
Re: Request approval - WOD - HVAC Main office Unit

2 messages

Chris Mai <chris.mai@jlahome.com>

To: Tran Tang <tran.tang@jlahome.com>

Cc: Jessica Jeng <jessica.jeng@jlahome.com>, Alex Gonzalez <alex.gonzalez@ship8.com>, Flora Chu <flora.chu@jlahome.com>, "stella.hsu" <stella.hsu@jlahome.com>, Ron Capranos <ron.capranos@ship8.com>, Trey Nguyen <trey.nguyen@jlahome.com>

Hi Tran,

Please create a EEC PO under E&E for the new HVAC in WOD.

Regards,
Chris

On Thu, Jan 22, 2026 at 11:26 AM James Burford <james.burford@ship8.com> wrote:

AP - Can I get an E&E PO # for this so that I can submit it to the vendor?



SHIP8 INC.

James Burford
Regional Facilities Director
311 International Trade Pkwy
Port Wentworth, GA 31407

www.ship8.com
C:912.507.7881

From: Jessica Jeng <jessica.jeng@jlahome.com>

Sent: Wednesday, January 21, 2026 7:47 PM

To: Alex Gonzalez <alex.gonzalez@ship8.com>; James Burford <james.burford@ship8.com>; Chris Mai <chris.mai@jlahome.com>; Flora Chu <flora.chu@jlahome.com>

Cc: stella.hsu <stella.hsu@jlahome.com>; Ron Capranos <ron.capranos@ship8.com>

Subject: RE: Request approval - WOD - HVAC Main office Unit

All noted, approved for replacement

Regards,

Jessica Jeng

Corporate Controller

E & E Co. LTD dba JLA Home

(510) 490-9788 x 458

(510) 403-7240 (direct)

jessica.jeng@jlahome.com

From: Alex Gonzalez <alex.gonzalez@ship8.com>

Sent: Wednesday, January 21, 2026 2:13 PM

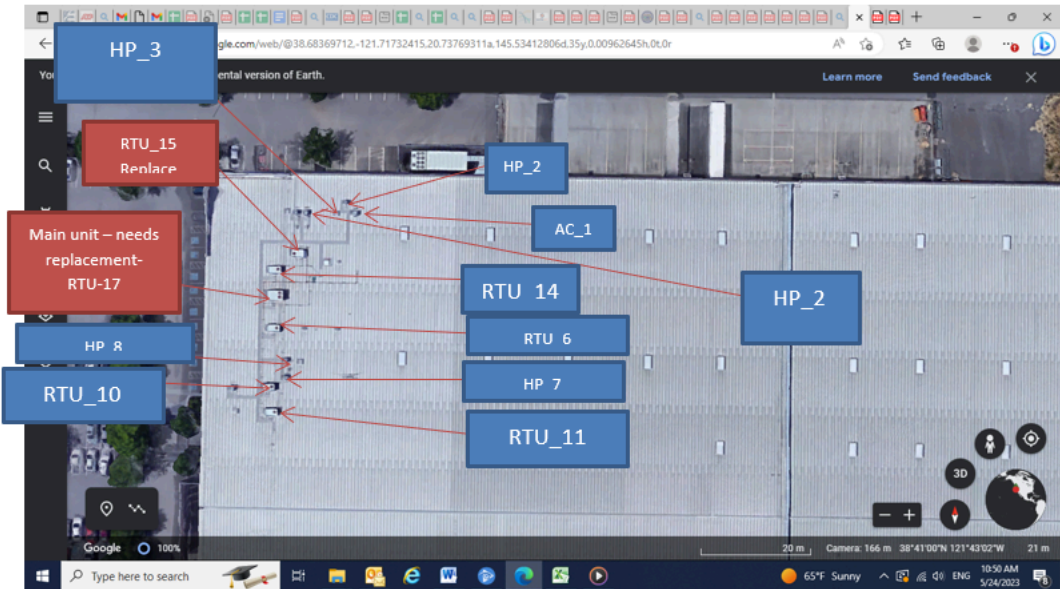
To: Jessica Jeng <jessica.jeng@jlahome.com>; James Burford <james.burford@ship8.com>; Chris Mai <chris.mai@jlahome.com>; Flora Chu <flora.chu@jlahome.com>

Cc: stella.hsu <stella.hsu@jlahome.com>; Ron Capranos <ron.capranos@ship8.com>

Subject: Re: Request approval - WOD - HVAC Main office Unit

Hi Jessica - No, their is a total of 13 units over the office area. We've replaced three smaller units in the time we've been here. This unit we are replacing now is the largest unit. Just a side well.

Main office – Beamer Building total of 13 units (6 larger units & 7 smaller individual office units)



SHIP8INC.

Alex Gonzalez

Director of Operations

2222 East Beamer Street

Woodland, CA 95776

O: 530-669-5991 C:916-897-7622

From: Jessica Jeng <jessica.jeng@jlahome.com>

Sent: Wednesday, January 21, 2026 1:59 PM

To: James Burford <james.burford@ship8.com>; Chris Mai <chris.mai@jlahome.com>; Flora Chu <flora.chu@jlahome.com>

Cc: Alex Gonzalez <alex.gonzalez@ship8.com>; stella.hsu <stella.hsu@jlahome.com>; Ron Capranos <ron.capranos@ship8.com>

Subject: RE: Request approval - WOD - HVAC Main office Unit

Hi Alex:

Please confirm the new HVAC acquired in 2021 is not the same HVAC we are trying to replace this time. Thanks

Regards,

Jessica Jeng

Corporate Controller

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(510) 490-9788 x 458

(510) 403-7240 (direct)

jessica.jeng@jlahome.com

From: James Burford <james.burford@ship8.com>

Sent: Wednesday, January 21, 2026 1:06 PM

To: Chris Mai <chris.mai@jlahome.com>; Flora Chu <flora.chu@jlahome.com>

Cc: Alex Gonzalez <alex.gonzalez@ship8.com>; Jessica Jeng <jessica.jeng@jlahome.com>; stella.hsu <stella.hsu@jlahome.com>; Ron Capranos <ron.capranos@ship8.com>

Subject: Re: Request approval - WOD - HVAC Main office Unit

All - just for reference, since the cost is double those. This unit is the largest unit on site and covers majority of the front office.



SHIP8 INC.

James Burford
 Regional Facilities Director
 311 International Trade Pkwy
 Port Wentworth, GA 31407

C: 912.507.7881

From: Chris Mai <chris.mai@lahome.com>
Sent: Wednesday, January 21, 2026 3:59:33 PM
To: Flora Chu <flora.chu@lahome.com>
Cc: Alex Gonzalez <alex.gonzalez@ship8.com>; James Burford <james.burford@ship8.com>; Jessica Jeng <jessica.jeng@lahome.com>; stella.hsu <stella.hsu@lahome.com>
Subject: Re: Request approval - WOD - HVAC Main office Unit

Hi All,

Please see attached for details. Below is what was paid for maintenance/repairs from 2016 - current.

From Flora's table, \$22,025.00 was for a new HVAC unit for WOD, the other two were WD2.

Sum of Total	Column Labels			
Row Labels	E&E	OAL	Ship8	Grand Total
B.J. Heating	22,025.00	9,909.40		31,934.40
Pearce Heating		3,088.17	47,828.03	50,916.20
Grand Total	22,025.00	12,997.57	47,828.03	82,850.60

General		Address	
PO Type:	Standard	Status:	Completed
PO No.:	20081308	Division/Location:	WD2(7450)
Reference No.:		Ship Via:	Best possible(Best possible)
Company:	OA Logistics	Purchase Date:	8/6/2020
Vendor:	B.J. HEATING & AIR CONDITIONI	Schedule Ship Date:	8/6/2020
Payment Term:	Net 30 Days	FOB:	FOB Origin
Rework Reference No.:			

Items:3 Page number:1/1 Paginal:20 items

Item No.	Category	Description	Vendor Item No.	Vendor Item Description	Order Qty	UOM	Unit Price \$	Amount \$	Capex	Total Received Qty	Last Received Date	Discrep Qty
<input type="checkbox"/> BLD003	Building Maint	BLD003-HVAC- 1 EACH BRYANT 12.5 TON GAS PACKAGE UNIT #580JE14D224A2A0AD, STANDARD EFFICIENCY, 460 VOLT 3PH. MSC ELECTRICAL AND CONDENSATE MATERIAL. REMOVAL OF EXISTING HVAC EQUIPMENT. LABOR, TAX, CRANE, AND PERMIT.		BLD003-HVAC- 1 EACH BRYANT 12.5 TON GAS PACKAGE UNIT #580JE14D224A2A0AD, STANDARD EFFICIENCY, 460 VOLT 3PH. MSC ELECTRICAL AND CONDENSATE MATERIAL. RE	1.00	Each	22,025.00	22,025.00	Yes	1.00	09/24/2020	
<input type="checkbox"/> MSCNOTES	Misc	MSC NOTES- 1 YEAR LABOR, 3 YEAR PARTS AND 5 YEAR COMPRESSOR WARRANTY.		MSC NOTES- 1 YEAR LABOR, 3 YEAR PARTS AND 5 YEAR COMPRESSOR WARRANTY.	1.00	Each	0.00	0.00	No	1.00	09/24/2020	
<input type="checkbox"/> MSCNOTES	Misc	MSC NOTES- PLEASE REFERENCE QUOTE DATED JULY 22, 2020		MSC NOTES- PLEASE REFERENCE QUOTE DATED JULY 22, 2020	1.00	Each	0.00	0.00	No	1.00	09/24/2020	

Regards,

Chris

On Wed, Jan 21, 2026 at 12:53 PM Flora Chu <flora.chu@lahome.com> wrote:

Hi All,

Here are the data of the other 3 in WOD:

In Svc Date	Acquired Value
10/31/17	17,325.00
03/29/19	11,953.00
01/01/21	22,025.00

Thanks,
Flora

From: Alex Gonzalez <alex.gonzalez@ship8.com>
Sent: Wednesday, January 21, 2026 12:48 PM
To: James Burford <james.burford@ship8.com>; Jessica Jeng <jessica.jeng@jlahome.com>; Chris Mai <chris.mai@jlahome.com>; stella.hsu <stella.hsu@jlahome.com>; Fl
Cc: Ron Capranos <ron.capranos@ship8.com>
Subject: Re: Request approval - WOD - HVAC Main office Unit

Team - this unit is nearing 30 years old so safe to say its past its life expectancy of 20 years. Although we've had minor repairs outside PM service, the largest expense to my recollection \$700-\$800.



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Alex Gonzalez
Director of Operations
2222 East Beamer Street
Woodland, CA 95776

O: 530-669-5991 C:916-897-7622

From: James Burford <james.burford@ship8.com>
Sent: Wednesday, January 21, 2026 12:43 PM
To: Jessica Jeng <jessica.jeng@jlahome.com>; Chris Mai <chris.mai@jlahome.com>; stella.hsu <stella.hsu@jlahome.com>; Flora Chu <flora.chu@jlahome.com>
Cc: Alex Gonzalez <alex.gonzalez@ship8.com>; Ron Capranos <ron.capranos@ship8.com>
Subject: Re: Request approval - WOD - HVAC Main office Unit

This unit is one of the original ones from when the building was built. We have had several repairs to this unit. I am not sure what the overall cost is. Alex - Do you have any idea?

James Burford
Regional Facilities Director
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From: Jessica Jeng <jessica.jeng@jlahome.com>
Sent: Wednesday, January 21, 2026 3:40 PM
To: James Burford <james.burford@ship8.com>; Chris Mai <chris.mai@jlahome.com>; stella.hsu <stella.hsu@jlahome.com>; Flora Chu <flora.chu@jlahome.com>
Cc: Alex Gonzalez <alex.gonzalez@ship8.com>; Ron Capranos <ron.capranos@ship8.com>
Subject: FW: Request approval - WOD - HVAC Main office Unit

Hi Team:

Hold old is WOD's HVAC in main office? Have we replaced or did major repairs before? If yes, when and how much? Thanks

Regards,

Jessica Jeng

Corporate Controller

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jessica.jeng@jlahome.com

From: James Burford <james.burford@ship8.com>
Sent: Wednesday, January 21, 2026 12:32 PM
To: Jessica Jeng <jessica.jeng@jlahome.com>
Cc: Ron Capranos <ron.capranos@ship8.com>; Alex Gonzalez <alex.gonzalez@ship8.com>
Subject: Request approval - WOD - HVAC Main office Unit

Jessica,

As you are aware, several HVAC units in the Woodland facility are failing due to age. We have received competitive quotes from our current vendor, who has consistently provided both f

At present, our largest unit—serving the majority of the front office—is experiencing significant issues. The estimated repair cost is **\$20,512.25**, which is nearly half the cost of a full replac will resolve the problems or extend the unit's lifespan.

By contrast, a new unit would cost **\$48,500.00** and include manufacturer warranties:

- **1-year parts**
- **5-year compressor**
- **10-year heat exchanger**

Replacing the unit now would eliminate the cycle of costly, uncertain repairs and ensure long-term reliability. Additionally, as this is a major mechanical system, my understanding is that r lease agreement.

I respectfully request approval to proceed with the replacement of this HVAC unit.

We have taken additional time to look at all our options. Since we took additional time, the cost of the material has increased to \$54,500 if we do not have approval prior to 1/31/26. If we \$48,500 quote.

James Burford

Regional Facilities Director


[311 International Trade Pkwy](#)


[Port Wentworth, GA 31407](#)

www.ship8.com

C:912.507.7881

2 attachments

 **2026 01 22 WOD - Pearce Heating & Air - RTU17 Replacement.pdf**
130K

 **Estimate #70135165.pdf**
68K

Tran Tang <tran.tang@jlahome.com>


Thu, Jan 22, 2026 at 12:11 PM

To: Chris Mai <chris.mai@jlahome.com>

Cc: Jessica Jeng <jessica.jeng@jlahome.com>, Alex Gonzalez <alex.gonzalez@ship8.com>, Flora Chu <flora.chu@jlahome.com>, "stella.hsu" <stella.hsu@jlahome.com>, Ron Capranos <ron.capranos@ship8.com>, James Burford <james.burford@ship8.com>, Trey Nguyen <trey.nguyen@jlahome.com>

Hi Alex & James,
Pls find the attached PO.

Thanks,
Tran
[Quoted text hidden]

 **26010092.pdf**
6K