

RPGS Adder04 – Pricing Clarification Summary

(All items requiring written resolution for Council approval, ATC compliance, and non-duplication verification.)

Category	Required Clarification	Status
Meritech Deduction (Line Item)	Explain how the \$14,275 deduction to the Meritech SCR line is reflected in the unchanged \$302,403 total	Cummins inadvertently included the SCR discount in Revision 1 but did not properly reflect or clearly communicate that adjustment in the subsequent revisions. To address this oversight and align with the original intent, Cummins will provide an additional credit of \$14,275. This adjustment will be reflected in Adder 04, Revision 5.
Corrected Total	Provide a corrected Adder04 total with a complete line-by-line reconciliation	Corrected total is now: \$251,757.00 and includes the reconciliation line items.
P02312 SCR Credit — Cummins Engineering & Onsite Labor	Reconcile all unperformed Cummins engineering and onsite commissioning labor included in P02312 but never performed or acknowledged in any revision	Acknowledged and confirmed the Cummins gen set line reflect only the 2026 rate and mobilizations. A deduct of \$36,371 has been included in Adder 04 Rev 5 for the trip in March.
P02312 SCR Commissioning Credit — Remaining Scope	Reconcile all remaining unperformed P02312 SCR commissioning tasks not covered by the Meritech deduction or the Cummins labor row above, including any integration steps, testing steps, functional checks, or commissioning activities	P02312 has been fully reconciled.
Non-Duplication	Confirm Adder04 includes no duplicated scope from P01038, P02312, Adder01, Adder02, or any prior commissioning attempt	Acknowledged. Duplicated scope from P01038 is reconciled with the deduct of \$36,371. Duplicated scope from P02312 is reconciled with the deduct of \$14,275.
2026-Only Costs	Confirm all Adder04 costs reflect 2026 activities only and include no 2025 cancellation, mobilization, travel, or standby charges	Acknowledged and Confirmed the costs listed in Adder04 Rev 5 are exclusively tied to October 2026.
PEECO Line (\$111,815)	Confirm the entire PEECO total reflects only 2026 mobilizations/rates with no embedded 2025 cost components	Acknowledged and confirmed the PEECO total reflects only the 2026 rate and mobilizations.
PEECO Mobilization Breakdown	Provide breakdown of labor, travel, per diem, inbound/outbound travel-day billing, and weekend-return policy; confirm whether travel days are billed as full days	PEECO does not provide separate billing for labor, travel, per diem, local commuting, weekend-return travel, or similar expenses associated with this commissioning effort. The pricing provided for the October 2026 commissioning activities is intended to include the anticipated travel and living expenses necessary to support the planned scope of work. As such, these costs have been incorporated into the overall estimate rather than being presented as separate line items. Travel-day billing for PEECO is addressed in Adder04 Rev 5. As outlined on Page 2 of 5, travel days are billed as one full 8-hour day plus 4 hours of overtime.
Cummins Genset Line (\$109,113)	Confirm the entire amount reflects only 2026 labor, travel, tuning, and commissioning activities, with no 2025 or prior-attempt cost components	Acknowledged and confirmed the Cummins gen set line reflect only the 2026 rate and mobilizations. Duplicated scope from P01038 is reconciled with the deduct of \$36,371. Furthermore, no charges associated with the March commissioning attempt will be billed to the City.
Rate Escalation	Identify which vendor rates increased, the basis for the increases, effective dates, and whether escalation is linked to the 2025 cancellation	The 2025 pricing was developed based on the information, supplier quotations, resource requirements, and market conditions available at that time. Since then, several cost drivers have changed, including supplier pricing, labor rates, material costs, and resource availability. As a result, the 2026 pricing reflects current market conditions and the actual cost required to execute the remaining scope of work. The pricing presented is not related to events that occurred in 2025 and does not include costs associated with prior delays or disruptions. In addition, Cummins has provided additional reductions in an effort to minimize the financial impact to the City while still supporting successful project completion.
Site-Not-Ready Clause	Confirm this clause will not be applied inconsistently with Cummins' acknowledgment that the site has been fully ready since March 18, 2026	Barring any significant changes to site conditions or unforeseen events beyond the reasonable control of the parties involved, Cummins will continue to recognize the site as ready for commissioning activities. To support project readiness, Cummins will schedule periodic monthly visits to verify equipment condition. Prior to commissioning, Cummins recommends that the City periodically test and monitor gas quality to ensure it remains within acceptable parameters. This proactive approach will help identify any changes in gas composition that could adversely impact startup, commissioning, or overall system performance.
Vendor Availability	Confirm staffing availability for all required dates to avoid vendor-driven delays and cost impacts	Confirmed. All required personnel required to support the commissioning activities in October are scheduled.
Overage Definition	Define what constitutes standard troubleshooting versus billable overage, including whether partial-day billing triggers full-day charges	Standard troubleshooting consists of the diagnostic and corrective activities included within the contracted commissioning/startup scope. Billable overages would be associated with work outside the contracted scope or additional support required due to factors not attributable to the commissioning efforts. Based on the current understanding of the remaining work, the revised total in Adder 04 REV 5 is intended to be all-inclusive and should not require any additional overage billing. This assumes no significant changes in project scope or unforeseen events beyond the reasonable control of the parties involved. Any overage will be documented, discussed and require approval prior to work beginning.
Overage Documentation	Specify documentation required to support any overage charges and whether written City authorization is required before such costs are incurred	There is no separate document defining overage charges. Any work identified as outside the agreed-upon scope would be reviewed with the City and require discussion, alignment, and approval prior to commencement. No additional work resulting in incremental charges would be performed without prior authorization.
Travel / Per-Diem Billing Rules	Clarify hotel, meals, commute, weekend-return, and travel-day billing policies for October 2026 commissioning	Cummins nor the vendors have separate billing policies for hotel, meals, local commute, weekend-return travel, or travel-day charges associated with this commissioning effort. The pricing provided for the October 2026 commissioning activities is intended to include the anticipated travel and living expenses necessary to support the planned scope of work. As such, these costs have been incorporated into the overall estimate rather than being presented as separate line items. Should circumstances arise that require support beyond the agreed-upon commissioning scope, any potential additional costs would be discussed with the City and require review and approval prior to being incurred.
Schedule-Driven Cost Protections	Confirm vendor-driven schedule shifts will not create cost impacts to the City	Confirmed.
Portable Gas Analyzer	Confirm which party is responsible for supplying the portable gas analyzer and identify which commissioning activities require it	Cummins will provide a portable gas analyzer during the commissioning activities scheduled for October 5th-23rd. Prior to commissioning, Cummins recommends that the City periodically test and monitor gas quality to ensure it remains within acceptable parameters. This proactive approach will help identify any changes in gas composition that could adversely impact startup, commissioning, or overall system performance.
P01038 Closure	Confirm PO P01038 is fully closed with no outstanding claims, invoices, or adjustments	Acknowledged and confirmed.