelbrand Road - building remodel/construction conversation

Time: Jul 16, 2025 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

https://us06web.zoom.us/j/85804995725

View meeting insights with Zoom AI Companion

https://us06web.zoom.us/launch/edl?muid=2b6a3410-5561-42bd-9209-9c12acd9e48c

Meeting ID: 858 0499 5725

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From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Wednesday, July 9, 2025 3:13 PM
To: Mike Willis
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you very much, Mike!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Wednesday, July 9, 2025 3:11 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

See response below

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Gravel is considered impervious area with the applicable CN Is it possible to add gravel area on site without reworking the pond? It depends on the amount of gravel (Impervious) added. Per our ordinance redevelopment resulting in more than 5000 sq ft of additional impervious will require H&H analysis and could result in modification of the pond.
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area. As long as the reconfiguration results in a net zero you will not need to address stormwater components. Any additional impervious generated will be held to the same statement above. You will however, need to follow any applicable regulations for ES&PC during the construction

Please advise. Thank you for your help!

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Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

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To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Sent: Tuesday, July 1, 2025 7:39 AM

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Good morning,

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Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

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Best Regards,

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From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Cai, Chen <Chen.Cai@kimley-horn.com>

Sent: Wednesday, July 9, 2025 3:13 PM
To: Mike Willis
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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See response below

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City of Covington | Engineering Manager

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Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com

<mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

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Michael Willis, CPESC

City of Covington | Engineering Manager

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To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
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To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
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Best Regards,

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sounds good. Thank you, Mike!!

Best Regards,

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It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

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678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Wednesday, July 9, 2025 3:10 PM
To: Audrey Payne
Cc: Reynolds, Josh; Holland, Madeline; Mike Willis
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Received. Thank you, Audrey!

Could you also provide some feedback on the questions in my previous email below? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; mwillis <mwillis@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >

Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Good afternoon, Mike –

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Best Regards,

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Thanks,

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City of Covington | Engineering Manager

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Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
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Cc: Reynolds, Josh; Holland, Madeline; Mike Willis
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Received. Thank you, Audrey!

Could you also provide some feedback on the questions in my previous email below? Thanks!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Audrey Payne <APayne@cityofcovington.org>
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; mwillis <mwillis@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple

of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >

Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Judy Johnson
Sent: Wednesday, July 9, 2025 3:10 PM
To: Sam Brown
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Absolutely, at my desk now and should be most of afternoon – 770-285-2179 office or cell 404-922-6806.

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com>
Sent: Wednesday, July 9, 2025 2:41 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Thanks, Judy. Also, do you have a couple minutes today to answer a very random question for me?

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yric0SZnwR-y0DyLVRjNG1D8lZ6qFW-N8_zVoiBKTcqk9YfMc4RBANx40-peKRVYvFS8DE9FyrwfZMjH8lynYWRYWpzBhPVtK2uDTllx_ThlsECBJp_1g9c,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 1:25 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

So sorry, I meant the 16th.

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Judy Johnson
Sent: Wednesday, July 9, 2025 2:24 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Thanks Sam,

I will get a Zoom meeting invite sent out today for 11 a.m. next Wednesday, 07/22/2025. I will include all who may have comments on the building remodel/construction.

Kind regards,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 9, 2025 12:22 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

I'll leave that determination with you, but our project definitely seems to be a straightforward building department project. If there is value in having more eyeballs on and awareness of our plans, anyone in the office is welcome.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,-h2hdmcnsLskP9DzVW9vtZY17PhApBvptDo6n2mMZtiwWz1x6AMpED1m7WjWyi9HGkdx_PupF8yjEvjFouKH38WPTRkf1J9MBNpORcFhKxqLIA,,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 10:42 AM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Hi Sam,

Thanks for the follow up. I just checked and it had not been set on our side yet. Generally, we set it up so we can invite those on our team that need to be included. With that said, do you want the entire city team – civil and construction – or more the building side (i.e. fire & building). Please advise.

Regards,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Tuesday, July 8, 2025 8:21 AM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk

<jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Judy,

I hope you had a great July 4th weekend. I wanted to quickly follow up to see if you wanted my team to send the Teams invite for the 16th or your team would be sending it. Either way works.

Thanks.

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,UftOjx2m2JKLq5Y9lAx_PEpe_DDX5paOpbV_5VoYa3-P8U-VraohHstDMXa0fCZIQ6NSbHQVrQT-IfnmposgtXeLSUM7xIl1a_XZpPGyR2LI&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 2, 2025 12:13 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D'Avery

Hi Judy,

We circled up with our design team and it sounds like the morning of July 16th will work best for our teams. If you send the pre-app Teams invite to D'Avery and I, we can send along to everyone.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,gEQ4iptqZ7SikvFP6ZFMcl-_u1hZ9AuIxJko7H1nz1I5Q8FE7mlkeNWLO_6Z7PtvbEPwDGTUuIKvGOKlbmrI7Gc5EZfmJejJrgvKApw3N_3FW15Ac28,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,PKaBnqh8lG_8ZeBmj1dFlzjQSVPMY0RwyTAd5Wrc6652Yg7MmPA5SSpVRUyyswFsIp-QOlO4HcJBlDFAD4_Iwv8jrzpdfR1OqVtWeQCVlzCJUgUlcEiJlhQ,&typo=1>

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Absolutely, at my desk now and should be most of afternoon – 770-285-2179 office or cell 404-922-6806.

Judy

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Sent: Tuesday, July 8, 2025 10:42 AM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
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Thanks.

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From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 2, 2025 12:13 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis

<MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D'Avery

Hi Judy,

We circled up with our design team and it sounds like the morning of July 16th will work best for our teams. If you send the pre-app Teams invite to D'Avery and I, we can send along to everyone.

Thanks!

Sam Brown

Chief Development Officer

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From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 2, 2025 12:13 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D’Avery

Hi Judy,

We circled up with our design team and it sounds like the morning of July 16th will work best for our teams. If you send the pre-app Teams invite to D’Avery and I, we can send along to everyone.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,gEQ4iptqZ7SikvFP6ZFMcl-_u1hZ9AuIxJko7H1nz1I5Q8FE7mlkeNWLO_6Z7PtvbEPwDGTUuIKvGOKlbmrI7Gc5EZfmJejJrgvKApw3N_3FW15Ac28,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site's key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,PKaBnqh8lG_8ZeBmj1dFlzjQSVPMY0RwyTAd5Wrc6652Yg7MmPA5SSpVRUyyswFsIp-QOlO4HcJBlDFAD4_Iwv8jrzpdfR1OqVtWeQCVlzCJUgUlcEiJlhQ,&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Judy Johnson
Sent: Wednesday, July 9, 2025 3:10 PM
To: Sam Brown
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Absolutely, at my desk now and should be most of afternoon – 770-285-2179 office or cell 404-922-6806.

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com>
Sent: Wednesday, July 9, 2025 2:41 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Thanks, Judy. Also, do you have a couple minutes today to answer a very random question for me?

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yric0SZnwR-y0DyLVRjNG1D8IZ6qFW-N8_zVoiBKTcqk9YfMc4RBANx40-peKRVYvFS8DE9FyrwfZMjH8lynYWRYWpzBhPVtK2uDTllx_ThlsECBJp_1g9c,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Wednesday, July 9, 2025 1:25 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

So sorry, I meant the 16th.

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Judy Johnson
Sent: Wednesday, July 9, 2025 2:24 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Thanks Sam,

I will get a Zoom meeting invite sent out today for 11 a.m. next Wednesday, 07/22/2025. I will include all who may have comments on the building remodel/construction.

Kind regards,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 9, 2025 12:22 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

I'll leave that determination with you, but our project definitely seems to be a straightforward building department project. If there is value in having more eyeballs on and awareness of our plans, anyone in the office is welcome.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,-h2hdmcnsLskP9DzVW9vtZY17PhApBvptDo6n2mMZtiwWz1x6AMpED1m7WjWyi9HGkdx_PupF8yjEvjFouKH38WPTRkf1J9MBNpORcFhKxqLIA,,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 10:42 AM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Hi Sam,

Thanks for the follow up. I just checked and it had not been set on our side yet. Generally, we set it up so we can invite those on our team that need to be included. With that said, do you want the entire city team – civil and construction – or more the building side (i.e. fire & building). Please advise.

Regards,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Tuesday, July 8, 2025 8:21 AM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

I hope you had a great July 4th weekend. I wanted to quickly follow up to see if you wanted my team to send the Teams invite for the 16th or your team would be sending it. Either way works.

Thanks.

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,UftOjx2m2JKLq5Y9lAx_PEpe_DDX5paOpbV_5VoYa3-P8U-VraohHstDMXa0fCZIQ6NSbHQVrQT-

IfnmposgtXeLSUM7xIl1a_XZpPGyR2LI&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 2, 2025 12:13 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D'Avery

Hi Judy,

We circled up with our design team and it sounds like the morning of July 16th will work best for our teams. If you send the pre-app Teams invite to D'Avery and I, we can send along to everyone.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,gEQ4iptqZ7SikvFP6ZFMcl-_u1hZ9AuIxJko7H1nz1I5Q8FE7mlkeNWLO_6Z7PtvbEPwDGTUuIKvGOKlbmrI7Gc5EZfmJejJrgvKApw3N_3FW15Ac28,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

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We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site's key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,PKaBnqh8lG_8ZeBmj1dFlzjQSVPMY0RwyTAd5Wrc6652Yg7MmPA5SSpVRUyyswFsIp-QOlO4HcJBlDFAD4_Iwv8jrzpdfR1OqVtWeQCVlzCJUgUlcEiJlhQ,&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >

Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

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Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Audrey Payne
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen
Cc: Reynolds, Josh; Holland, Madeline; Mike Willis
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal
Attachments: 10835 PLAN REVIEW COMMENTS.pdf

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >

Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Best Regards,

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >

Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Audrey Payne
Sent: Wednesday, July 9, 2025 2:47 PM
To: Cai, Chen
Cc: Reynolds, Josh; Holland, Madeline; Mike Willis
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal
Attachments: 10835 PLAN REVIEW COMMENTS.pdf

Good afternoon, Chen.

Your plan review was rejected. Please revise your plan to address the comments in the attachment. Please resubmit as your convenience.

Thank you,

Audrey Payne

City of Covington Engineering Dept

(770) 385-2033

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >; Audrey Payne <APayne@cityofcovington.org <mailto:APayne@cityofcovington.org> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
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City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
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Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Sam Brown <sam@sfrdc.com>
Sent: Wednesday, July 9, 2025 2:41 PM
To: Judy Johnson
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, Judy. Also, do you have a couple minutes today to answer a very random question for me?

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,yric0SZnwR-y0DyLVRjNG1D8IZ6qFW-N8_zVoiBKTcqk9YfMc4RBANx40-peKRVYvFS8DE9FyrwfZMjH8lynYWRYWpzBhPVtK2uDTllx_ThlsECBJp_1g9c,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Wednesday, July 9, 2025 1:25 PM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

So sorry, I meant the 16th.

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Judy Johnson
Sent: Wednesday, July 9, 2025 2:24 PM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Thanks Sam,

I will get a Zoom meeting invite sent out today for 11 a.m. next Wednesday, 07/22/2025. I will include all who may have comments on the building remodel/construction.

Kind regards,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 9, 2025 12:22 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
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Sent: Monday, June 30, 2025 3:06 PM
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Sent: Tuesday, July 8, 2025 10:42 AM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Sent: Wednesday, July 9, 2025 2:24 PM
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Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D'Avery

Hi Judy,

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Chief Development Officer

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From: Judy Johnson
Sent: Wednesday, July 9, 2025 2:24 PM
To: Sam Brown
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Thanks Sam,

I will get a Zoom meeting invite sent out today for 11 a.m. next Wednesday, 07/22/2025. I will include all who may have comments on the building remodel/construction.

Kind regards,

Judy

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From: Mike Jewell
Sent: Wednesday, July 9, 2025 12:57 PM
To: Tres Thomas
Cc: Rob Leigh
Subject: FW: Serverfarm Margin Review
Attachments: Serverfarms Proposed Margin Review.xlsx; Serverfarms Proposed Margin Review.pdf

FYI

From: Rusty Hough <rhough@gasauthority.com>
Sent: Wednesday, July 9, 2025 12:02 PM
To: Mike Jewell <MJewell@cityofcovington.org>
Cc: Scott Tolleson <sstolleson@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>
Subject: Serverfarm Margin Review

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Mike,

As requested, the attached spreadsheet and a pdf shows the three different annual use scenarios and proposed margins. This should give you a sense for the annual revenue potential at the different levels of annual use and various margins per Mcf. If you would like to see different revenue projections, just change the proposed distribution margins.

After you have had a chance to review and discuss with your team, let us know your thoughts. We can help put something together to present to Brandon Seale and his team from there.

Regards,

From: Sam Brown <sam@sfrdc.com>
Sent: Wednesday, July 9, 2025 12:22 PM
To: Judy Johnson
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Sam Brown <sam@sfrdc.com>
Sent: Wednesday, July 9, 2025 12:22 PM
To: Judy Johnson
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Judy,

I'll leave that determination with you, but our project definitely seems to be a straightforward building department project. If there is value in having more eyeballs on and awareness of our plans, anyone in the office is welcome.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,-h2hdmcnsLskP9DzVW9vtZY17PhApBvptDo6n2mMZtiwWz1x6AMpED1m7WjWyi9HGkdx_PupF8yjEvjFouKH38WPTRkf1J9MBNpORcFhKxqLIA,,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Tuesday, July 8, 2025 10:42 AM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Hi Sam,

Thanks for the follow up. I just checked and it had not been set on our side yet. Generally, we set it up so we can invite those on our team that need to be included. With that said, do you want the entire city team – civil and construction – or more the building side (i.e. fire & building). Please advise.

Regards,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Tuesday, July 8, 2025 8:21 AM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

I hope you had a great July 4th weekend. I wanted to quickly follow up to see if you wanted my team to send the Teams invite for the 16th or your team would be sending it. Either way works.

Thanks.

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 2, 2025 12:13 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D’Avery

Hi Judy,

We circled up with our design team and it sounds like the morning of July 16th will work best for our teams. If you send the pre-app Teams invite to D’Avery and I, we can send along to everyone.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Respectfully,

Judy

Judy Thagard

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770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

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Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Thanks!

Sam Brown

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From: Rusty Hough <rhough@gasauthority.com>
Sent: Wednesday, July 9, 2025 12:02 PM
To: Mike Jewell
Cc: Scott Tolleson; Rodney Dill; Rai Trippe; Samantha McDaniel; Chris Coan
Subject: Serverfarm Margin Review
Attachments: Serverfarms Proposed Margin Review.xlsx; Serverfarms Proposed Margin Review.pdf

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Mike,

As requested, the attached spreadsheet and a pdf shows the three different annual use scenarios and proposed margins. This should give you a sense for the annual revenue potential at the different levels of annual use and various margins per Mcf. If you would like to see different revenue projections, just change the proposed distribution margins.

After you have had a chance to review and discuss with your team, let us know your thoughts. We can help put something together to present to Brandon Seale and his team from there.

Regards,

From: Sam Brown <sam@sfrdc.com>
Sent: Wednesday, July 9, 2025 10:31 AM
To: Kevin Sorrow; D'Avery Brown; Tim Blomeke; Brian Medina
Cc: Greg Ford; Jason Volk; Judy Johnson; Burke Murph
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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+ Brian, Tim, and D'Avery

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Talk soon.

Sam Brown

Chief Development Officer

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From: Kevin Sorrow <ksorrow@cityofcovington.org>
Sent: Wednesday, July 9, 2025 7:35 AM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Judy Johnson <JudyJohnson@cityofcovington.org>; Burke Murph <burke.murph@gwesllc.com>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Mr. Brown,

Please see attached Water and Sewer Availability letter.

Thank You,

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org>

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Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
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Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

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Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Thanks!

Sam Brown

Chief Development Officer

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Sent: Wednesday, July 9, 2025 10:31 AM
To: Kevin Sorrow; D'Avery Brown; Tim Blomeke; Brian Medina
Cc: Greg Ford; Jason Volk; Judy Johnson; Burke Murph
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Sam Brown

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Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Mr. Brown,

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Thank You,

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org>

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Respectfully,

Judy

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Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Sam Brown <sam@sfrdc.com>
Sent: Wednesday, July 9, 2025 10:31 AM
To: Kevin Sorrow; D'Avery Brown; Tim Blomeke; Brian Medina
Cc: Greg Ford; Jason Volk; Judy Johnson; Burke Murph
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

+ Brian, Tim, and D'Avery

Hi Kevin,

Thanks for the note verifying the city has capacity for our project. We're planning to apply for our permit shortly after our pre-app meeting next week and will work with your team to coordinate any and all details related to the water and sewer connections.

Talk soon.

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,ZbNFX8bjXpUUixhFQiI_bL2uOipOsO70Fz41KaxrFF93R66sddG_U5EcjnYeQwH5lSA51hyjAhqntYFRCFQqk1fEBMuAAqHikzwfyeFl6ao,&typo=1>

From: Kevin Sorrow <ksorrow@cityofcovington.org>
Sent: Wednesday, July 9, 2025 7:35 AM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Judy Johnson <JudyJohnson@cityofcovington.org>; Burke Murph <burke.murph@gwesllc.com>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Mr. Brown,

Please see attached Water and Sewer Availability letter.

Thank You,

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site's key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,SanFN58rERRH90WsoSvtzLtx7uc-JsgeoKMWX6TWfGJXb-sx2gIQ9QNjmBU7HbAU9AGRX8F4FJtXc7QFxOcNbW7O2YGZh3gpj0riwC4qTPnfNxTcxnef&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Tuesday, July 8, 2025 3:57 PM
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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Wednesday, July 9, 2025 9:34 AM
To: Mike Willis
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Thanks for the update, Mike!

I do have a couple of questions regarding the impervious area on site that I hope could get your input on:

* Would you consider gravel as pervious area or impervious area? Is it possible to add gravel area on site without reworking the pond?
* Would you be open to some minor adjustments of the parking lot on the west side of the site? We may want to change the shape of the pavement to better accommodate the GP substation area.

Please advise. Thank you for your help!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>; Audrey Payne <APayne@cityofcovington.org>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Monday, June 30, 2025 1:26 PM
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Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

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Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Kevin Sorrow
Sent: Wednesday, July 9, 2025 8:35 AM
To: Sam Brown
Cc: Greg Ford; Jason Volk; Judy Johnson; Burke Murph
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up
Attachments: Availability Letter - 10835 HAZELBRAND RD.pdf

Mr. Brown,

Please see attached Water and Sewer Availability letter.

Thank You,

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org>

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site's key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >

Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Chad Peden <CPeden@cartersloope.com>
Sent: Wednesday, July 9, 2025 7:17 AM
To: Kevin Sorrow
Cc: Burke Murph; Isaac St.Clair
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Kevin,

We included 20,000 GPD (avg. day) in the model for this parcel so the requested 1,500 gpd is not an issue.

Sincerely,

Chad Peden, P.E.

Carter & Sloope, Inc

Office: (706) 769-4119

1031 Stonebridge Pkwy

Watkinsville, GA 30677

From: Kevin Sorrow <ksorrow@cityofcovington.org>
Sent: Monday, July 7, 2025 9:07 AM
To: Chad Peden <CPeden@cartersloope.com>
Cc: Burke Murph <burke.murph@gwesllc.com>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Chad,

Can I issue this letter of capacity?

Thank You,

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org>

From: Burke Murph <burke.murph@gwesllc.com <mailto:burke.murph@gwesllc.com> >
Sent: Tuesday, July 1, 2025 3:33 PM
To: Chad Peden <cpeden@cartersloope.com <mailto:cpeden@cartersloope.com> >
Cc: Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >
Subject: FW: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Chad,

Please let us know if any issues with this capacity request exist.

Thanks,

Burke

From: Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 8:55 AM
To: Burke Murph <burke.murph@gwesllc.com <mailto:burke.murph@gwesllc.com> >
Subject: Fwd: Serverfarm - Covington Data Center Water Volume Follow Up

Burke,

Please confirm capacity for Serverfarm.

1500 gallons a day. They are air cooled.

Kevin Sorrow

Sent from my iPhone

Begin forwarded message:

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Date: June 30, 2025 at 4:57:06?PM EDT
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >, Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >, Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >, Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

?

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site's key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

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NEVER TRUST WIRING INSTRUCTIONS SENT VIA EMAIL. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. ALWAYS independently verify our phone number and call us to confirm wiring instructions prior to sending a wire. NEVER wire money without calling our office to verify that the wiring instructions are correct.

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Tuesday, July 8, 2025 5:33 PM
To: Mike Jewell; jason.v@sfrdc.com; greg.f@sfrdc.com
Cc: Tres Thomas; Scott Tolleson; Rob Leigh; Rusty Hough
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

At the end of the day the all-in delivered price is the most important factor, we're indifferent to doing it as a transport or a delivered-molecule deal. I had the impression that Covington's preference is to do it as a delivered molecule arrangement, and we're fine with that if it's still competitive with a transport option and defensible as such to our boards.

We have some examples of transport and delivered molecule deals with other utilities in other jurisdictions for this sized load, if helpful. I suspect that you and GAGA have some other good reference points as well.

Brandon
+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Tuesday, July 8, 2025 4:13:03 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; jason.v@sfrdc.com <jason.v@sfrdc.com>; greg.f@sfrdc.com <greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: RE: Serverfarm

Brandon,

This is a new rate that is under discussion with the Gas Authority, and we need to know how the gas is going to be delivered from Transco. Is this a transportation customer where you purchase the gas and it is transported to the City Gate or will you be buying gas supply from the City/Gas Authority? This is essential to terms used in the rate description and costs associated for this proposed rate.

Thanks,

Mike

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Tuesday, July 8, 2025 3:11 PM
To: Mike Jewell <MJewell@cityofcovington.org>; jason.v@sfrdc.com; greg.f@sfrdc.com
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Mike, we had discussed developing a large load rate appropriate for this size of customer in advance of your 7/21 city council meeting. When can we get on the phone this week to talk about that?

Brandon

+1 (210) 313-3441

_____

From: Mike Jewell <MJewell@cityofcovington.org <mailto:MJewell@cityofcovington.org> >
Sent: Thursday, July 3, 2025 11:11:52 AM
To: jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Cc: Tres Thomas <tthomas@cityofcovington.org <mailto:tthomas@cityofcovington.org> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Mike Willis
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Mike –

I hope you are doing well! I called you a few times today and left a voicemail. Could you provide me with an update on the review of this project? I also have a couple

of questions that I would like to get some feedback from you if you have time for a quick talk. Let me know. Thank you!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

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Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Mike Willis
Sent: Tuesday, July 8, 2025 4:42 PM
To: Cai, Chen
Cc: Reynolds, Josh; Holland, Madeline; Audrey Payne
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon Chen,

Sorry about that. I have been in meetings most of the day.

As of yesterday we were still waiting on some reviewers to respond. We will check back on this again first thing in the morning and get your comments back to you tomorrow.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 8, 2025 3:57 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
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Best Regards,

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Good morning,

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Thanks, and have a great 4th

Michael Willis, CPESC

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Good afternoon, Mike –

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Best Regards,

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Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

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From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.

Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Tuesday, July 8, 2025 3:11 PM
To: Mike Jewell; jason.v@sfrdc.com; greg.f@sfrdc.com
Cc: Tres Thomas; Scott Tolleson; Rob Leigh; Rusty Hough
Subject: Re: Serverfarm

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon Mike, we had discussed developing a large load rate appropriate for this size of customer in advance of your 7/21 city council meeting. When can we get on the phone this week to talk about that?

Brandon
+1 (210) 313-3441

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Thursday, July 3, 2025 11:11:52 AM
To: jason.v@sfrdc.com <jason.v@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; greg.f@sfrdc.com <greg.f@sfrdc.com>
Cc: Tres Thomas <tthomas@cityofcovington.org>; Scott Tolleson <sstolleson@gasauthority.com>; Rob Leigh <RLeigh@cityofcovington.org>; Rusty Hough <rhough@gasauthority.com>
Subject: Serverfarm

Good morning,

Attached are the three site locations that will be interconnected as proposed for the project. There is an additional tie-in at the Transco site that is not shown due to uncertain location of upgrades. I have spoken with Scott Tollison (Gas Authority) and he is confident in the load calculations for the site, as previously submitted, are good to go. Let's follow up next week with any other updates or questions.

Have a great 4th of July weekend!

Mike

From: Judy Johnson
Sent: Tuesday, July 8, 2025 11:42 AM
To: Sam Brown
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Hi Sam,

Thanks for the follow up. I just checked and it had not been set on our side yet. Generally, we set it up so we can invite those on our team that need to be included. With that said, do you want the entire city team – civil and construction – or more the building side (i.e. fire & building). Please advise.

Regards,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com>
Sent: Tuesday, July 8, 2025 8:21 AM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

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Thanks.

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,UftOjx2m2JKLq5Y9lAx_PEpe_DDX5paOpbV_5VoYa3-P8U-VraohHstDMXa0fCZIQ6NSbHQVrQT-IfnmposgtXeLSUM7xIl1a_XZpPGyR2LI&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 2, 2025 12:13 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D’Avery

Hi Judy,

We circled up with our design team and it sounds like the morning of July 16th will work best for our teams. If you send the pre-app Teams invite to D’Avery and I, we can send along to everyone.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,gEQ4iptqZ7SikvFP6ZFMcl-_u1hZ9AuIxJko7H1nz1I5Q8FE7mlkeNWLO_6Z7PtvbEPwDGTUuIKvGOKlbmrI7Gc5EZfmJejJrgvKApw3N_3FW15Ac28,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site’s key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,PKaBnqh8lG_8ZeBmj1dFlzjQSVPMY0RwyTAd5Wrc6652Yg7MmPA5SSpVRUyyswFsIp-QOlO4HcJBlDFAD4_Iwv8jrzpdfR1OqVtWeQCVlzCJUgUlcEiJlhQ,&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Judy Johnson
Sent: Tuesday, July 8, 2025 11:42 AM
To: Sam Brown
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Hi Sam,

Thanks for the follow up. I just checked and it had not been set on our side yet. Generally, we set it up so we can invite those on our team that need to be included. With that said, do you want the entire city team – civil and construction – or more the building side (i.e. fire & building). Please advise.

Regards,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com>
Sent: Tuesday, July 8, 2025 8:21 AM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

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Thanks.

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,UftOjx2m2JKLq5Y9lAx_PEpe_DDX5paOpbV_5VoYa3-P8U-VraohHstDMXa0fCZIQ6NSbHQVrQT-IfnmposgtXeLSUM7xIl1a_XZpPGyR2LI&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Wednesday, July 2, 2025 12:13 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D'Avery

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Sam Brown

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From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
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Respectfully,

Judy

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770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,PKaBnqh8lG_8ZeBmj1dFlzjQSVPMY0RwyTAd5Wrc6652Yg7MmPA5SSpVRUyyswFsIp-QOlO4HcJBlDFAD4_Iwv8jrzpdfR1OqVtWeQCVlzCJUgUlcEiJlhQ,&typo=1>

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Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Chief Development Officer

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Judy Johnson
Sent: Tuesday, July 8, 2025 11:42 AM
To: Sam Brown
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Cc: Greg Ford <greg.f@sfrdc.com>; D'Avery Brown <davery.b@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
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Sent: Wednesday, July 2, 2025 12:13 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; D'Avery Brown <davery.b@sfrdc.com <mailto:davery.b@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

+ D'Avery

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Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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<ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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City of Covington | Planning & Development Director

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From: Kevin Sorrow
Sent: Monday, July 7, 2025 9:07 AM
To: Chad Peden
Cc: Burke Murph
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Chad,

Can I issue this letter of capacity?

Thank You,

Kevin Sorrow

City of Covington | Water Resources Director

678-758-4105 | ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org>

From: Burke Murph <burke.murph@gwesllc.com>
Sent: Tuesday, July 1, 2025 3:33 PM
To: Chad Peden <cpeden@cartersloope.com>
Cc: Kevin Sorrow <ksorrow@cityofcovington.org>
Subject: FW: Serverfarm - Covington Data Center Water Volume Follow Up

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Good afternoon Chad,

Please let us know if any issues with this capacity request exist.

Thanks,

Burke

From: Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >
Sent: Tuesday, July 1, 2025 8:55 AM
To: Burke Murph <burke.murph@gwesllc.com <mailto:burke.murph@gwesllc.com> >
Subject: Fwd: Serverfarm - Covington Data Center Water Volume Follow Up

Burke,

Please confirm capacity for Serverfarm.

1500 gallons a day. They are air cooled.

Kevin Sorrow

Sent from my iPhone

Begin forwarded message:

> From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
> Date: June 30, 2025 at 4:57:06?PM EDT
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Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, July 3, 2025 10:46 AM
To: Brandon Seale; Scott Tolleson; Jason Volk; Ronald Ennis
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Will Whittington; greg.f@sfrdc.com; Rob Leigh; Rai Trippe; Samantha McDaniel; Justin Hipps
Subject: RE: Serverfarm - City of Covington gas

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Brandon,

I will forward this to your Operations Department for their review and comments. Back to you as soon as I hear from their review.

Have a great 4th of July!

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Thursday, July 3, 2025 9:19 AM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Ronald Ennis <ronald.ennis@axiomlaw.net>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Justin Hipps <jhipps@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Rusty, see attached. These are how we like to standardize Special Provisions. We have the counterparty as Voltagrid, it may end up being Server Farm, but let us know if you have comments to these SPs.

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Friday, June 27, 2025 3:06 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >; Justin Hipps <jhipps@gasauthority.com <mailto:jhipps@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Brandon,

Attached is the NAESB.

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Friday, June 27, 2025 3:24 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >; Justin Hipps <jhipps@gasauthority.com <mailto:jhipps@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty, the facilities agreement generally looks fine, subject to reviewing the Exhibit A of course. You attached me the confirm, could you share the form NAESB as well?

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Thursday, June 26, 2025 10:58 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >; Justin Hipps <jhipps@gasauthority.com <mailto:jhipps@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Brandon,

Attached is a draft facilities agreement and NAESB for your review. For the draft facilities agreement, I know that the city will need to vet this through their team and get their city attorney’s review and opinion. As Scott mentioned, we have some time on this, but we would handle the gas supply in a separate agreement.

After your review, let us know if you have any questions or would like to discuss.

Regards,

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 25, 2025 9:48 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org

<mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Hey Scott, good morning. Checking on the document set to see when we could expect to see some of those. Some of the docs like NAESB and reimbursement agreement I think we could start reviewing even while we are still filling out some of the blanks.

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Thursday, June 19, 2025 2:01 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

This is very good news but believe the timeline may be aggressive in #1 given the Covington City Council will ultimately approve any documents. Mike or Rob can confirm but the earliest the Council could hear this is July 21st.

The construction critical path for #2 and #3 are achievable and will be driven by how quickly a reimbursement agreement can be completed. We will get a draft moving internally and get something back to you as soon as possible.

On #4 – we have some time but there are two scenarios – 1) You deliver your own gas supply to the Citygate and Covington re-delivers to the facility (Transportation service) or 2) You purchase a bundled delivered supply from Covington. We would prefer scenario 2 and will provide a quote to get the supply coupled with a delivery service to the city gate for comparison. This would be documented by a NAESB and related confirms.

If a third party delivers to the Covington Citygate (scenario 1), different agreements will be required to document imbalance cures, scheduling coordination, penalty remediation, etc.

We look forward to getting this project up and running.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 7:22 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

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Mike Jewell, Director of Gas Utilities - City of Covington, is out-of-office/unavailable.

I've included Rob Leigh who is covering for Mike until he returns in late July.

Rob, see below. Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,lXSaGLSJ5yD0RWVv9gwxluRkGARKryVyyRcWZbC0ZH1a1eBbgmpFTSlZEhA_Y4KPnISJ0tH_8ujxfXPK8OttXNnCiAsKO7vgNt7Qjk_X0hyMWlc,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 4:08 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

Thanks Brandon, I'm adding a few more Serverfarm folks to this email chain.

Covington Team,

We are looking forward to your response at your earliest convenience. Thank you!

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9iB1kJW65Smu6skT1pi1aW5XNdUrAkIOxQg_ifbpoCbXbL7pipdnCTYdaDnfpXlZd6y0CrLIb6iwO0I_3YC53gsb1SW5G5mtklhpyWryloXS7EQOi8S0S_MXuw,,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 3:51 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >

Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM

To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Thursday, July 3, 2025 9:19 AM
To: Rusty Hough; Scott Tolleson; Jason Volk; Ronald Ennis
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Will Whittington; greg.f@sfrdc.com; Rob Leigh; Rai Trippe; Samantha McDaniel; Justin Hipps
Subject: RE: Serverfarm - City of Covington gas
Attachments: 7.1.2025 - rle - 001 - NAESB Base SP's-MGAG.doc

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Rusty, see attached. These are how we like to standardize Special Provisions. We have the counterparty as Voltagrid, it may end up being Server Farm, but let us know if you have comments to these SPs.

From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, June 27, 2025 3:06 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Justin Hipps <jhipps@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Brandon,

Attached is the NAESB.

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Friday, June 27, 2025 3:24 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >; Justin Hipps <jhipps@gasauthority.com <mailto:jhipps@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Rusty, the facilities agreement generally looks fine, subject to reviewing the Exhibit A of course. You attached me the confirm, could you share the form NAESB as well?

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Thursday, June 26, 2025 10:58 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >; Justin Hipps <jhipps@gasauthority.com <mailto:jhipps@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Brandon,

Attached is a draft facilities agreement and NAESB for your review. For the draft facilities agreement, I know that the city will need to vet this through their team and get their city attorney's review and opinion. As Scott mentioned, we have some time on this, but we would handle the gas supply in a separate agreement.

After your review, let us know if you have any questions or would like to discuss.

Regards,

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 25, 2025 9:48 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Hey Scott, good morning. Checking on the document set to see when we could expect to see some of those. Some of the docs like NAESB and reimbursement agreement I think we could start reviewing even while we are still filling out some of the blanks.

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Thursday, June 19, 2025 2:01 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

This is very good news but believe the timeline may be aggressive in #1 given the Covington City Council will ultimately approve any documents. Mike or Rob can confirm but the earliest the Council could hear this is July 21st.

The construction critical path for #2 and #3 are achievable and will be driven by how quickly a reimbursement agreement can be completed. We will get a draft moving internally and get something back to you as soon as possible.

On #4 – we have some time but there are two scenarios – 1) You deliver your own gas supply to the Citygate and Covington re-delivers to the facility (Transportation service) or 2) You purchase a bundled delivered supply from Covington. We would prefer scenario 2 and will provide a quote to get the supply coupled with a delivery service to the city gate for comparison. This would be documented by a NAESB and related confirms.

If a third party delivers to the Covington Citygate (scenario 1), different agreements will be required to document imbalance cures, scheduling coordination, penalty remediation, etc.

We look forward to getting this project up and running.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 7:22 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

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Mike Jewell, Director of Gas Utilities - City of Covington, is out-of-office/unavailable.

I've included Rob Leigh who is covering for Mike until he returns in late July.

Rob, see below. Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,lXSaGLSJ5yD0RWVv9gwxluRkGARKryVyyRcWZbC0ZH1a1eBbgmpFTSlZEhA_Y4KPnISJ0tH_8ujxfXPK8OttXNnCiAsKO7vgNt7Qjk_X0hyMWlc,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 4:08 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

Thanks Brandon, I'm adding a few more Serverfarm folks to this email chain.

Covington Team,

We are looking forward to your response at your earliest convenience. Thank you!

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9iB1kJW65Smu6skT1pi1aW5XNdUrAkIOxQg_ifbpoCbXbL7pipdnCTYdaDnfpXlZd6y0CrLIb6iwO0I_3YC53gsb1SW5G5mtklhpyWryloXS7EQOi8S0S_MXuw,,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 3:51 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington,

Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

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From: Sam Brown <sam@sfrdc.com>
Sent: Wednesday, July 2, 2025 1:13 PM
To: Judy Johnson
Cc: Greg Ford; D'Avery Brown; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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+ D'Avery

Hi Judy,

We circled up with our design team and it sounds like the morning of July 16th will work best for our teams. If you send the pre-app Teams invite to D'Avery and I, we can send along to everyone.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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Judy

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City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,Hrk5gWeo5jNrHn51CjY4czpeoiuXa8ngnauNrROti8iizaR6LRimCArBoEoKZ1prlT7pF63tsoR6h-ERDNda9CjyjpOtunvI0c2qXKAm_Fo&typo=1>

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Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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To: Judy Johnson
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Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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+ D'Avery

Hi Judy,

We circled up with our design team and it sounds like the morning of July 16th will work best for our teams. If you send the pre-app Teams invite to D'Avery and I, we can send along to everyone.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,aw3BcGlTgGqKt6NXLoKHQmfeAqJ9iSzWTwT_KXsupVQQLNuxCDAOm1a6hSB5HDgBUPFd0WfB-APoHrunyYA3w2Ib6h5mzZk_wkSRBonQc74epmBZuxA,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Monday, June 30, 2025 3:57 PM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,Hrk5gWeo5jNrHn51CjY4czpeoiuXa8ngnauNrROti8iizaR6LRimCArBoEoKZ1prlT7pF63tsoR6h-ER-DNda9CjyjpOtunvI0c2qXKAm_Fo&typo=1>

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Burke,

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1500 gallons a day. They are air cooled.

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Sent from my iPhone

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Yes sir

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From: Kevin Sorrow
Sent: Tuesday, July 1, 2025 8:55 AM
To: Burke Murph
Subject: Fwd: Serverfarm - Covington Data Center Water Volume Follow Up

Burke,

Please confirm capacity for Serverfarm.

1500 gallons a day. They are air cooled.

Kevin Sorrow
Sent from my iPhone

Begin forwarded message:

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Date: June 30, 2025 at 4:57:06?PM EDT
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>, Jason Volk <jason.v@sfrdc.com>, Kevin Sorrow <ksorrow@cityofcovington.org>, Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

?

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

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Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

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Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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City of Covington | Engineering Manager

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From: Sam Brown <sam@sfrdc.com>
Sent: Tuesday, July 1, 2025 7:57 AM
To: Mike Willis; Judy Johnson
Cc: D'Avery Brown; Greg Ford; Jason Volk; Kevin Sorrow; Tiffany Rebozo
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

+ D'Avery and Tiffany

Hi Mike,

My team members, D'Avery and Tiffany, are circling up with the design team to assess availability and will come back to us later today.

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,fi4xGcFm0AQ6ylbkOva5ARsipdAt_vLlYF1N_U_NVZTuEBXAAFnrxrtRJOv9nQedHeZIByhE7sJKKiAzaWBCvSQJedgbrCYJZUR4h3du&typo=1>

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, July 1, 2025 6:42 AM
To: Judy Johnson <JudyJohnson@cityofcovington.org>; Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

You don't often get email from mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> . Learn why this is important <https://aka.ms/LearnAboutSenderIdentification>

Good Morning,

I will be happy to help facilitate this. Please also include a list of contacts from your team you would like in attendance with their email addresses.

Once I have all the info I can set up the meeting.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Kevin Sorrow <ksorrow@cityofcovington.org <mailto:ksorrow@cityofcovington.org> >; Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site's key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,PAe9N88dT8HkNqiyipMwBgdCbHulsybBnac5lwlmeRVTacJ-Bhbn3bV0XQFknLWUwkGHRGJ3N9AzELTipuuWUYbnjUniE7GXSkHR2XmVjcgv4--nGgFBa3hU_g,,&typo=1>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Tuesday, July 1, 2025 7:54 AM
To: Mike Willis
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Sounds good. Thank you for confirming! Have a great 4th!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >

Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&typo=1>
Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Mike Willis
Sent: Tuesday, July 1, 2025 7:42 AM
To: Judy Johnson; Sam Brown
Cc: Greg Ford; Jason Volk; Kevin Sorrow
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Morning,

I will be happy to help facilitate this. Please also include a list of contacts from your team you would like in attendance with their email addresses.

Once I have all the info I can set up the meeting.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site's key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Hi Judy,

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Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

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Sent: Tuesday, July 1, 2025 7:42 AM
To: Judy Johnson; Sam Brown
Cc: Greg Ford; Jason Volk; Kevin Sorrow
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

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To: Judy Johnson; Sam Brown
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Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

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Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
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Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com <mailto:sam@sfrdc.com> >
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org> >
Cc: Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Mike Willis
Sent: Tuesday, July 1, 2025 7:42 AM
To: Judy Johnson; Sam Brown
Cc: Greg Ford; Jason Volk; Kevin Sorrow
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Morning,

I will be happy to help facilitate this. Please also include a list of contacts from your team you would like in attendance with their email addresses.

Once I have all the info I can set up the meeting.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown <sam@sfrdc.com>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

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Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

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City of Covington | Engineering Manager

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Sent: Monday, June 30, 2025 4:57 PM
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Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>; Kevin Sorrow <ksorrow@cityofcovington.org>; Mike Willis <MWillis@cityofcovington.org>
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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Mike Willis
Sent: Tuesday, July 1, 2025 7:39 AM
To: Cai, Chen
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good morning,

That is the day reviews are due. It will likely be the following Monday or Tuesday that you will receive your comments. Please follow up then.

Thanks, and have a great 4th

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis <MWillis@cityofcovington.org>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

_____

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

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Celebrating 18 years as one? of Fortune's 100 Best Companies to Work For

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 30, 2025 7:22 PM
To: Greg Ford; Jason Volk; Brandon Seale; Rob; Rob Leigh
Subject: Meeting (ScheduledMeeting)/Thread Id: 19:meeting_ZDQwMWMxYTItZDQwZS00YTg3LWIxMzYtNTI4MzFhMzVhODUx@thread.v2/Communication Id: a96fb6bd-9237-46e3-99a0-0f64d3b34cb8/Greg Ford,Jason Volk,Brandon Seale,Rob,Rob Leigh

Start Time (UTC): 6/30/2025 2:03:19 PM
End Time (UTC): 6/30/2025 2:55:20 PM
Duration: 00:52:01.2676428

[6/30/2025 2:06:23 PM (UTC)] greg.f@sfrdc.com joined.
[6/30/2025 2:06:23 PM (UTC)] greg.f@sfrdc.com left.
[6/30/2025 2:04:04 PM (UTC)] jason.v@sfrdc.com joined.
[6/30/2025 2:54:12 PM (UTC)] jason.v@sfrdc.com left.
[6/30/2025 2:09:06 PM (UTC)] jason.v@sfrdc.com joined.
[6/30/2025 2:12:23 PM (UTC)] jason.v@sfrdc.com left.
[6/30/2025 2:54:12 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[6/30/2025 2:55:20 PM (UTC)] Brandon.Seale@voltagrid.com left.
[6/30/2025 2:11:46 PM (UTC)] Rob joined.
[6/30/2025 2:54:11 PM (UTC)] Rob left.

[6/30/2025 2:06:41 PM (UTC)] RLeigh@cityofcovington.org joined.
[6/30/2025 2:06:41 PM (UTC)] RLeigh@cityofcovington.org left.
[6/30/2025 2:06:43 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[6/30/2025 2:06:43 PM (UTC)] Brandon.Seale@voltagrid.com left.
[6/30/2025 2:03:19 PM (UTC)] jason.v@sfrdc.com joined.
[6/30/2025 2:04:05 PM (UTC)] jason.v@sfrdc.com left.
From: Judy Johnson
Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown
Cc: Greg Ford; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

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City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

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Sam Brown

Chief Development Officer

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Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com>
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>
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Chief Development Officer

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Sent: Monday, June 30, 2025 4:57 PM
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Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

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Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

We will set up the virtual pre-con meeting for Wednesday, July 16, 2025, and send out the invites. Would this be best to set up in the morning or afternoon? Please include Mike in the response as those meetings generally generate from his department. Also, based on our conversation earlier today, it would likely be best to involve the full city team—including Fire, Building/Planning, Utilities, Transportation, and Engineering—now that you have a more complete site plan, are starting to fill in your development/construction team, and have addressed many of the site's key requirements.

Again, it was a pleasure meeting with you and we look forward to working with you on this project.

Respectfully,

Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Sam Brown <sam@sfrdc.com>
Sent: Monday, June 30, 2025 3:06 PM
To: Judy Johnson <JudyJohnson@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>
Subject: Serverfarm - Covington Data Center Water Volume Follow Up

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Judy,

It was great to meet you today. Following up on our conversation, I'm sending along our design daily water consumption volume of 1,500 gallons. We can't find Kevin's contact details on the website and I didn't get his card. Would you mind forwarding this to him, please?

Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Judy Johnson
Sent: Monday, June 30, 2025 4:57 PM
To: Sam Brown
Cc: Greg Ford; Jason Volk; Kevin Sorrow; Mike Willis
Subject: RE: Serverfarm - Covington Data Center Water Volume Follow Up

Good Afternoon Sam,

Thank you for taking the time to meet with us today. I believe it was very beneficial for next steps. Thank you for providing the daily water consumption volume of 1,500 gallons. I have included Kevin in the response so you have his email address and can connect. Also included in the email is Mike Willis, Engineering Manager, who will be able to help with questions regarding land development and permitting for that.

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Sent: Monday, June 30, 2025 3:06 PM
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Cc: Greg Ford <greg.f@sfrdc.com>; Jason Volk <jason.v@sfrdc.com>

Subject: Serverfarm - Covington Data Center Water Volume Follow Up

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Thanks!

Sam Brown

Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

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Sent: Monday, June 30, 2025 4:57 PM
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Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

+1 314.813.1489 direct

+1.314.315.5878 cell

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

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Chief Development Officer

sam@sfrdc.com <mailto:sam@sfrdc.com>

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

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Chief Development Officer

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+1 314.813.1489 direct

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www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dytUhW0RB4LMhyhVbCDowvLE-R98SAjfRos4K8oHO47maTz5IUzFVTSN4rFnNjOXaLMDlWuebVbYtu86DV5bceu5iAzI9DIN-MzJyqMzBPWZ71nX&typo=1>

From: Cai, Chen <Chen.Cai@kimley-horn.com>
Sent: Monday, June 30, 2025 1:26 PM
To: Mike Willis
Cc: Reynolds, Josh; Holland, Madeline
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon, Mike –

Hope you are doing well and had a great weekend. I would like to check in with you on the review of this project and see if we are still on track to receive comments from the city before 7/4. Thank you!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org>
Sent: Tuesday, June 10, 2025 8:39 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com>
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com>; Holland, Madeline <Madeline.Holland@kimley-horn.com>
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good Morning,

Please find the invoice attached for payment. The application has been processed and the plan review is due 7-4-25. If you wish to avoid the 2.95% convenience fee, you are welcome to pay in person or mail a check.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 11:53 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >

Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Sounds good. Thank you, Mike!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Monday, June 9, 2025 11:52 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

It looks like we have everything. I will process it today. The plan review will be due 7/4/25. As that is a holiday, please allow a couple days after that for reviewer to respond. I will let you know if there is anything missing.

Thanks,

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Monday, June 9, 2025 8:04 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning, Mike –

I hope you had a wonderful weekend! I would like to follow up and see if you have everything you need to start the review of the package for this project, and when we should expect a response from the City.

Thanks!!

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Wednesday, June 4, 2025 11:58 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Sounds good. The physical copies should be there today. We have mailed out the flashdrive in a separate package, with a tracking number of 881769150770.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Sent: Wednesday, June 4, 2025 11:12 AM
To: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Hello Chen,

As soon as we receive the shipment from FedEX we will process your application. We do not accept email submissions.

Michael Willis, CPESC

City of Covington | Engineering Manager

678-372-6777 | mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org>

From: Cai, Chen <Chen.Cai@kimley-horn.com <mailto:Chen.Cai@kimley-horn.com> >
Sent: Wednesday, June 4, 2025 10:20 AM
To: Mike Willis <MWillis@cityofcovington.org <mailto:MWillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: RE: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

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Good morning, Mike –

Hope you had a great weekend! I would like to confirm that you have received the digital submission package below and have access to it. We have also mailed 2 physical copies along with the flashdisk over to you. It will be delivered by Fedex with a tracking number of 881740762153. Let us know if you need anything else.

Best Regards,

Chen Cai, P.E.
Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647

From: Cai, Chen
Sent: Friday, May 30, 2025 1:21 PM
To: Mike Willis <mwillis@cityofcovington.org <mailto:mwillis@cityofcovington.org> >
Cc: Reynolds, Josh <josh.reynolds@kimley-horn.com <mailto:josh.reynolds@kimley-horn.com> >; Holland, Madeline <Madeline.Holland@kimley-horn.com <mailto:Madeline.Holland@kimley-horn.com> >
Subject: 10835 Hazelbrand Rd Data Center Conversion Project 1st Submittal

Good afternoon, Mike –

Please see in the below link the 1st submittal package for 10835 Hazelbrand Rd. We're preparing the flash drive, and the paper copies of the plans as requested on the application. Those will be coming your way next week. Let us know if you need anything else from us. Have a great weekend!!

Serverfarm Covington 1st City Submittal Package <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fkimleyhorn-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fchen_cai_kimley-horn_com%2fEj0MP_eRIjVJrSTtnvzvptEB4G4NzoLyyswL8Dnfz4dbtQ&c=E,1,vrWf9LD9G67tOhjkzChHH0kLQZQsMQ9hYDlr_lPU2ofZ0dfhAmd9GM4T-Me1JNdReHcyOdhvgWIGffJrEHxJDtcbtzpx4hQZ_PmGZmv5rg,,&typo=1>

Best Regards,

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Kimley-Horn | 11720 Amber Park Dr #600, Alpharetta, GA 30009
Direct: 404-998-8674 | Mobile: 770-598-7647
Connect with us: LinkedIn <https://www.linkedin.com/company/kimley-horn> | Facebook <https://www.facebook.com/KimleyHorn> | Instagram <http://www.instagram.com/kimleyhorn> | Kimley-Horn.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.kimley-horn.com%2f&c=E,1,jrqE0iSrsp9J8vssGlyixWxUxVg8hGizKZjtaXSaU7zlMgSa_QYTznMy8bn0j8VTQZ99iWpwh1ZGTtWaEE2xsWx0tlZJNP_3j9QxsjNdWhp9&t

ypo=1>
Celebrating 18 years as one? of Fortune’s 100 Best Companies to Work For

From: Joel Smith
Sent: Monday, June 30, 2025 6:30 AM
To: City Hall Conference Room
Subject: Accepted: Serverfarm - meeting with Jason Volk & Greg Ford

When: Jun 30, 2025 10:00:00 AM
Where: City Hall Conference RoomFrom: Jason Volk <jason.v@sfrdc.com>
Sent: Friday, June 27, 2025 10:49 PM
To: Rob Leigh; Greg Ford; Jason Volk; Brandon Seale
Subject: Meeting (ScheduledMeeting)/Thread Id: 19:meeting_MzZlNGI1OGQtOGQ0Yi00YjY3LWJmNDgtNTVlMTYyZTBiYzk3@thread.v2/Communication Id: 9ddc5bca-7b04-4e30-9e03-cddb248bc48c/Rob Leigh,Greg Ford,Jason Volk,Brandon Seale

Start Time (UTC): 6/27/2025 6:02:23 PM
End Time (UTC): 6/27/2025 6:30:13 PM
Duration: 00:27:49.2198463

[6/27/2025 6:02:27 PM (UTC)] RLeigh@cityofcovington.org joined.
[6/27/2025 6:30:13 PM (UTC)] RLeigh@cityofcovington.org left.
[6/27/2025 6:02:36 PM (UTC)] greg.f@sfrdc.com joined.
[6/27/2025 6:30:12 PM (UTC)] greg.f@sfrdc.com left.
[6/27/2025 6:02:23 PM (UTC)] jason.v@sfrdc.com joined.
[6/27/2025 6:30:12 PM (UTC)] jason.v@sfrdc.com left.
[6/27/2025 6:02:27 PM (UTC)] Brandon.Seale@voltagrid.com joined.
[6/27/2025 6:30:08 PM (UTC)] Brandon.Seale@voltagrid.com left.
From: Rusty Hough <rhough@gasauthority.com>
Sent: Friday, June 27, 2025 4:06 PM
To: Brandon Seale; Scott Tolleson; Jason Volk
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Will Whittington; greg.f@sfrdc.com; Rob Leigh; Rai Trippe; Samantha McDaniel; Justin Hipps
Subject: RE: Serverfarm - City of Covington gas
Attachments: 001 MGAG Base NAESB 2024 - Cover Sheet.docx; 001 - NAESB Base SP's-MGAG.doc

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brandon,

Attached is the NAESB.

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Friday, June 27, 2025 3:24 PM
To: Rusty Hough <rhough@gasauthority.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Justin Hipps <jhipps@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Rusty, the facilities agreement generally looks fine, subject to reviewing the Exhibit A of course. You attached me the confirm, could you share the form NAESB as well?

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Thursday, June 26, 2025 10:58 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >; Justin Hipps <jhipps@gasauthority.com <mailto:jhipps@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Brandon,

Attached is a draft facilities agreement and NAESB for your review. For the draft facilities agreement, I know that the city will need to vet this through their team and get their city attorney’s review and opinion. As Scott mentioned, we have some time on this, but we would handle the gas supply in a separate agreement.

After your review, let us know if you have any questions or would like to discuss.

Regards,

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 25, 2025 9:48 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Hey Scott, good morning. Checking on the document set to see when we could expect to see some of those. Some of the docs like NAESB and reimbursement agreement I think we could start reviewing even while we are still filling out some of the blanks.

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Thursday, June 19, 2025 2:01 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

This is very good news but believe the timeline may be aggressive in #1 given the Covington City Council will ultimately approve any documents. Mike or Rob can confirm but the earliest the Council could hear this is July 21st.

The construction critical path for #2 and #3 are achievable and will be driven by how quickly a reimbursement agreement can be completed. We will get a draft moving internally and get something back to you as soon as possible.

On #4 – we have some time but there are two scenarios – 1) You deliver your own gas supply to the Citygate and Covington re-delivers to the facility (Transportation service) or 2) You purchase a bundled delivered supply from Covington. We would prefer scenario 2 and will provide a quote to get the supply coupled with a delivery service to the city gate for comparison. This would be documented by a NAESB and related confirms.

If a third party delivers to the Covington Citygate (scenario 1), different agreements will be required to document imbalance cures, scheduling coordination, penalty remediation, etc.

We look forward to getting this project up and running.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 7:22 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

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Mike Jewell, Director of Gas Utilities - City of Covington, is out-of-office/unavailable.

I've included Rob Leigh who is covering for Mike until he returns in late July.

Rob, see below. Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,lXSaGLSJ5yD0RWVv9gwxluRkGARKryVyyRcWZbC0ZH1a1eBbgmpFTSlZEhA_Y4KPnISJ0tH_8ujxfXPK8OttXNnCiAsKO7vgNt7Qjk_X0hyMWlc,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 4:08 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

Thanks Brandon, I'm adding a few more Serverfarm folks to this email chain.

Covington Team,

We are looking forward to your response at your earliest convenience. Thank you!

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9iB1kJW65Smu6skT1pi1aW5XNdUrAkIOxQg_ifbpoCbXbL7pipdnCTYdaDnfpXlZd6y0CrLIb6iwO0I_3YC53gsb1SW5G5mtklhpyWryloXS7EQOi8S0S_MXuw,,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 3:51 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM

* Connect the new 12” gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco’s Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12” gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12” gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott’s availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?
a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQ
ds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

_____

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell
<david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

_____

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell
<david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

Subject: Covington & Serverfarm
Location: City Hall - 2194 Emory Street, Covington, GA

Start: Mon 6/30/2025 10:00 AM
End: Mon 6/30/2025 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Organizer: Jason Volk

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Greg,

Park in front of the building, when you enter the lobby turn to the customer service window to the left and let the front staff know you're here to see Judy Thagard

If possible, please set up an option to allow for the following individuals to join remotely via Teams.

Brandon Seale - VoltaGrid
Jason Volk - Serverfarm

Microsoft Teams Need help? <https://aka.ms/JoinTeamsMeeting?omkt=en-US>
Join the meeting now <https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDQwMWMxYTItZDQwZS00YTg3LWIxMzYtNTI4MzFhMzVhODUx%40thread.v2/0?context=%7b%22Tid%22%3a%2286e89cec-f3e6-4bf7-b74d-4e0d8349531e%22%2c%22Oid%22%3a%2280822641-4711-4867-8f53-64174421b2a5%22%7d>
Meeting ID: 244 581 444 476 1
Passcode: uR9x5D3D

For organizers: Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=80822641-4711-4867-8f53-64174421b2a5&tenantId=86e89cec-f3e6-4bf7-b74d-4e0d8349531e&threadId=19_meeting_ZDQwMWMxYTItZDQwZS00YTg3LWIxMzYtNTI4MzFhMzVhODUx@thread.v2&messageId=0&language=en-US>

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Friday, June 27, 2025 3:24 PM
To: Rusty Hough; Scott Tolleson; Jason Volk
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Will Whittington; greg.f@sfrdc.com; Rob Leigh; Rai Trippe; Samantha McDaniel; Justin Hipps
Subject: RE: Serverfarm - City of Covington gas

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Rusty, the facilities agreement generally looks fine, subject to reviewing the Exhibit A of course. You attached me the confirm, could you share the form NAESB as well?

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, June 26, 2025 10:58 AM
To: Brandon Seale <Brandon.Seale@voltagrid.com>; Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>; Justin Hipps <jhipps@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

Brandon,

Attached is a draft facilities agreement and NAESB for your review. For the draft facilities agreement, I know that the city will need to vet this through their team and get their city attorney's review and opinion. As Scott mentioned, we have some time on this, but we would handle the gas supply in a separate agreement.

After your review, let us know if you have any questions or would like to discuss.

Regards,

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 25, 2025 9:48 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Hey Scott, good morning. Checking on the document set to see when we could expect to see some of those. Some of the docs like NAESB and reimbursement agreement I think we could start reviewing even while we are still filling out some of the blanks.

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Thursday, June 19, 2025 2:01 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

This is very good news but believe the timeline may be aggressive in #1 given the Covington City Council will ultimately approve any documents. Mike or Rob can confirm but the earliest the Council could hear this is July 21st.

The construction critical path for #2 and #3 are achievable and will be driven by how quickly a reimbursement agreement can be completed. We will get a draft moving internally and get something back to you as soon as possible.

On #4 – we have some time but there are two scenarios – 1) You deliver your own gas supply to the Citygate and Covington re-delivers to the facility (Transportation service) or 2) You purchase a bundled delivered supply from Covington. We would prefer scenario 2 and will provide a quote to get the supply coupled with a delivery service to the city gate for comparison. This would be documented by a NAESB and related confirms.

If a third party delivers to the Covington Citygate (scenario 1), different agreements will be required to document imbalance cures, scheduling coordination, penalty remediation, etc.

We look forward to getting this project up and running.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 7:22 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

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Mike Jewell, Director of Gas Utilities - City of Covington, is out-of-office/unavailable.

I've included Rob Leigh who is covering for Mike until he returns in late July.

Rob, see below. Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,lXSaGLSJ5yD0RWVv9gwxluRkGARKryVyyRcWZbC0ZH1a1eBbgmpFTSlZEhA_Y4KPnISJ0tH_8ujxfXPK8OttXNnCiAsKO7vgNt7Qjk_X0hyMWlc,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 4:08 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

Thanks Brandon, I'm adding a few more Serverfarm folks to this email chain.

Covington Team,

We are looking forward to your response at your earliest convenience. Thank you!

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9iB1kJW65Smu6skT1pi1aW5XNdUrAkIOxQg_ifbpoCbXbL7pipdnCTYdaDnfpXlZd6y0CrLIb6iwO0I_3YC53gsb1SW5G5mtklhpyWryloXS7EQOi8S0S_MXuw,,&typo=1>

_____

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 3:51 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington,

Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Mike Jewell
Sent: Thursday, June 26, 2025 7:03 PM
To: jason.v@sfrdc.com
Subject: Declined: Covington, Serverfarm, VoltaGrid

I am on vacation and will be back in office Monday
From: Rob Leigh
Sent: Thursday, June 26, 2025 2:24 PM
To: Jason Volk; Mike Jewell
Subject: Re: Serverfarm - City of Covington gas

Absolutely, talk with you then.

Rob Leigh
Gas System Operations Manager
770-385-2042

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, June 26, 2025 12:42:33 PM
To: Rob Leigh <RLeigh@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm - City of Covington gas

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Rob, can you talk at 1:00pm? I just sent the invite.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,-4NgcVNqZWUYUHgHytNaFwtbeTm9qe_r97HmvpdkC-4smQ4nOPEFOAbmmw7frRSiNiaiOhbn5uWv0CV1Xsd2bP9yT_TLmZ5x1ErbYqS38js9Qw,,&typo=1>

From: Rob Leigh <RLeigh@cityofcovington.org>
Sent: Thursday, June 26, 2025 8:13 AM
To: Jason Volk <jason.v@sfrdc.com>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm - City of Covington gas

Jason,

I am available tomorrow in the afternoon. I look forward to answering any questions Serverfarm.

Thanks,

Rob

Rob Leigh
Gas System Operations Manager
770-385-2042

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, June 26, 2025 11:07:49 AM
To: Rob Leigh <RLeigh@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Fw: Serverfarm - City of Covington gas

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Rob, Mike,

See below. This was the reason for the confusion. We'd love to talk with you guys tomorrow if you can make yourselves available between 2 & 4pm. I'm excited to introduce you to one of our key executives that is leading many aspects of this exciting project.

It's very important for Serverfarm to continue building our relationship with the City of Covington.

Thank you for all your help.

Jason Volk

Serverfarm

213-737-1903

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, June 18, 2025 4:08 PM
To: Jason Volk <jason.v@sfrdc.com>
Subject: Automatic reply: Serverfarm - City of Covington gas

I will be out of the office until 7/23/21. Thank you!

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, June 26, 2025 12:43 PM
To: Rob Leigh; Mike Jewell
Subject: Re: Serverfarm - City of Covington gas

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Rob, can you talk at 1:00pm? I just sent the invite.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,-4NgcVNqZWUYUHgHytNaFwtbeTm9qe_r97HmvpdkC-4smQ4nOPEFOAbmmw7frRSiNiaiOhbn5uWv0CV1Xsd2bP9yT_TLmZ5x1ErbYqS38js9Qw,,&typo=1>

From: Rob Leigh <RLeigh@cityofcovington.org>
Sent: Thursday, June 26, 2025 8:13 AM
To: Jason Volk <jason.v@sfrdc.com>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm - City of Covington gas

Jason,

I am available tomorrow in the afternoon. I look forward to answering any questions Serverfarm.

Thanks,
Rob

Rob Leigh
Gas System Operations Manager
770-385-2042

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, June 26, 2025 11:07:49 AM
To: Rob Leigh <RLeigh@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Fw: Serverfarm - City of Covington gas

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Rob, Mike,

See below. This was the reason for the confusion. We'd love to talk with you guys tomorrow if you can make yourselves available between 2 & 4pm. I'm excited to introduce you to one of our key executives that is leading many aspects of this exciting project.

It's very important for Serverfarm to continue building our relationship with the City of Covington.

Thank you for all your help.

Jason Volk

Serverfarm

213-737-1903

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, June 18, 2025 4:08 PM
To: Jason Volk <jason.v@sfrdc.com>
Subject: Automatic reply: Serverfarm - City of Covington gas

I will be out of the office until 7/23/21. Thank you!

From: Rusty Hough <rhough@gasauthority.com>
Sent: Thursday, June 26, 2025 11:58 AM
To: Brandon Seale; Scott Tolleson; Jason Volk
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Will Whittington; greg.f@sfrdc.com; Rob Leigh; Rai Trippe; Samantha McDaniel; Justin Hipps
Subject: RE: Serverfarm - City of Covington gas
Attachments: Covington NATURAL GAS FACILITES AGREEMENT V.2.docx; ServeFarms Gas Authority MGC Draft Transaction Confirmation.doc

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Brandon,

Attached is a draft facilities agreement and NAESB for your review. For the draft facilities agreement, I know that the city will need to vet this through their team and get their city attorney's review and opinion. As Scott mentioned, we have some time on this, but we would handle the gas supply in a separate agreement.

After your review, let us know if you have any questions or would like to discuss.

Regards,

Rusty

From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, June 25, 2025 9:48 AM
To: Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>; Rusty Hough <rhough@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

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Hey Scott, good morning. Checking on the document set to see when we could expect to see some of those. Some of the docs like NAESB and reimbursement agreement I think we could start reviewing even while we are still filling out some of the blanks.

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Thursday, June 19, 2025 2:01 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> ; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >; Rai Trippe <rtrippe@gasauthority.com <mailto:rtrippe@gasauthority.com> >; Samantha McDaniel <smcdaniel@gasauthority.com <mailto:smcdaniel@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

This is very good news but believe the timeline may be aggressive in #1 given the Covington City Council will ultimately approve any documents. Mike or Rob can confirm but the earliest the Council could hear this is July 21st.

The construction critical path for #2 and #3 are achievable and will be driven by how quickly a reimbursement agreement can be completed. We will get a draft moving internally and get something back to you as soon as possible.

On #4 – we have some time but there are two scenarios – 1) You deliver your own gas supply to the Citygate and Covington re-delivers to the facility (Transportation service) or 2) You purchase a bundled delivered supply from Covington. We would prefer scenario 2 and will provide a quote to get the supply coupled with a delivery service to the city gate for comparison. This would be documented by a NAESB and related confirms.

If a third party delivers to the Covington Citygate (scenario 1), different agreements will be required to document imbalance cures, scheduling coordination, penalty remediation, etc.

We look forward to getting this project up and running.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 7:22 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

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Mike Jewell, Director of Gas Utilities - City of Covington, is out-of-office/unavailable.

I've included Rob Leigh who is covering for Mike until he returns in late July.

Rob, see below. Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,lXSaGLSJ5yD0RWVv9gwxluRkGARKryVyyRcWZbC0ZH1a1eBbgmpFTSlZEhA_Y4KPnISJ0tH_8ujxfXPK8OttXNnCiAsKO7vgNt7Qjk_X0hyMWlc,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 4:08 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

Thanks Brandon, I'm adding a few more Serverfarm folks to this email chain.

Covington Team,

We are looking forward to your response at your earliest convenience. Thank you!

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9iB1kJW65Smu6skT1pi1aW5XNdUrAkIOxQg_ifbpoCbXbL7pipdnCTYdaDnfpXlZd6y0CrLIb6iwO0I_3YC53gsb1SW5G5mtklhpyWryloXS7EQOi8S0S_MXuw,,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 3:51 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903

jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,i4fZEEZd9sEFEiKwJjzZ5MtEO8htjqjAXvkfmaPgMX6NdVskrTHwxYHLu0S0FCG0JqCzjyrISfkorKdRMQds7GxI-InszrFX92u2ydmjZXe3cvir8it4&typo=1>

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

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From: Rob Leigh
Sent: Thursday, June 26, 2025 11:14 AM
To: Jason Volk; Mike Jewell
Subject: Re: Serverfarm - City of Covington gas

Jason,

I am available tomorrow in the afternoon. I look forward to answering any questions Serverfarm.

Thanks,
Rob

Rob Leigh
Gas System Operations Manager
770-385-2042

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, June 26, 2025 11:07:49 AM
To: Rob Leigh <RLeigh@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Fw: Serverfarm - City of Covington gas

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Rob, Mike,

See below. This was the reason for the confusion. We'd love to talk with you guys tomorrow if you can make yourselves available between 2 & 4pm. I'm excited to introduce you to one of our key executives that is leading many aspects of this exciting project.

It's very important for Serverfarm to continue building our relationship with the City of Covington.

Thank you for all your help.

Jason Volk

Serverfarm

213-737-1903

From: Mike Jewell <MJewell@cityofcovington.org>
Sent: Wednesday, June 18, 2025 4:08 PM
To: Jason Volk <jason.v@sfrdc.com>
Subject: Automatic reply: Serverfarm - City of Covington gas

I will be out of the office until 7/23/21. Thank you!

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, June 26, 2025 11:08 AM
To: Rob Leigh; Mike Jewell
Subject: Fw: Serverfarm - City of Covington gas

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213-737-1903

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Sent: Wednesday, June 18, 2025 4:08 PM
To: Jason Volk <jason.v@sfrdc.com>
Subject: Automatic reply: Serverfarm - City of Covington gas

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From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, June 26, 2025 10:58 AM
To: Rob Leigh
Cc: Joel Smith; Mike Jewell
Subject: Re: Serverfarm - meeting request

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Hey Mike. Can we talk with you both on Friday? We are hoping to better under the city process.

Jason Volk

Serverfarm

213-737-1903

From: Rob Leigh <RLeigh@cityofcovington.org>
Sent: Thursday, June 26, 2025 7:48:57 AM
To: Jason Volk <jason.v@sfrdc.com>
Cc: Joel Smith <JSmith@cityofcovington.org>; Mike Jewell <MJewell@cityofcovington.org>
Subject: Re: Serverfarm - meeting request

Jason,

Any meeting should be set up with Mike Jewell and MGAG members so no detail is overlooked on this important project. There seems to be a misunderstanding, Mike was out of office until 6/23 not mid July.

Thanks,

Rob Leigh
Gas System Operations Manager
770-385-2042

From: Jason Volk <jason.v@sfrdc.com>
Sent: Thursday, June 26, 2025 10:34 AM
To: Rob Leigh <RLeigh@cityofcovington.org>
Cc: Joel Smith <JSmith@cityofcovington.org>
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Rob,

Good morning. I understand that you work with Mike Jewel and that he is out of the office until mid-July.

As you know, we've been working with Mike on that important gas project for the 10835 Hazelbrand Rd site. Our friend Brandon Seale at VoltaGrid followed up with the broader MGAG team and City of Covington yesterday.

Can you be available for a call tomorrow? We plan to include our partner VoltaGrid on the call. We'd like to better understand the City's part in the gas supply process and to make sure we are aligned on all fronts as we work to complete the contracting for the gas supply to the property over the next 30 days. Please include any other team members at Covington as needed.

Please let us know if you can talk between 2pm and 4pm tomorrow (Friday).

Thank you.

Jason Volk

VP - Acquisitions & Asset Mgmt.

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From: Rob Leigh
Sent: Thursday, June 26, 2025 10:49 AM
To: Jason Volk
Cc: Joel Smith; Mike Jewell
Subject: Re: Serverfarm - meeting request

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Subject: Covington & Serverfarm
Location: City Hall - 2194 Emory Street, Covington, GA

Start: Mon 6/30/2025 10:00 AM
End: Mon 6/30/2025 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Organizer: Jason Volk

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Greg,

Park in front of the building, when you enter the lobby turn to the customer service window to the left and let the front staff know you’re here to see Judy Thagard
From: Judy Johnson
Sent: Wednesday, June 25, 2025 12:34 PM
To: Jason Volk
Subject: Accepted: HOLD - Covington & Serverfarm

From: Judy Johnson
Sent: Wednesday, June 25, 2025 12:32 PM
To: Jason Volk
Cc: Greg Ford; Tracy Hernandez; Salena Ward
Subject: Re: Serverfarm & City of Covington - meeting request

Hi Jason & Greg,

I have reserved the conference room at city hall for 10 a.m. Monday. The physical address is 2194 Emory Street, Covington GA, 30014. Should you park in front of the building, when you enter the lobby turn to the customer service window to the left and let the front staff know you're here to see me.

While I'll return to the office tomorrow, my cell number is 404-922-6806 should you need anything.

We look forward to meeting with you,
Judy

Sent from my iPhone

On Jun 25, 2025, at 10:41?AM, Jason Volk <jason.v@sfrdc.com> wrote:

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Judy, Greg, I send an invite just to HOLD the time on your calendar. I'll defer to you both to identify a location, other attendees, etc.

Jason Volk

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From: Greg Ford <greg.f@sfrdc.com>
Sent: Tuesday, June 24, 2025 9:23 PM
To: Judy Johnson <judyjohnson@cityofcovington.org>
Cc: Tracy Hernandez <thernandez@cityofcovington.org>; Salena Ward <sward@cityofcovington.org>; Jason Volk <jason.v@sfrdc.com>
Subject: Re: Serverfarm & City of Covington - meeting request

Thanks in advance for your time next week, Judy. Meeting at 1000 next Monday works great and I'm looking forward to the discussion.

Greg Ford

Chief Product Officer

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?
Thanks Judy, Greg is shuffling around his schedule, he'll respond shortly. Please plan on a Monday morning meeting with at least Greg, perhaps more folks from Serverfarm too.

Jason Volk

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From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Tuesday, June 24, 2025 5:06 AM
To: Jason Volk <jason.v@sfrdc.com>; Tracy Hernandez <Thernandez@cityofcovington.org>; Salena Ward <sward@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>
Subject: Re: Serverfarm & City of Covington - meeting request

Good Morning Jason,

Hope you are doing well. Yes, we would love to meet with you on Monday morning. Would you like to meet at 9 or 10 a.m.?

Regards,
Judy

Judy Thagard

City of Covington | Planning & Development Director

<Outlook-PhoneIcon_.png>
770-385-2179 |
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JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>
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From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 23, 2025 3:10 PM
To: Tracy Hernandez <Thernandez@cityofcovington.org>; Salena Ward <sward@cityofcovington.org>
Cc: Judy Johnson <JudyJohnson@cityofcovington.org>; Greg Ford <greg.f@sfrdc.com>
Subject: Fw: Serverfarm & City of Covington - meeting request

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Tracy, Salena,

I sent the email below to Judy requesting a meeting for Monday. I received her automatic email reply (attached) indicating that she will be out-of-office until Thursday, 6/26, and that we should contact you for assistance.

Please let us know if you can coordinate a meeting for Monday morning. It would be awesome if Greg could meet Judy and others when he is in town.
Thank you in advance for any help you can provide!

Jason Volk

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Cc: Greg Ford <greg.f@sfrdc.com>
Subject: Serverfarm & City of Covington - meeting request

Judy,
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I hope you are well. I met you briefly during one of the annexation meetings for the 10835 Hazelbrand Rd building. We've shared several emails.
Serverfarm is preparing to close our acquisition of the building over the next few months. We have spent a great deal of time and money designing and planning for a future state-of-the-art data center at that location. We have been working extensively with Georgia Power and your utility department to that end,

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Please let us know if you have availability on Monday morning. Greg's preferred time would be 10:00am at a location of your choice in Covington, but he can be flexible.

Thank you for your consideration. We look forward to your response.

Jason Volk

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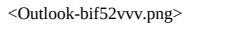
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From: Brandon Seale <Brandon.Seale@voltagrid.com>
Sent: Wednesday, June 25, 2025 9:48 AM
To: Scott Tolleson; Jason Volk; Rusty Hough
Cc: Mike Jewell; David Bell; Chris Coan; Rodney Dill; Will Whittington; greg.f@sfrdc.com; Rob Leigh; Rai Trippe; Samantha McDaniel
Subject: RE: Serverfarm - City of Covington gas

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Hey Scott, good morning. Checking on the document set to see when we could expect to see some of those. Some of the docs like NAESB and reimbursement agreement I think we could start reviewing even while we are still filling out some of the blanks.

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Thursday, June 19, 2025 2:01 PM
To: Jason Volk <jason.v@sfrdc.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <rdill@gasauthority.com>; Will Whittington <william.w@sfrdc.com>; greg.f@sfrdc.com; Rob Leigh <RLeigh@cityofcovington.org>; Rai Trippe <rtrippe@gasauthority.com>; Samantha McDaniel <smcdaniel@gasauthority.com>
Subject: RE: Serverfarm - City of Covington gas

This is very good news but believe the timeline may be aggressive in #1 given the Covington City Council will ultimately approve any documents. Mike or Rob can confirm but the earliest the Council could hear this is July 21st.

The construction critical path for #2 and #3 are achievable and will be driven by how quickly a reimbursement agreement can be completed. We will get a draft moving internally and get something back to you as soon as possible.

On #4 – we have some time but there are two scenarios – 1) You deliver your own gas supply to the Citygate and Covington re-delivers to the facility (Transportation service) or 2) You purchase a bundled delivered supply from Covington. We would prefer scenario 2 and will provide a quote to get the supply coupled with a delivery service to the city gate for comparison. This would be documented by a NAESB and related confirms.

If a third party delivers to the Covington Citygate (scenario 1), different agreements will be required to document imbalance cures, scheduling coordination, penalty remediation, etc.

We look forward to getting this project up and running.

Scott

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Sent: Wednesday, June 18, 2025 7:22 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >; Rob Leigh <RLeigh@cityofcovington.org <mailto:RLeigh@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

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Mike Jewell, Director of Gas Utilities - City of Covington, is out-of-office/unavailable.

I've included Rob Leigh who is covering for Mike until he returns in late July.

Rob, see below. Thanks in advance for your help.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,lXSaGLSJ5yD0RWVv9gwxluRkGARKryVyyRcWZbC0ZH1a1eBbgmpFTSlZEhA_Y4KPnISJ0tH_8ujxfXPK8OttXNnCiAsKO7vgNt7Qjk_X0hyMWlc,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 18, 2025 4:08 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >; Will Whittington <william.w@sfrdc.com <mailto:william.w@sfrdc.com> >; Greg Ford <greg.f@sfrdc.com <mailto:greg.f@sfrdc.com> >
Subject: Re: Serverfarm - City of Covington gas

Thanks Brandon, I'm adding a few more Serverfarm folks to this email chain.

Covington Team,

We are looking forward to your response at your earliest convenience. Thank you!

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,9iB1kJW65Smu6skT1pi1aW5XNdUrAkIOxQg_ifbpoCbXbL7pipdnCTYdaDnfpXlZd6y0CrLIb6iwO0I_3YC53gsb1SW5G5mtklhpyWryloXS7EQOi8S0S_MXuw,,&typo=1>

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Wednesday, June 18, 2025 3:51 PM
To: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Covington Team,

After discussing with the customer, we'd like to move forward. Some thoughts:

1. We'd like to target the execution of definitive agreements in the next 2-4 weeks – sometime between July 1 and July 15.
2. The customer needs an in-service date for the $1.1 MM before the end of this year. Can we work toward that on these timelines?
3. We'd propose to work the $1.1 and $11.0 MM scopes under separate document sets, particularly so as to not slow down the $1.1 MM scope.
4. With respect to a final delivered cost, can we present you a proposal for what we feel like an all-in delivered rate should be?

Do you have draft reimbursement agreements and gas purchase contracts (or NAESB's and confirms?) that we could start reviewing as soon as possible. Please call if easier.

Best,

Brandon Seale

VoltaGrid LLC

(210) 313-3441

From: Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >
Sent: Monday, June 16, 2025 3:40 PM
To: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are best guesses for each scenario once agreements are completed and approved.

1,300 mcf/hour – 6 – 8 months.

1,600 mcf/hour – 16 – 24 months. (wild card here is the interstate pipeline's timeline for the new take point meter)

From: Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >; Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

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Scott and folks, would you estimate in-service timelines for the 1,300 and 1,600 mcf/hr upgrade scenarios?

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >; Brandon Seale <Brandon.Seale@voltagrid.com <mailto:Brandon.Seale@voltagrid.com> >; Rusty Hough <rhough@gasauthority.com <mailto:rhough@gasauthority.com> >; Chris Coan <ccoan@gasauthority.com <mailto:ccoan@gasauthority.com> >; Rodney Dill <rdill@gasauthority.com <mailto:rdill@gasauthority.com> >
Subject: RE: Serverfarm - City of Covington gas

Here are the results of the preliminary engineering study.

The following Gas Loads and pressure requirement for the proposed customer at 10835 Hazelbrand Road were provided:

* Total load 9.6 MMCF/day (400 MCF/Hr.)
* Peak hourly load 692 MCF/Hr.
* Required Delivery Pressure > 200 PSIG*

*Brandon Seale informed me that they could probably operate with a delivery pressure of 150 PSIG.

I looked at the system improvements required to handle the following customer demands:

* Customer demand of 1,300 MCF/Hour (900 MCF/hour plus 400 MCF/hour)
* Customer demand of 1,600 MCF/Hour (900 MCF/hour plus 700 MCF/hour)
* Customer demand of 1,900 MCF/Hour (900 MCF/hour plus 1,000 MCF/hour)

System Improvements needed for 1,300 MCF/Hour (Existing 900 MCF/hour plus 400 MCF/hour)

The system can handle this flow with the following system Improvements (Estimated Cost $1.1MM):

* Construct 6-inch diameter crossover gas mains to connect the existing 8-inch Tap-line to the existing 6-inch Tap-line at three locations on Hwy 81. $150K
* Construct 1,200 linear feet of 6-inch diameter gas main from the 6-inch gas main on E. Bonnell St. to the traffic circle at Bob Williams Pkwy & Keegan Ct. $200K
* Construct 3,600 linear feet of 6-inch gas main on Hazelbrand Rd, from Hwy. 142 to the customer's meter station. $450K
* Construct an industrial Pressure Regulating and Metering Station at the Hazelbrand Rd project site. $300K

System Improvements needed for 1,600 MCF/Hour (Existing 900 MCF/hour plus 700 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $11MM):

* Improvements to Transco's existing Delivery Point Station located off Hwy 81 in Walnut Grove. $2.8MM
* Construct 25,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 81 and Hwy 142. $7MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure. $100K

System Improvements needed for 1,900 MCF/Hour (Existing 900 MCF/hour plus 1000 MCF/hour)

The system can handle this flow with the improvements listed above plus the following system Improvements (Estimated Cost $16MM): :

* Construct 43,000 linear feet of 12-inch diameter gas main from Transco's Delivery Point to the intersection of Hwy 142 and Alcovy Rd. $12MM
* Connect the new 12" gas main to the 6-inch diameter crossover gas mains along Hwy 81 so that all the tap-lines operate at the same pressure.
* Connect the new 12" gas main to the 8-inch diameter gas mains at Alcovy Rd.

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Monday is better for the VoltaGrid team. I sent an invite for 11 ET on Monday.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,CzCOFu72k79wLskHw7GybcB2-Ff-9ESV0-6pZvajSAUxsqHH3F-7IsLNHA9BD1Orl51Nf9Opn_aactTOkA2LLB7pusPTbHaAEDKJsMdnn1mQwJ-xXio,&typo=1>

_____

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

David, Mike,

See below from Scott.

Please let us know your preference for a call Friday and Monday based off Scott's availability.

Thanks

Jason Volk

Serverfarm

213-737-1903

_____

From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Wednesday, June 4, 2025 1:04 PM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: RE: Serverfarm - City of Covington gas

I could do 3 or later on Friday or 11 on Monday.

Scott

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> ; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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No problem. Do you have time on Friday?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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From: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

Hello Jason

Sorry for the delay. I have been in meetings the last couple of days and will be not have availability until Thursday between 12 and 3 eastern.

Thanks

Scott

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android <https://aka.ms/AAb9ysg>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >; David Bell <david.bell@voltagrid.com <mailto:david.bell@voltagrid.com> >
Subject: Re: Serverfarm - City of Covington gas

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Adding David Bell with VoltaGrid.

Scott, please let us know if you have time tomorrow for a call.

Thanks.

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,TtJgfduVqHoNGhcdnYfBuXsyrPOAB6zGKB3xZ9z9p9vO0L6G_3wSqbi4djISK59V3NBgfvZFhuQJ6Xi5slNGFr7vldixK2inH5cP-LHQGw,,&typo=1>

From: Jason Volk <jason.v@sfrdc.com <mailto:jason.v@sfrdc.com> >
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> <sstolleson@gasauthority.com <mailto:sstolleson@gasauthority.com> >
Cc: mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> <mjewell@cityofcovington.org <mailto:mjewell@cityofcovington.org> >
Subject: Re: Serverfarm - City of Covington gas

Scott,

I left you a VM on your mobile phone. I called to talk about 10835 Hazelbrand Rd, Covington

I just spoke with Mike Jewell, cc'd. He suggested I contact you and offered to join the conversation.

I'd like to discuss the results of the engineering analysis commissioned by our partner VoltaGrid. I'd also like to understand the rate structure for the volumes we are going to be buying. I understand the rate structure could be different than the Large Interruptible Customer pricing on City of Covington's website. Covington, Georgia | Official Website <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org%2findex.php%3fsection%3dgas_rates&c=E,1,2DsPnMJCjHZWGsW4af9UxB7lEqKlEIEgjy-RwVrnop39odQuGHydE5Fr16hxUi6M55KFGwh-SmI29E83X-kkD4N_IplXf3XjDbInfyuJ2FFdZxxRkMKQ&typo=1>

Do you have some time to talk tomorrow?

Jason Volk

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,7gO_xpKde61sJneT5EBjfJYJ3JQpa1-4Cy40-2oj2xa-7RvRq4IwZPGsNxTB--81Ourqt9jyQh67biIQfByPHGIhtydU1tc6npS-e9j5iLCy2OxNY-WC&typo=1>

From: Greg Ford <greg.f@sfrdc.com>
Sent: Wednesday, June 25, 2025 12:23 AM
To: Judy Johnson
Cc: Tracy Hernandez; Salena Ward; Jason Volk
Subject: Re: Serverfarm & City of Covington - meeting request

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Thanks in advance for your time next week, Judy. Meeting at 1000 next Monday works great and I’m looking forward to the discussion.

Greg Ford

Chief Product Officer

+1 816.456.1599 <tel:+18164561599> mobile

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,5TRAvgyp294cwuMOz4ulzD1nY_6Dx_ido_5cCrdX75TVhgTmEEyIV42ppZKWlgoNqZg7dATR_kp1DbRdnF3wl7pbMGHK3sdCQxPaPaeq&typo=1>

On Jun 24, 2025, at 4:33?PM, Jason Volk <jason.v@sfrdc.com> wrote:

?
Thanks Judy, Greg is shuffling around his schedule, he'll respond shortly. Please plan on a Monday morning meeting with at least Greg, perhaps more folks from Serverfarm too.

Jason Volk

<Outlook-qu4kxivb.png>

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,57tKziHniJOPBRiIOLfZK2jkdUgHBi_GP1RB9mDmQ-Rk0LtFmhZWk_P2bzsBJZPfuSjUEX1ccVtG-WZGStkI5cLlzGVHWZdNccsyLHgeGIK9PURRR9ABdZ-SMQ,,&typo=1>

From: Judy Johnson <JudyJohnson@cityofcovington.org>
Sent: Tuesday, June 24, 2025 5:06 AM
To: Jason Volk <jason.v@sfrdc.com>; Tracy Hernandez <Thernandez@cityofcovington.org>; Salena Ward <sward@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>
Subject: Re: Serverfarm & City of Covington - meeting request

Good Morning Jason,

Hope you are doing well. Yes, we would love to meet with you on Monday morning. Would you like to meet at 9 or 10 a.m.?

Regards,
Judy

Judy Thagard

City of Covington | Planning & Development Director

<Outlook-PhoneIcon_.png>
770-385-2179 |
<Outlook-EmailIcon_.png>
JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

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[cityofcovington.org <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofcovington.org&c=E,1,o8Vlbo7XBIVsXWL8MaxFdpiXjFwskuSBTaiaEiLUsLXwHUrSc1k9m7B6IMv8fcoQgxyuAKs6unj58n6nT_XVJPOe5cxd5CYnxHhabA11odpVpU1_SaIt8OPxr4Q,&typo=1&ancr_add=1>]
<Outlook-WebsiteIco.png>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 23, 2025 3:10 PM
To: Tracy Hernandez <Thernandez@cityofcovington.org>; Salena Ward <sward@cityofcovington.org>
Cc: Judy Johnson <JudyJohnson@cityofcovington.org>; Greg Ford <greg.f@sfrdc.com>
Subject: Fw: Serverfarm & City of Covington - meeting request

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Tracy, Salena,

I sent the email below to Judy requesting a meeting for Monday. I received her automatic email reply (attached) indicating that she will be out-of-office until Thursday, 6/26, and that we should contact you for assistance.

Please let us know if you can coordinate a meeting for Monday morning. It would be awesome if Greg could meet Judy and others when he is in town.

Thank you in advance for any help you can provide!

Jason Volk

<Outlook-bif52vvv.png>

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,dPa5WnqMB65J3hHtilzhYcYUk1DgyjBALbOT3txB9n41VLARy2cw1FzL_68gPYLFw34vL8_SyJ9sBxbviVGt9ar377YEGD7RY0AO_VLZ5qai&typo=1>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 23, 2025 11:37 AM
To: Judy Johnson <judyjohnson@cityofcovington.org>
Cc: Greg Ford <greg.f@sfrdc.com>
Subject: Serverfarm & City of Covington - meeting request

Judy,
I left you a message on your office line.
I hope you are well. I met you briefly during one of the annexation meetings for the 10835 Hazelbrand Rd building. We've shared several emails.
Serverfarm is preparing to close our acquisition of the building over the next few months. We have spent a great deal of time and money designing and planning for a future state-of-the-art data center at that location. We have been working extensively with Georgia Power and your utility department to that end, specifically Joel Smith & Mike Jewell.
A Serverfarm executive named Greg Ford, cc'd, will be in town on Monday, May 30. He would very much like to meet with you and anyone else you recommend. The meeting has two purposes: (1) say hello and continue building what we hope will be a very long and successful relationship with the City of Covington & (2) give you an update on where we are with our plans and what we are trying to accomplish.
Please let us know if you have availability on Monday morning. Greg's preferred time would be 10:00am at a location of your choice in Covington, but he can be flexible.
Thank you for your consideration. We look forward to your response.

Jason Volk

<Outlook-skwxsctj.png>

VP - Acquisitions & Asset Mgmt.

+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

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Sent: Tuesday, June 24, 2025 4:33 PM
To: Bisig, Holly; Lego, Doug; Fuller, Jim; Joel Smith; Degnan, Pete; Jackson, Steve; Jim Monroe; carlton@wig-llc.com
Cc: Carter, Cindy; Ikenna Muoneke; Bradley Scheidt
Subject: MEAG & ServerFarm - Elks Club Rd, Covington
Attachments: Covington #10_500MW HDL_MOS_Rev.0 (7).pdf

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MEAG team,

Thanks again for your time on the call a couple of weeks ago.

Please provide a term sheet associated with the attached project scope document so that we can continue to evaluate this project.

Thank you for your assistance.

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+1 (213) 737-1903
jason.v@sfrdc.com <mailto:jason.v@sfrdc.com>

www.serverfarmllc.com <https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.serverfarmllc.com%2f&c=E,1,Je3MLU_nUiZIbmATlGQTL-pOSveTfTrWMD9A1fX_5nJQgNOz63ByFZVX54WGtiFafcef-CdUz14Lwd0pYIix22AJHs8n5esuVrI8YsR8h-HrWejSTPEl&typo=1>

From: Judy Johnson
Sent: Tuesday, June 24, 2025 8:07 AM
To: Jason Volk; Tracy Hernandez; Salena Ward
Cc: Greg Ford
Subject: Re: Serverfarm & City of Covington - meeting request

Good Morning Jason,

Hope you are doing well. Yes, we would love to meet with you on Monday morning. Would you like to meet at 9 or 10 a.m.?

Regards,
Judy

Judy Thagard

City of Covington | Planning & Development Director

770-385-2179 | JudyJohnson@cityofcovington.org <mailto:JudyJohnson@cityofcovington.org>

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 23, 2025 3:10 PM
To: Tracy Hernandez <Thernandez@cityofcovington.org>; Salena Ward <sward@cityofcovington.org>
Cc: Judy Johnson <JudyJohnson@cityofcovington.org>; Greg Ford <greg.f@sfrdc.com>
Subject: Fw: Serverfarm & City of Covington - meeting request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Tracy, Salena,

I sent the email below to Judy requesting a meeting for Monday. I received her automatic email reply (attached) indicating that she will be out-of-office until Thursday, 6/26, and that we should contact you for assistance.

Please let us know if you can coordinate a meeting for ...

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City of Covington

OCCUPATIONAL TAX APPLICATION

Date Received: _____

Received By: _____

NAICS: _____

Bus. No.: _____

PLEASE COMPLETE THE BELOW INFORMATION. INCOMPLETE APPLICATIONS WILL BE RETURNED.

Note: Must attach legal documentation for items marked with an asterisk (*). If your profession requires state licensing, you must provide a copy with this application.

I. BUSINESS INFORMATION:

Type of Business: ☐ Retail ☒ Service (salon, trade, etc.) ☐ Professional Office ☐ Manufacturing ☐ 1099 EE

☐ Other _____

Description of Business: CONTRACT ELECTRICAL

Full Business Name: UNITED ELECTRICAL SERVICES, LLC

Doing Business As (If Applicable): _____

Business Address: 44 VENS RUN RD - JANE LEW, WV 26378

Business Phone: 304-884-8142 Email Address: VICKI@UESIWV.COM

Name of Applicant: VICKI CAYTON Relation to Business: OFFICE MANAGER

*Name of Owner(s) (if different than applicant; must attach a list of all owners): BRIAN SFAMENI

Owners phone number and email: 615-295-5490 - BRIAN@UESIWV.COM

Home Mailing Address of Business Owner or Corporate Agent: 5828 BENDING CHESTNUT RD. FRANKLIN, TN 37064

Corporate Mailing Address: PO BOX 847, JANE LEW, WV 26378 Phone: 304-884-8142

Accountants Payable or License Contact: VICKI CAYTON Phone: 304-884-8142

Email Address: VICKI@UESIWV.COM

What specific products or services will be offered, manufactured or produced by this business: CONTRACT ELECTRICAL

Restaurants, Body Artists, Microblading, Hotels/Motels shall obtain required permits from the Newton County Environmental Health office prior to opening for business. Please call 770-784-2121 to begin that permit process.

Will hazardous materials be manufactured, stored or handled at this location? ☐ yes ☒ no

If yes, please describe: _____

Is this a Home Occupation? ☒ no ☐ yes If you lease your property, you must submit a signed authorization form.

Are there any additional structures/storage buildings that will be used by the business? ☒ yes ☐ no
If yes, please describe: SUPPLIES WILL BE STORED IN RENTAL UNITS TO KEEP OUT OF THE WEATHER

City of Covington

OCCUPATIONAL TAX APPLICATION

* Georgia Sales and Use Tax Number (retail business only): _____
Georgia Department of Revenue – 1-877-423-6711 or https://dor.georgia.gov/taxes/sales-use-tax

* Federal Taxpayer Identification Number or Social Security Number: 82-3452650

II. LOCATION INFORMATION:

Property Owner: SERVERFARM

Property Owner Mailing Address: 444 N. Nash Street El Segundo, CA 90245

Property Owner Phone: _____ Email: _____

Parcel ID #: _____ Parcel Size (Acres): _____ Zoning District: _____

Does the tenant have authorization to sublease? ☐ yes ☒ no

III. APPLICANT'S CERTIFICATION:

I hereby certify that the information contained herein, including attachments and all other supporting information is completed and true, to the best of my knowledge and belief. I am at least 18 years of age and am a United States citizen or legal permanent resident OR an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act, lawfully present in the U.S.

Signature: Joseph E. Pratt

Print: JOSEPH E. PRATT Date: March 16, 2026

IV. PROPERTY OWNER'S CERTIFICATION:

Property owner's signature is required ***only if*** the signed lease agreement does not accompany this application.

* Lease agreement is attached ☐ yes ☐ no 1099 employee ☐

I hereby certify that I am the legal owner or representative of the owner for all structures located at the address shown below and authorize the applicant to operate their business from this location:

Property Address: _____

Property Owner's Signature: _____

Print: _____ Date: _____

Sworn to and subscribed before me this ____ day of _____, 20___

Notary: _____ Notary Seal:

City of Covington

OCCUPATIONAL TAX APPLICATION

V. WORKSHEET:

Total number of full-time equivalent employees (receives a W-2/owners): 10 1099 employee(s) 0

Occupational Tax Fee Calculations: **Required Administration fee $25 Administration fee (late renewal $50)**

Number of Employees:	Fee Calculation:
0 - 1	$75.00
2 - 4	$120.00
5 – 20	$120.00 plus $25.00 for each employee in excess of 4
21 to 75	$520.00 plus $20.00 for each employee in excess of 20
76 to 175	$1,620.00 plus $18.00 for each employee in excess of 75
176 +	$3,420 plus $14.00 for each employee in excess of 175

PLEASE NOTE, A FIRE CERTIFICATE OF OCCUPANCY OF $100.00 IS CHARGED FOR ALL NEW BUSINESSES, EXCEPT HOME OCCUPATIONS. ADMIN FEES WILL APPLY TO ALL BUSINESS LICENSE TYPES.

Tax Amount Due: $270.00 Fire certificate of occupancy: $100 Total due: **$395.00**

After July 1st, tax amount is pro-rated by 50%.

Practitioners of professions as described in O.C.G.A Section 48-13-9(c) (1)-(20) shall elect as their entire occupation tax one of the following:

☒ The occupation tax is based on the number of employees, including owners.

☐ A tax of $100.00 per practitioner who is licensed as such by the state of Georgia. The tax under this option shall apply to each practitioner maintaining an office or location in the city.

Is this business a non-profit 501(C) (3)? ☐ yes ☒ no
If yes, please include letter of certification. Exempt status to include disable Veterans (sole propriety) legally blind owned businesses, state, and local authorities.

Please check one of the following business types for this business:

* ☐ Corporation ☒ LLC ☐ Sole Proprietorship ☐ Partnership (attach required documentation)

Please note: Occupational tax expires on December 31st of each calendar year. You must renew your tax on an annual basis prior to January 31st of the following year. If it is not paid penalty fees will be applied per O.C.G.A 48-2-40. Failure to comply shall result in a citation to Municipal Court which shall require court fees in addition to paying the occupational tax. Administration Fee on late renewals are $50 plus the occupational tax fee.

If this business is no longer in operation, please notify our office in writing, so that we can close your account. I have read and understand that it shall be my responsibility to renew this occupational tax on an annual basis and agree to pay all penalties incurred.

Joseph C Pratt **Signature / Date** March 16, 2026

City of Covington

OCCUPATIONAL TAX APPLICATION

Verification Status for Public Benefits & Private Employer Affidavit (E-Verify)

SECTION 1 – Please Check One

As required by the State of Georgia through OCGA 50-36-1(e), the City of Covington must verify your eligibility for Georgia Public Benefits through the Systematic Alien Verification of Entitlement (SAVE) Program operated by the United States Department of Homeland Security before a license is issued.

By executing this affidavit under oath, as an applicant for a public benefit referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my City of Covington, Georgia, application for: Occupational Tax

☒ I am a United States Citizen

☐ I am a legal permanent resident 18 years of age or older or I am otherwise a qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *If selecting this box **must include documents** to verify immigration status with application.

SECTION 2 – Please Check One

☒ 10 OR LESS EMPLOYEES

By Executing this affidavit, the undersigned private employer verifies that it is exempt from compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs ten (10) or less Employees and therefore, is not required to register with and/or utilize the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90.

☐ MORE THAN 10 EMPLOYEES (Please visit https://www.uscis.gov or call 1-888-464-4218)

By executing this affidavit, the undersigned private employer verifies its compliance with O.C.G.A. § 36-60-6, stating affirmatively that the individual, firm or corporation employs more than ten (10) Employees and has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-90. Furthermore, the undersigned private employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____ _____

Federal Work Authorization User Identification Number/E-Verify Authorization

Date: March 16, 2026

Authorization Number is ONLY required if business employees more than 10 Employees.

City of Covington

OCCUPATIONAL TAX APPLICATION

BUSINESS NAME: UNITED ELECTRICAL SERVICES, LLC

I hereby declare under penalty of perjury that all the foregoing is true and correct.

Signature of Authorized Business Owner, Officer, or Authorized Agent:

Joseph E. Pratt

Signature

Joseph E. Pratt — Print Name

03/16/2026 — Date

NOTARY STAMP BELOW:

OFFICIAL SEAL - NOTARY PUBLIC
STATE OF WEST VIRGINIA
VICKI L CAYTON
110 WAMSLEY ROAD
BUCKHANNON, WV 26201
My Commission Expires February 14, 203

SUBSCRIBED AND SWORN BEFORE ME:

Vicki L Cayton

ON THIS THE 16 DAY OF MARCH , 2026

You may get additional information on both the Save Program and E-Verify at https://www.uscis.gov Information is on the right side of homepage (located under *Verification*). If you are not already enrolled in E-Verify, you may do so through this portal. You may also contact U.S. Citizenship & Immigration Services at 1-888-464-4218.

Note: must attach legal documentation to items marked with an asterisk (*)

Useful sites:

- **Georgia Dept of Revenue: 877-423-6711 or https://dor.georgia.gov/how-register-sales-and-use-tax-account-instructional-guide**
- **To register a trade name or DBA: Newton County Clerk of Superior Court – www.alcovycircuit.com 770-784-2060 or visit 1132 Usher Street, Room 338 Covington, GA 30014. Fees may apply.**

- **GA Secretary of State Professional Licensing – www.sos.state.ga.us or 844-753-7825**
- **GNR Environmental Health 770-784-2121 or visit 1113 Usher Street Covington, GA 30014**

City of Covington

TRADE PERMIT

Date Received: _____

Received By: _____

Process No.: _____

PLEASE COMPLETE THE BELOW INFORMATION. INCOMPLETE APPLICATIONS WILL BE RETURNED.

ALL STATE LICENSED SUBCONTRACTORS MUST SUBMIT THIS AFFIDAVIT.

I. REQUIREMENTS:

☒ Copy of state license ☒ Copy of driver's license ☒ Copy of business license

II. PROJECT NAME: VOLTAGRID SERVERFARM

Is this project related to other permitted projects? YES

Description of work to be completed: CONTRACT ELECTRICAL INSTALLATION

III. PROJECT LOCATION:

Address: 10835 HAZELBRAND RD. N.E. COVINGTON, GA Zoning District: _____

Parcel ID: _____ Parcel Size (Acres): _____

IV. PROPERTY OWNER:

Name: SERVERFARM

Address: 444 N. NASH STREET EL SEGUNDO, CA 90245

Phone: _____ Email Address: _____

V. TRADE:

☒ **ELECTRICAL** ☐ **HVAC** ☐ **PLUMBING** ☐ **LOW VOLTAGE** ☐ **SPRINKLER** ☐ **ALARM**

VI. CONTRACTOR INFORMATION:

Business Name: UNITED ELECTRICAL SERVICES, LLC Phone: 304-884-8142

Business Address: PO BOX 847 City: JANE LEW State: WV Zip: 26378

License Holder: JOSEPH E. PRATT Email: VICKI@UESIWV.COM

State License Number: EN219095 Expiration Date: 06/30/2026

VII. SIGNATURE:

By signing below, I agree that I am the licensed contractor listed on this affidavit and responsible for my trade at this project location.

Signature: Joseph E. Pratt Date: 03/05/2026

Print: JOSEPH E. PRATT

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Construction Industry Licensing Board
Electrical Contractor- Non Restricted
LICENSE NO. EN219095
Joseph E Pratt
Weston, WV 26378
Expiry Date - 06/30/2026
Status - Active
Issue Date - 10/08/2025

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

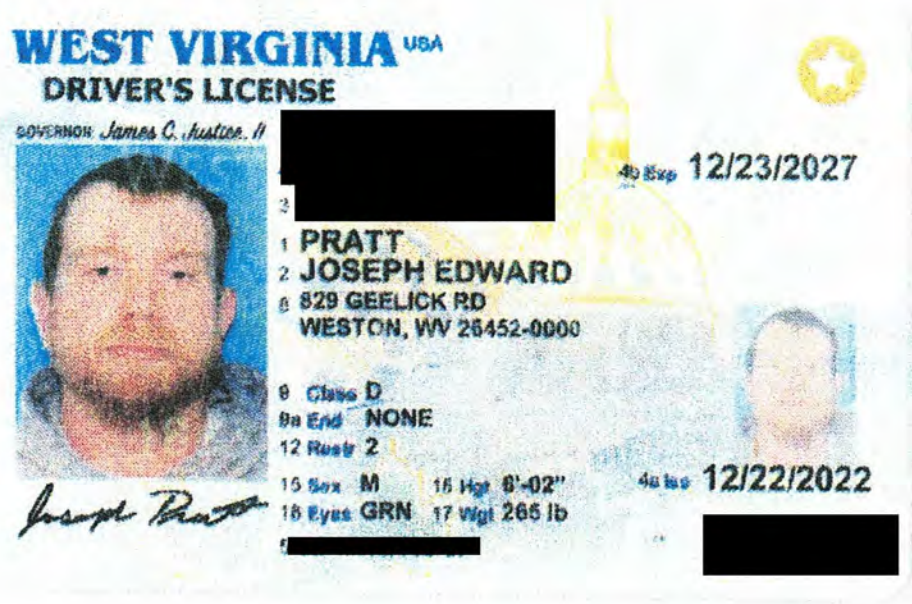
Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the GOALS Portal https://goals.sos.ga.gov/.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia Professional Licensing Boards Division
3920 Arkwright Rd, Suite 195
Macon, GA 31210
Phone: (404) 424-9966
https://goals.sos.ga.gov/.

STATE OF GEORGIA
Brad Raffensperger, Secretary of State
State Construction Industry Licensing Board
Electrical Contractor- Non Restricted
LICENSE NO. EN219095
Joseph E Pratt
Weston, WV 26378
Expiry Date - 06/30/2026
Status - Active
Issue Date - 10/08/2025


WEST VIRGINIA USA
DRIVER'S LICENSE
GOVERNOR James C. Justice, II
[redacted]
4b Exp 12/23/2027
1 PRATT
2 JOSEPH EDWARD
8 829 GEELICK RD
WESTON, WV 26452-0000
9 Class D
9a End NONE
12 Restr 2
15 Sex M
16 Hgt 6'-02"
18 Eyes GRN
17 Wgt 265 lb
4a Iss 12/22/2022
[redacted]
[redacted]

GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	**UNITED ELECTRICAL SERVICES LLC**	Control Number:	**24063533**
Business Type:	**Foreign Limited Liability Company**	Business Status:	**Active/Compliance**
NAICS Code:	**Construction**	NAICS Sub Code:	**Electrical Contractors and Other Wiring Installation Contractors**
Principal Office Address:	**44 VENS RUN RD, JANE LEW, WV, 26378, USA**	Date of Formation / Registration Date:	**3/8/2024**
Jurisdiction:	**West Virginia**	Last Annual Registration Year:	**2026**
Principal Record Address:	**44 VENS RUN RD, JANE LEW, WV, 26378, USA**		

REGISTERED AGENT INFORMATION

Registered Agent Name:	**CORPORATION SERVICE COMPANY**
Physical Address:	**2 SUN COURT, SUITE 400, PEACHTREE CORNERS, GA, 30092, USA**
County:	**Gwinnett**

Filing History Name History

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STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 2/23/2026 11:28:05 AM

BUSINESS INFORMATION	
CONTROL NUMBER	24063533
BUSINESS NAME	UNITED ELECTRICAL SERVICES LLC
BUSINESS TYPE	Foreign Limited Liability Company
EFFECTIVE DATE	02/23/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS	
ADDRESS	44 VENS RUN RD, JANE LEW, WV, 26378, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
CORPORATION SERVICE COMPANY	2 SUN COURT, SUITE 400, PEACHTREE CORNERS, GA, 30092, USA	Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	VICKI L CAYTON
AUTHORIZER TITLE	Manager

City of Covington

SUBCONTRACTOR AFFIDAVIT

Date Received: _____

Received By: _____

ALL STATE LICENSED SUBCONTRACTORS MUST SUBMIT THIS AFFIDAVIT.

PLEASE COMPLETE THE FOLLOWING AND RETURN IT WITH A COPY OF THE STATE LICENSE, DRIVER'S LICENSE AND BUSINESS LICENSE.

QUESTIONS? PLEASE CALL 770-385-2046

I. PROJECT NAME:

Voltagrid Serverfarm ATL2

Description to work to be completed: Power Generation for Serverfarm data center

II. PROJECT LOCATION:

Address: 10835 Hazelbrad Rd NE. Covington, GA

Parcel Number ID: _____ Parcel Size (Acres): _____

Zoning District: _____

III. PROPERTY OWNER:

Name: Serverfarm

Address: 444 N. Nash St. El Segunda, CA 90245

Phone: _____ Email Address: _____

IV. TRADE:

☑ **ELECTRICAL** ☐ **HVAC** ☐ **PLUMBING** ☐ **LOW VOLTAGE** ☐ **ALARM** ☐ **SPRINKLER**

V. SUBCONTRACTOR INFORMATION:

Business Name: United Electrical Services LLC Phone: 304-884-8142

License Holder: Joesph Pratt Email: Vicki@uesiwv.com

State License Number: EN219095 Expiration Date: 06/30/2026

Business Address: PO Box 847 City: Jane Lew State: WV Zip: 26378

VI. SIGNATURE:

By signing below, I agree that I am the licensed contractor listed on this affidavit and responsible for my trade at this project location.

Signature: Joseph Pratt Date: 3/12/26

Print: Joseph Pratt