

**LOUDON COUNTY GOVERNMENT
CAPITAL PROJECTS COMMITTEE MEETING
December 15, 2025**

MEMBERS

Commissioner Rosemary Quillen
Commissioner Adam Waller
Commissioner Bill Geames
Commissioner Chase Randolph
Commissioner Joe Morrison
Purchasing Director Matt Kleinschmidt

AGENDA

- 1. Remaining Capital Projects Funding for FY25 - \$156,491.**
- 2. Steve Harrelson**
 - a. Consideration of Approval of Acoustic Panels for the Courthouse Courtroom.**
 - b. Consideration of Approval of two Mini-Split AC units for Judge's Chambers and Jury Room at Courthouse**
- 3. Maintenance – Window repair at Annex Building - \$5,400**
- 4. Any other business.**



Commercial Construction Division
614 Van St. Knoxville, TN
865-412-7753
www.chancey-reynolds.com

Loudon County Mini Split Addition

Proposed scope of work:

- 2 – Trane/Mitsubishi mini splits.
- Copper refrigerant lines
- 454-B refrigerant
- Condensate pumps
- Insulation
- Communication wiring
- Outdoor mounting pads

Base Price:

\$13,568.00

- Due to volatility of the price of materials, pricing is valid for 30 days from the date of this document. Work to be performed M-F, 8am to 5pm.
- Lead times, when given, are NOT guaranteed, do not include shipping durations, and are subject to change at any time.
- **Force Majeure:** Chancey and Reynolds, Inc. shall not be held responsible for delays or cost adjustments resulting from circumstances beyond reasonable control. These may include, but are not limited to, acts of God, actions by the Purchaser, government regulations, tariffs, fires, labor disputes, natural disasters, epidemics, transportation delays, or material shortages. Additionally, unforeseen increases in material costs between the bid submission and the time of purchase may be passed along to the owner, reflecting the cost increase plus a 25% margin. If material delivery times impact the project schedule, corresponding delays may occur. In such cases, Chancey and Reynolds, Inc. will not be subject to penalties and may be entitled to additional General Conditions charges if the schedule is extended. Furthermore, if project delays extend the contract duration beyond one year, labor cost adjustments may also apply.

The following are excluded from the Base Price unless specifically listed above:

- Warranty work for items not supplied by Chancey and Reynolds, Inc.
- Gas piping, bond, prescribed labor rates (i.e.: Davis Bacon), engineering fees.
- Electrical disconnects (factory installed or field provided unless specifically required in Mechanical Drawings).
- **DDC, BACnet, energy management systems, or any other automated/digital controls system.**
- High voltage wiring (Greater than 24 volts), attic stock, equipment/housekeeping pads or service platforms.
- BIM (Building Information Modeling).
- Roofing, concrete, or structural work (including steel), sloped roof curbs, or isolation rails for roof curbs.
- Attendance of weekly meetings until Chancey and Reynolds, Inc. is fully involved in the job.
- Demolition, duct pressure testing, duct cleaning,
- Painting, exterior wall openings, interior wall openings, metal building curbs, service platforms.
- Seismic support and or vibration/Isolation.
- Trash service or dumpsters.
- Cooler, freezer, or ice making equipment, boxes, installation, etc.
- Labor for LEED and / or third-party commissioning labor.
- Labor or equipment to unload any equipment that is provided by others. – Unless shipped to Chancey and Reynolds, Inc. in Knoxville, TN.

Thank you for this opportunity,

Dave Broussard, Chancey and Reynolds, Inc.
Cell: 470-393-6784

JOHNSON & GALYON

CONSTRUCTION

July 30, 2025

Loudon Co. Courthouse
Attn: Mr. Steve Harrelson
601 Grove Street
Loudon, TN 37774

Re: Loudon Additional Mini Split System

Dear Mr. Harrelson,

We are pleased to provide a cost estimate of Twenty-One Thousand Seven-Hundred Sixty-Eight Dollars (\$21,768) for the Loudon Additional Mini Split Systems, the work that we have priced, along with associated terms, are illustrated and defined in the attached Loudon Mini Splits cost estimate dated July 30, 2025.

Your signature below will certify your approval of our proposal and the associated terms. It will also allow us to proceed with the material order.

As always, we appreciate the opportunity to be of assistance. If you have questions or concerns, please do not hesitate to call.

Sincerely,

Johnson & Galyon, Inc.

Lee Shoffner

Lee Shoffner
Project Manager

Attachments

Mr. Steve Harrelson

Date

BUILD THE REMARKABLE

1130 Atlantic Ave., Knoxville, TN, 37917 | johnsongalyon.com | (865) 688-1111

Phase	Description	Qty	Units	Labor	Mat'l	Labor	Material	MISC	PO	SUB	TOTAL
	Supervision, touch up, clean up Mechanical Electrical	40	hr.	\$52		\$2,080	\$350	\$200		\$13,037 \$3,582	\$2,630 \$13,037 \$3,582
Sub Totals						\$2,080	\$350	\$200		\$16,619	\$19,249
	General Conditions										\$2,080
	Tools - Truck - Eq - Storage									37.00%	\$770
	Drawing Reproduction										\$350
	Bonds - Insurance									9.25%	\$33
	Mileage - Travel										\$16,819
	Builder's Risk 0.32%		\$64								\$104
	General Liability 0.20%		\$40								
	General Conditions Total		\$104							8.00%	\$1,612
Total											\$21,768

ELECTRICAL WIRING PROPOSAL

ALLEN H. EDMONDSON
ELECTRICAL CONTRACTOR, INC.

7313 Central Avenue Pike

Powell, TN 37849

(865)938-5299

Fax: (865)938-5200

Date:

July 30, 2025

Customer:

Johnson & Galyon Construction
Attn: Lee Shoffner

Email:

Lshoffner@johnsongalyon.com

CONTRACTOR'S LICENSE # 20734 CLASSIFICATION CE

LIMIT: \$3,000,000.00

EXPIRATION DATE: 10/31/26

SPECIFICATIONS OF JOB

Loudon County Courthouse
601 Grove Street
Loudon, Tennessee 37774

Furnish all permits, material, fixtures, and labor for a complete electrical installation on the above project per the following scope:

Install (2) outdoor 250volt 30amp single phase disconnects for electrical connection of HVAC mini split units fed from existing electrical panels with new 2 pole 20amp breakers installed.

Connect outdoor units and fuse with 250volt 20amp time delay fuses in disconnects.

Note: Control cabling from outdoor unit to inside unit by mechanical contractor.

We hereby offer to furnish all labor and materials necessary to complete the above described electrical wiring installations in a good and workmanlike manner

for the sum of Three thousand five hundred eighty two and 00/100 Dollars (\$ 3,582.00)

payable as follows: Monthly payments based upon amount of work completed.

The materials and workmanship furnished under this proposal shall comply with the rules and regulations set forth in the National Electrical Code and all state and local regulations governing such work. Any changes in the above specifications shall be made in writing and as evidence of agreement, shall be signed by both parties. The contractor shall not be held responsible or liable for any loss, damage or delay due to causes beyond his control. All equipment and devices installed as a part of this proposal shall be guaranteed for a period of one year from date of completion except as otherwise noted, or in accordance with the manufacturer's warranty. Contractor's liability shall be limited to the replacement of defective parts.

This proposal may be withdrawn by us if not accepted within 30 days from the above date. Work to start upon acceptance.

SUBMITTED BY:
ALLEN H. EDMONDSON,
ELECTRICAL CONTRACTOR, INC.

ACCEPTANCE:

The above proposal and terms of payment are hereby accepted and you are authorized to do the work as specified.

CUSTOMER:

Johnson & Galyon Construction

DATE:

SIGNED:


PRESIDENT

Technical Solutions of East TN, LLC

PO Box 733
902 East Broadway
Lenoir City, TN 37771
8653898624
tm98612@gmail.com
www.tnchurchaudio.com



Estimate

ADDRESS

Loudon Co Chancery

ESTIMATE # 12048055**DATE 10/21/2025**

ACTIVITY	QTY	RATE	AMOUNT
Accustic panel 48"x 72" x 2"	22	382.00	8,404.00
Shipping	1	436.00	436.00
Install Labor Install 22 panels Remove pews ,tables and podiums. Set up scaffolding to install ceiling panels	1	2,240.00	2,240.00

Estimate

All estimates over \$2,500.00 require 1/2 down at acceptance of
estimate and remaining balance at completion.

Any additional items ordered that are not a part of the original estimate
will be paid upon receipt of items.

SUBTOTAL

11,080.00

TAX

0.00

TOTAL**\$11,080.00**

Accepted By

Accepted Date



Pure Perfection Restoration LLC

1170 Topside Road | Louisville, Tennessee 37777
865-321-2040 | pureperfectionrestoration@gmail.com |
pureperfectionrestoration.com

RECIPIENT:

Kim Yager

101 Mulberry Street
#200
Loudon, Tennessee 37774
Phone: 865-804-7458

Quote #219

Sent on

Nov 18, 2025

Total

\$5,400.00

Product/Service	Description	Qty.	Unit Price	Total
Repair inside water damage	clean, repair, and paint inside sills and casings	40	\$50.00	\$2,000.00
Clean existing caulking. rewet seal to fix leak	customer will need to supply 60 foot boom lift	40	\$85.00	\$3,400.00
Total				\$5,400.00

Quotes and estimates are only valid for 30 days, after which prices and values may be subject to change.

1. GUARANTEES, WARRANTIES, & RELATED TERMS:

(A) SPECIFIED ABOVE year(s) workmanship guarantee. Pure Perfection Restoration warrants that materials and equipment furnished under this contract will be of good quality and new, unless otherwise required or permitted, and that the work will be free from defects not inherent in the quality required or permitted. Manufacturer Warranties for materials.

(B) Defective materials must be reported promptly when noticed or suspected. To report defective materials, email P.P.R. at Pure Perfection Restoration@gmail.com. Pure Perfection Restoration is not responsible for additional damages caused by failure to immediately report defective materials.

(C) Warranties will be void if any materials installed by Pure Perfection Restoration have been tampered with or removed after the completion of the project. Warranty is void if damage is caused by acts of nature, other acts out of the control of Pure Perfection Restoration, or if a third party, Property Owner, or another contractor performs work on the same project(s) specified above without the expressed approval of Pure Perfection Restoration. Pure Perfection Restoration's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Pure Perfection Restoration, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage.

(D) All materials are guaranteed as specified, and all work is to be completed in a workmanlike manner according to standard practices. (Also weather permitting)

(E) Property site will be reasonably cleaned up by Pure Perfection Restoration; if Property Owner has specific requests re: property clean up and contract completion, it must be agreed to and stated herein:

(D) Unforeseen site issues compromising our ability to execute this contract will be repaired and billed to the Property Owner over and above this proposed estimate. The Property Owner will be notified, in writing, prior to executing any repairs not outlined in this contract, and will be billed for said repairs at cost. Cannot Warranty Repairs

2. PAYMENT TERMS:

(A) Pure Perfection Restoration requires 50% NONREFUNDABLE deposit due on day of contract signing and the remainder on day of completion.

(A2) Payments not received after 3 days will accrue a 5% of contract fee.

(A3) Payments not received after 30 days will accrue a 10% of contract fee.

(A4) Payments not received after 90 days will accrue a 25% of contract fee.

(B) In the event of a default, Property Owner agrees to pay all collection and litigation costs, including reasonable attorney's fees, incurred by Pure Perfection Restoration, LLC, in order to



Pure Perfection Restoration LLC

1170 Topside Road | Louisville, Tennessee 37777
865-321-2040 | pureperfectionrestoration@gmail.com |
pureperfectionrestoration.com

enforce the terms of this contract.

(C) If Property Owner chooses to terminate this contract before completion, Property Owner is responsible for costs of labor to said date, and materials already purchased or installed by Pure Perfection Restoration, for the contracted project(s). The remaining balance, if any, will then be returned to the property owner within 10 days after receipt of termination notice. To terminate this contract, please see the attached cancellation notice. Once the notice has been completed, it must be emailed to Pureperfectionrestoration@gmail.com

(D) Pure Perfection Restoration reserves the right to stop work if the Property Owner fails to pay any sum hereunder.

3. ADDITIONAL CONTRACT TERMS:

(A) Any alteration or deviation from above specifications involving extra costs will be discussed with property owner and will become an extra charge over and above the proposed estimate. In addition, property owner agrees to allow a reasonable extension of the projected completion date to execute change orders.

(B) All agreements are contingent upon strikes, accidents, or delays beyond our control.

(C) Property Owner is to carry fire, tornado, and other necessary insurance.

(D) Traffic, vehicles, children, and pets are strictly prohibited from work areas until projects are complete. Pure Perfection Restoration is not responsible for injuries or losses resulting from unauthorized use of equipment or unfinished areas.

(E) Pure Perfection Restoration is not responsible for injuries or losses resulting from, or in relation to, the use or misuse of materials installed.

(E1) Pure Perfection is not responsible for broken tile or trim.

(F) All tools and equipment left on-site, after hours, remain solely the property of Pure Perfection Restoration. If any of Pure Perfection Restoration's equipment or tools need to be moved or removed, the Property Owner agrees to give Pure Perfection Restoration clear, written notification, and a minimum of 48 hours from receipt of said notification, to comply.

(G) This proposal may be withdrawn by Pure Perfection Restoration if not accepted within 14 days of the contract proposal date specified above.

3. ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are understood, deemed satisfactory, and agreed to

Thank you for your business. Please contact us with any questions regarding this invoice.
Please leave us a google review!