From: Rusty Hough <rhough@gasauthority.com>
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
Date: Fri, 8 Aug 2025 18:55:32 +0000
Importance: Normal
Attachments: SERVERFARM_-_Transportation_Agreement_080825.docx; Covington_NATURAL_GAS_FACILITES_AGREEMENT_V.2.docx
Inline-Images: image001.png

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>
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>
Sent: Monday, June 16, 2025 3:40 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>
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>
Sent: Monday, June 16, 2025 11:42 AM
To: Scott Tolleson <sstolleson@gasauthority.com>; Jason Volk <jason.v@sfrdc.com>

Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <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>
Sent: Tuesday, June 10, 2025 9:41 AM
To: Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org; David Bell <david.bell@voltagrid.com>; Brandon Seale <Brandon.Seale@voltagrid.com>; Rusty Hough <rhough@gasauthority.com>; Chris Coan <ccoan@gasauthority.com>; Rodney Dill <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>
Sent: Wednesday, June 4, 2025 4:33 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <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

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

From: Jason Volk <jason.v@sfrdc.com>
Sent: Wednesday, June 4, 2025 1:11 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <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>
Sent: Wednesday, June 4, 2025 1:04 PM

To: Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <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>
Sent: Tuesday, June 3, 2025 2:52 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org; David Bell <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

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

From: Scott Tolleson <sstolleson@gasauthority.com>
Sent: Tuesday, June 3, 2025 11:40 AM
To: Jason Volk <jason.v@sfrdc.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <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

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 2, 2025 4:41:59 PM
To: Scott Tolleson <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org <mjewell@cityofcovington.org>; David Bell <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

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+1 (213) 737-1903
jason.v@sfrdc.com
www.serverfarmllc.com

From: Jason Volk <jason.v@sfrdc.com>
Sent: Monday, June 2, 2025 12:28 PM
To: sstolleson@gasauthority.com <sstolleson@gasauthority.com>
Cc: mjewell@cityofcovington.org <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

Do you have some time to talk tomorrow?

Jason Volk

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