



75 Langley Drive • Lawrenceville, GA 30046-6935
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gwinnettcounty

December 16, 2015

**AWARD NOTICE
BL130-15**

HVAC System Maintenance Services for Various County Facilities on an Annual Contract

Pursuant to the bids received on November 09, 2015 for bid BL130-15, HVAC System Maintenance Services for Various County Facilities on an Annual Contract the bid has been awarded to United Maintenance, Inc. in the amount of \$414,038.20. Please note the enclosed bid tabulation.

We appreciate your bid and interest in Gwinnett County.

Sincerely,

A handwritten signature in cursive script that reads "Marlo Puckett".

Marlo Puckett
Purchasing Associate II

MP/jc

Enclosure



HVAC System Maintenance Services at Various County Facilities on an Annual Contract
 Department of Support Services

Item #	Description	Bardi Heating and Air Conditioning, Inc. (L)			Capital City Mechanical Services (OC)		
		Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
Repair							
1	Collins Hill Branch Library 455 Camp Perrin Road Lawrenceville, GA 30043	\$525.00	\$1,575.00	\$6,300.00	\$451.00	\$1,353.00	\$5,412.00
2	Lawrenceville Branch Library and Headquarters 1001 Lawrenceville Highway Lawrenceville, GA 30045	\$405.00	\$1,215.00	\$4,860.00	\$355.00	\$1,065.00	\$4,260.00
3	Peachtree Corners Branch Library 5570 Spalding Drive Norcross, GA 30092	\$165.00	\$495.00	\$1,980.00	\$121.00	\$363.00	\$1,452.00
4	Duluth Branch Library 3480 Duluth Park Lane Duluth, GA 30096	\$150.00	\$450.00	\$1,800.00	\$259.00	\$777.00	\$3,108.00
5	Norcross Branch Library 6025 Buford Hwy Norcross, GA 30071	\$100.00	\$300.00	\$1,200.00	\$87.00	\$261.00	\$1,044.00
6	Buford Branch Library 2100 Buford Hwy Buford, GA 30518	\$100.00	\$300.00	\$1,200.00	\$87.00	\$261.00	\$1,044.00
7	Suwanee Branch Library 361 Main Street Suwanee, GA 30024	\$290.00	\$870.00	\$3,480.00	\$335.00	\$1,005.00	\$4,020.00
8	Mountain Park Branch Library 1210 Pounds Road SW Lilburn, GA 30047	\$100.00	\$300.00	\$1,200.00	\$115.00	\$345.00	\$1,380.00
9	Lilburn Branch Library 788 Hillcrest Road NW Lilburn, GA 30047	\$100.00	\$300.00	\$1,200.00	\$156.00	\$468.00	\$1,872.00
10	Centerville Branch Library and Community Center 33025 Bethany Church Road Snellville, GA, 30039	\$357.00	\$1,071.00	\$4,284.00	\$420.00	\$1,260.00	\$5,040.00
11	Grayson Branch Library 700 Grayson Parkway Grayson, GA 30017	\$300.00	\$900.00	\$3,600.00	\$351.00	\$1,053.00	\$4,212.00
12	Dacula Branch Library 265 Dacula Road Dacula, GA 30019	\$280.00	\$840.00	\$3,360.00	\$351.00	\$1,053.00	\$4,212.00
13	Five Forks Branch Library 2780 Five Forks Trickum Road Lawrenceville, GA 30044	\$267.00	\$801.00	\$3,204.00	\$278.00	\$834.00	\$3,336.00
14	Hamilton Mill Branch Library 3690 Braselton Highway Dacula, GA 30019	\$464.00	\$1,392.00	\$5,568.00	\$285.00	\$855.00	\$3,420.00
15	GA Department of Drivers Services 310 Hurricane Shoals Road Lawrenceville, GA 30045	\$217.00	\$651.00	\$2,604.00	\$240.00	\$720.00	\$2,880.00
16	Snellville Tag Office 2845 Lenora Church Road Snellville, GA 30078	\$102.00	\$306.00	\$1,224.00	\$123.00	\$369.00	\$1,476.00
17	Airport Administration Building 600 Briscoe Blvd Lawrenceville, GA 30045	\$96.00	\$288.00	\$1,152.00	\$110.00	\$330.00	\$1,320.00
18	Airport Tower 590 Briscoe Blvd Lawrenceville, GA, 30045	\$100.00	\$300.00	\$1,200.00	\$99.00	\$297.00	\$1,188.00
19	Peachtree Corners Tag Office 6135 Peachtree Parkway, Suite 201-B Norcross, GA 30092	\$66.70	\$200.00	\$800.00	\$73.00	\$219.00	\$876.00
20	Female Seminary 415 South Perry Street Lawrenceville, GA, 30046	\$83.34	\$250.00	\$1,000.00	\$56.00	\$168.00	\$672.00
21	DOT Barn #1 2992 Bart Johnson Road Buford, GA, 30518	\$134.00	\$402.00	\$1,608.00	\$32.00	\$96.00	\$384.00
22	DOT Barn #2 4181 Abbots Bridge Road Duluth, GA 30097	\$134.00	\$402.00	\$1,608.00	\$38.00	\$114.00	\$456.00

**BL130-15
HVAC System Maintenance Services at Various County Facilities on an Annual Contract
Department of Support Services**

Item #	Description	Bardi Heating and Air Conditioning, Inc. (L)			Capital City Mechanical Services (OC)		
		Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
23	DOT Barn #3 425 Hoke O'Kelley Mill Road SE Loganville, GA 30052	\$134.00	\$402.00	\$1,608.00	\$40.00	\$120.00	\$480.00
24	DOT Barn #5 4115 Arcadia Industrial Circle Lilburn, GA 30047	\$134.00	\$402.00	\$1,608.00	\$40.00	\$120.00	\$480.00
25	Buford Human Services Center 2755 Sawnee Avenue Buford, GA 30518	\$192.00	\$576.00	\$2,304.00	\$333.00	\$999.00	\$3,996.00
26	Gwinnett County Corrections Complex 750 Hi Hope Road Lawrenceville, GA 30043	\$1,458.34	\$4,375.00	\$17,500.00	\$1,471.00	\$4,413.00	\$17,652.00
27	DOT Maintenance and Supply Facility 620 Winder Hwy Lawrenceville, GA 30045	\$316.67	\$950.00	\$3,800.00	\$67.00	\$201.00	\$804.00
28	Fleet Management Facility 620 Swanson Drive Lawrenceville, GA 30043	\$500.00	\$1,500.00	\$6,000.00	\$272.00	\$816.00	\$3,264.00
29	Gwinnett Government Annex 750 South Perry Street Lawrenceville, GA 30046	\$250.00	\$750.00	\$3,000.00	\$51.00	\$153.00	\$612.00
30	Gwinnett Central Services Building 455 Grayson Hwy Lawrenceville, GA 30046	\$300.00	\$900.00	\$3,600.00	\$115.00	\$345.00	\$1,380.00
31	Gwinnett County Historic Courthouse 185 Crogan Street Lawrenceville, GA 30046	\$233.34	\$700.00	\$2,800.00	\$406.00	\$1,218.00	\$4,872.00
32	Lawrenceville Senior Service Center 225 Benson Street Lawrenceville, GA 30045	\$150.00	\$450.00	\$1,800.00	\$141.00	\$423.00	\$1,692.00
33	Norcross Human Services Center 5030 Georgia Belle Court Norcross, GA 30093	\$557.50	\$1,672.50	\$6,690.00	\$248.00	\$744.00	\$2,976.00
34	One Justice Square 446 W. Crogan Street Lawrenceville, GA 30046	\$241.67	\$725.00	\$2,900.00	\$88.00	\$264.00	\$1,056.00
35	Police Headquarters 770 Hi Hope Road Lawrenceville, GA 30043	\$666.67	\$2,000.00	\$8,000.00	\$896.00	\$2,688.00	\$10,752.00
36	Police Annex and 911 Center 800 Hi Hope Road Lawrenceville, GA 30043	\$2,250.00	\$6,750.00	\$27,000.00	\$2,093.00	\$6,279.00	\$25,116.00
37	Police West Precinct 6160 Crescent Drive Norcross, GA 30071	\$150.00	\$450.00	\$1,800.00	\$222.00	\$666.00	\$2,664.00
38	Police South Precinct 2180 Stone Drive (Off Hwy. 78) Lilburn, GA 30047	\$83.34	\$250.00	\$1,000.00	\$130.00	\$390.00	\$1,560.00
39	Police North Precinct and Tag Office 2735 Mall of Georgia Boulevard Buford, GA 30518	\$291.67	\$875.00	\$3,500.00	\$284.00	\$852.00	\$3,408.00
40	Police East Precinct 2273 Alcovy Road Dacula, GA 30019	\$416.67	\$1,250.00	\$5,000.00	\$709.00	\$2,127.00	\$8,508.00
41	Police Central Precinct 3125 Satellite Blvd. Duluth, GA 30096	\$241.67	\$725.00	\$2,900.00	\$212.00	\$636.00	\$2,544.00
42	Gwinnett Animal Shelter 884 Winder Hwy Lawrenceville, GA 30045	\$1,416.67	\$4,250.00	\$17,000.00	\$1,600.00	\$4,800.00	\$19,200.00
43	Police Training Complex 854 Winder Highway Lawrenceville, GA 30045	\$9,813.17	\$29,439.50	\$117,758.00	\$17,916.67	\$53,750.00	\$215,000.00
44	Georgia State Patrol 1645 Pleasant Hill Road Duluth, GA 30096	\$58.34	\$175.00	\$700.00	\$39.00	\$117.00	\$468.00

**BL130-15
HVAC System Maintenance Services at Various County Facilities on an Annual Contract
Department of Support Services**

		Bardi Heating and Air Conditioning, Inc. (L)			Capital City Mechanical Services (OC)		
Item #	Description	Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
45	"Prime" Radio Tower 374 Hickory Drive Lawrenceville, GA 30046	\$66.67	\$200.00	\$800.00	\$11.00	\$33.00	\$132.00
45	"Brown" Radio Tower 1850 N. Brown Road Lawrenceville, GA 30043-8120	\$66.67	\$200.00	\$800.00	\$22.00	\$66.00	\$264.00
46	"Tribble" Radio Tower 2568 Chandler Road, SE Lawrenceville, GA 30045	\$66.67	\$200.00	\$800.00	\$17.00	\$51.00	\$204.00
47	"Goshen" Radio Tower 5878 Goshen Springs Road Norcross, GA 30071-3509	\$66.67	\$200.00	\$800.00	\$17.00	\$51.00	\$204.00
48	"Lanier Mountain" Radio Tower 2286 Highpoint Road Snellville, GA 30078-3144	\$66.67	\$200.00	\$800.00	\$17.00	\$51.00	\$204.00
49	"Tuggle" Radio Tower 3800 Tuggle Road Buford, GA 30519-4039	\$66.67	\$200.00	\$800.00	\$17.00	\$51.00	\$204.00
50	"Water Park" Radio Tower 2601 Buford Dam Road Buford, GA 30518-2040	\$66.67	\$200.00	\$800.00	\$17.00	\$51.00	\$204.00
51	"Norris Lake" Radio Tower 4663 Anderson Livsey Lane Snellville, GA 30039-2706	\$66.67	\$200.00	\$800.00	\$17.00	\$51.00	\$204.00
52	"Crooked Creek" Radio Tower 6556 Plant Drive Norcross, GA 30092-2234	\$66.67	\$200.00	\$800.00	\$17.00	\$51.00	\$204.00
53	"Fire Station No. 10" Radio Tower 3680 Old Atlanta Rd Suwanee, GA 30024-1172	\$66.67	\$200.00	\$800.00	\$17.00	\$51.00	\$204.00
54	"Headquarters" Radio Tower 770 Hi Hope Road Lawrenceville, GA 30043-4540	\$66.67	\$200.00	\$800.00	\$27.00	\$81.00	\$324.00
55	Gwinnett Senior Services Center 567 Swanson Drive Lawrenceville, GA 30043	\$575.00	\$1,725.00	\$6,900.00	\$943.00	\$2,829.00	\$11,316.00
56	Elizabeth Williams (Snellville) Branch Library 2740 Lenora Church Road Snellville, GA 30078	\$133.34	\$400.00	\$1,600.00	\$115.00	\$345.00	\$1,380.00
TOTAL		\$310,000.00			\$396,596.00		
Repair		Qty	Hourly Rate	Total	Hourly Rate	Total	
Technician - Repair during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		770	\$62.00	\$47,740.00	\$64.00	\$49,280.00	
Technician - Repair after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		27	\$93.00	\$2,511.00	\$96.00	\$2,592.00	
Helper - Repair during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		51	\$90.00	\$4,590.00	\$45.00	\$2,295.00	
Helper - Repair after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$60.00	\$0.00	\$67.50	\$0.00	
State Service Call Charge (Flat Fee)		200	\$30.00	\$6,000.00	\$35.00	\$7,000.00	
Mechanic - Ductwork Installer during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		428	\$58.00	\$24,824.00	\$64.00	\$27,392.00	
Mechanic - Ductwork Installer after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$87.00	\$0.00	\$96.00	\$0.00	
Helper - Ductwork Installer during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		224	\$35.00	\$7,840.00	\$45.00	\$10,080.00	
Helper - Ductwork Installer after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$53.00	\$0.00	\$67.50	\$0.00	
State percentage of mark up above cost for repair parts (Not to Exceed 15%)		114800	15%	\$17,220.00	15%	\$17,220.00	
Total				\$225,525.00		\$230,659.00	
Maintenance and Repair Total				\$535,525.00		\$627,255.00	
Will vendor hold pricing firm? 1st Renewal				0%		0%	
Will vendor hold pricing firm? 2nd Renewal				0%		3% Increase	
Will vendor hold pricing firm? 3rd Renewal				0%		3% Increase	
Will vendor hold pricing firm? 4th Renewal				0%		3% Increase	

Recommended Vendor:

United Maintenance, Inc.
Attn: Randy Eller
3687 McElroy Road
Atlanta, GA 30340
Phone: 770-455-1656
Fax: 770-455-9502
Email: reller@unitedmaintenance.com

HVAC System Maintenance Services at Various County Facilities
 Department of Support Services

		Conditioned Air Systems (OC)			Galgon HVAC & Mechanical Service, Inc. (OC)		
Item #	Description	Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
Repair							
1	Collins Hill Branch Library 455 Camp Perrin Road Lawrenceville, GA 30043	N/A	N/A	\$4,959.00	\$772.00	\$2,316.00	\$9,264.00
2	Lawrenceville Branch Library and Headquarters 1001 Lawrenceville Highway Lawrenceville, GA 30045	N/A	N/A	\$3,810.00	\$720.00	\$2,160.00	\$8,640.00
3	Peachtree Corners Branch Library 5570 Spalding Drive Norcross, GA 30092	N/A	N/A	\$1,223.00	\$187.00	\$561.00	\$2,244.00
4	Duluth Branch Library 3480 Duluth Park Lane Duluth, GA 30096	N/A	N/A	\$1,117.00	\$176.00	\$528.00	\$2,112.00
5	Norcross Branch Library 6025 Buford Hwy Norcross, GA 30071	N/A	N/A	\$834.00	\$129.00	\$387.00	\$1,548.00
6	Buford Branch Library 2100 Buford Hwy Buford, GA 30518	N/A	N/A	\$1,073.00	\$129.00	\$387.00	\$1,548.00
7	Suwanee Branch Library 361 Main Street Suwanee, GA 30024	N/A	N/A	\$3,605.00	\$668.00	\$2,004.00	\$8,016.00
8	Mountain Park Branch Library 1210 Pounds Road SW Lilburn, GA 30047	N/A	N/A	\$836.00	\$165.00	\$495.00	\$1,980.00
9	Lilburn Branch Library 788 Hillcrest Road NW Lilburn, GA 30047	N/A	N/A	\$610.00	\$118.00	\$354.00	\$1,416.00
10	Centerville Branch Library and Community Center 33025 Bethany Church Road Snellville, GA, 30039	N/A	N/A	\$4,417.00	\$853.00	\$2,559.00	\$10,236.00
11	Grayson Branch Library 700 Grayson Parkway Grayson, GA 30017	N/A	N/A	\$3,076.00	\$692.00	\$2,076.00	\$8,304.00
12	Dacula Branch Library 265 Dacula Road Dacula, GA 30019	N/A	N/A	\$3,121.00	\$692.00	\$2,076.00	\$8,304.00
13	Five Forks Branch Library 2780 Five Forks Trickum Road Lawrenceville, GA 30044	N/A	N/A	\$1,328.00	\$341.00	\$1,023.00	\$4,092.00
14	Hamilton Mill Branch Library 3690 Braselton Highway Dacula, GA 30019	N/A	N/A	\$1,611.00	\$342.00	\$1,026.00	\$4,104.00
15	GA Department of Drivers Services 310 Hurricane Shoals Road Lawrenceville, GA 30045	N/A	N/A	\$1,650.00	\$360.00	\$1,080.00	\$4,320.00
16	Snellville Tag Office 2845 Lenora Church Road Snellville, GA 30078	N/A	N/A	\$860.00	\$236.00	\$708.00	\$2,832.00
17	Airport Administration Building 600 Briscoe Blvd Lawrenceville, GA 30045	N/A	N/A	\$1,400.00	\$295.00	\$885.00	\$3,540.00
18	Airport Tower 590 Briscoe Blvd Lawrenceville, GA, 30045	N/A	N/A	\$757.00	\$199.00	\$597.00	\$2,388.00
19	Peachtree Corners Tag Office 6135 Peachtree Parkway, Suite 201-B Norcross, GA 30092	N/A	N/A	\$360.00	\$47.00	\$141.00	\$564.00
20	Female Seminary 415 South Perry Street Lawrenceville, GA, 30046	N/A	N/A	\$385.00	\$96.00	\$288.00	\$1,152.00
21	DOT Barn #1 2992 Bart Johnson Road Buford, GA, 30518	N/A	N/A	\$180.00	\$46.00	\$138.00	\$552.00
22	DOT Barn #2 4181 Abbots Bridge Road Duluth, GA 30097	N/A	N/A	\$270.00	\$46.00	\$138.00	\$552.00

**BL130-15
HVAC System Maintenance Services at Various County Facilities
Department of Support Services**

Item #	Description	Conditioned Air Systems (OC)			Galgon HVAC & Mechanical Service, Inc. (OC)		
		Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
23	DOT Barn #3 425 Hoke O'Kelley Mill Road SE Loganville, GA 30052	N/A	N/A	\$347.00	\$46.00	\$138.00	\$552.00
24	DOT Barn #5 4115 Arcadia Industrial Circle Lilburn, GA 30047	N/A	N/A	\$347.00	\$46.00	\$138.00	\$552.00
25	Buford Human Services Center 2755 Sawnee Avenue Buford, GA 30518	N/A	N/A	\$1,109.00	\$263.00	\$789.00	\$3,156.00
26	Gwinnett County Corrections Complex 750 Hi Hope Road Lawrenceville, GA 30043	N/A	N/A	\$13,748.00	\$2,021.00	\$6,063.00	\$24,252.00
27	DOT Maintenance and Supply Facility 620 Winder Hwy Lawrenceville, GA 30045	N/A	N/A	\$693.00	\$79.00	\$237.00	\$948.00
28	Fleet Management Facility 620 Swanson Drive Lawrenceville, GA 30043	N/A	N/A	\$3,750.00	\$454.00	\$1,362.00	\$5,448.00
29	Gwinnett Government Annex 750 South Perry Street Lawrenceville, GA 30046	N/A	N/A	\$360.00	\$108.00	\$324.00	\$1,296.00
30	Gwinnett Central Services Building 455 Grayson Hwy Lawrenceville, GA 30046	N/A	N/A	\$1,797.00	\$157.00	\$471.00	\$1,884.00
31	Gwinnett County Historic Courthouse 185 Crogan Street Lawrenceville, GA 30046	N/A	N/A	\$1,405.00	\$131.00	\$393.00	\$1,572.00
32	Lawrenceville Senior Service Center 225 Benson Street Lawrenceville, GA 30045	N/A	N/A	\$1,055.00	\$325.00	\$975.00	\$3,900.00
33	Norcross Human Services Center 5030 Georgia Belle Court Norcross, GA 30093	N/A	N/A	\$3,228.00	\$505.00	\$1,515.00	\$6,060.00
34	One Justice Square 446 W. Crogan Street Lawrenceville, GA 30046	N/A	N/A	\$1,000.00	\$91.00	\$273.00	\$1,092.00
35	Police Headquarters 770 Hi Hope Road Lawrenceville, GA 30043	N/A	N/A	\$6,936.00	\$1,539.00	\$4,617.00	\$18,468.00
36	Police Annex and 911 Center 800 Hi Hope Road Lawrenceville, GA 30043	N/A	N/A	\$38,504.00	\$644.00	\$1,932.00	\$7,728.00
37	Police West Precinct 6160 Crescent Drive Norcross, GA 30071	N/A	N/A	\$2,046.00	\$364.00	\$1,092.00	\$4,368.00
38	Police South Precinct 2180 Stone Drive (Off Hwy. 78) Lilburn, GA 30047	N/A	N/A	\$1,511.00	\$167.00	\$501.00	\$2,004.00
39	Police North Precinct and Tag Office 2735 Mall of Georgia Boulevard Buford, GA 30518	N/A	N/A	\$2,736.00	\$615.00	\$1,845.00	\$7,380.00
40	Police East Precinct 2273 Alcovy Road Dacula, GA 30019	N/A	N/A	\$3,305.00	\$379.00	\$1,137.00	\$4,548.00
41	Police Central Precinct 3125 Satellite Blvd. Duluth, GA 30096	N/A	N/A	\$2,661.00	\$537.00	\$1,611.00	\$6,444.00
42	Gwinnett Animal Shelter 884 Winder Hwy Lawrenceville, GA 30045	N/A	N/A	\$14,783.00	\$1,660.00	\$4,980.00	\$19,920.00
43	Police Training Complex 854 Winder Highway Lawrenceville, GA 30045	N/A	N/A	\$170,776.00	\$4,672.00	\$14,286.00	\$57,144.00
44	Georgia State Patrol 1645 Pleasant Hill Road Duluth, GA 30096	N/A	N/A	\$305.00	\$47.00	\$141.00	\$564.00

**BL130-15
HVAC System Maintenance Services at Various County Facilities
Department of Support Services**

		Conditioned Air Systems (OC)			Galgon HVAC & Mechanical Service, Inc. (OC)		
Item #	Description	Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
45	"Prime" Radio Tower 374 Hickory Drive Lawrenceville, GA 30046	N/A	N/A	\$199.00	\$49.00	\$147.00	\$588.00
45	"Brown" Radio Tower 1850 N. Brown Road Lawrenceville, GA 30043-8120	N/A	N/A	\$136.00	\$73.00	\$219.00	\$876.00
46	"Tribble" Radio Tower 2568 Chandler Road, SE Lawrenceville, GA 30045	N/A	N/A	\$136.00	\$49.00	\$147.00	\$588.00
47	"Goshen" Radio Tower 5878 Goshen Springs Road Norcross, GA 30071-3509	N/A	N/A	\$136.00	\$49.00	\$147.00	\$588.00
48	"Lanier Mountain" Radio Tower 2286 Highpoint Road Snellville, GA 30078-3144	N/A	N/A	\$136.00	\$49.00	\$147.00	\$588.00
49	"Tuggle" Radio Tower 3800 Tuggle Road Buford, GA 30519-4039	N/A	N/A	\$136.00	\$49.00	\$147.00	\$588.00
50	"Water Park" Radio Tower 2601 Buford Dam Road Buford, GA 30518-2040	N/A	N/A	\$136.00	\$49.00	\$147.00	\$588.00
51	"Norris Lake" Radio Tower 4663 Anderson Livsey Lane Snellville, GA 30039-2706	N/A	N/A	\$136.00	\$49.00	\$147.00	\$588.00
52	"Crooked Creek" Radio Tower 6556 Plant Drive Norcross, GA 30092-2234	N/A	N/A	\$136.00	\$49.00	\$147.00	\$588.00
53	"Fire Station No. 10" Radio Tower 3680 Old Atlanta Rd Suwanee, GA 30024-1172	N/A	N/A	\$136.00	\$49.00	\$147.00	\$588.00
54	"Headquarters" Radio Tower 770 Hi Hope Road Lawrenceville, GA 30043-4540	N/A	N/A	\$240.00	\$49.00	\$147.00	\$588.00
55	Gwinnett Senior Services Center 567 Swanson Drive Lawrenceville, GA 30043	N/A	N/A	\$2,433.00	\$354.00	\$1,062.00	\$4,248.00
56	Elizabeth Williams (Snellville) Branch Library 2740 Lenora Church Road Snellville, GA 30078	N/A	N/A	\$690.00	\$167.00	\$500.00	\$2,000.00
TOTAL		\$314,670.00			\$279,992.00		
Repair		Qty	Hourly Rate	Total	Hourly Rate	Total	
Technician - Repair during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		770	\$75.00	\$57,750.00	\$70.00	\$53,900.00	
Technician - Repair after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		27	\$85.00	\$2,295.00	\$105.00	\$2,835.00	
Helper - Repair during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		51	\$35.00	\$1,785.00	\$25.00	\$1,275.00	
Helper - Repair after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$45.00	\$0.00	\$25.00	\$0.00	
State Service Call Charge (Flat Fee)		200	\$40.00	\$8,000.00	\$25.00	\$5,000.00	
Mechanic - Ductwork Installer during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		428	\$35.00	\$14,980.00	\$55.00	\$23,540.00	
Mechanic - Ductwork Installer after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$45.00	\$0.00	\$75.00	\$0.00	
Helper - Ductwork Installer during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		224	\$35.00	\$7,840.00	\$20.00	\$4,480.00	
Helper - Ductwork Installer after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$45.00	\$0.00	\$20.00	\$0.00	
State percentage of mark up above cost for repair parts (Not to Exceed 15%)		114800	10%	\$11,480.00	15%	\$17,220.00	
Total				\$218,930.00		\$223,050.00	
Maintenance and Repair Total				\$533,600.00		\$503,042.00	
Will vendor hold pricing firm? 1st Renewal				0%		2% Increase	
Will vendor hold pricing firm? 2nd Renewal				3% Increase		2% Increase	
Will vendor hold pricing firm? 3rd Renewal				0%		2% Increase	
Will vendor hold pricing firm? 4th Renewal				0%		2% Increase	

Recommended Vendor:

United Maintenance, Inc.
Attn: Randy Eller
3687 McElroy Road
Atlanta, GA 30340
Phone: 770-455-1656
Fax: 770-455-9502
Email: reller@unitedmaintenance.com

		Maxair, Inc. (OC)			United Maintenance, Inc. (OC)			5 Seasons Mechanical (OC)		
Item #	Description	Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
Repair										
1	Collins Hill Branch Library 455 Camp Perrin Road Lawrenceville, GA 30043	\$651.67	\$1,955.00	\$7,820.00	\$368.75	\$1,106.25	\$4,425.00	\$1,091.67	\$3,275.00	\$13,100.00
2	Lawrenceville Branch Library and Headquarters 1001 Lawrenceville Highway Lawrenceville, GA 30045	\$400.00	\$1,200.00	\$4,800.00	\$215.00	\$645.00	\$2,580.00	\$366.67	\$1,100.00	\$4,400.00
3	Peachtree Corners Branch Library 5570 Spalding Drive Norcross, GA 30092	\$130.00	\$390.00	\$1,560.00	\$115.83	\$347.50	\$1,390.00	\$150.00	\$450.00	\$1,800.00
4	Duluth Branch Library 3480 Duluth Park Lane Duluth, GA 30096	\$115.00	\$345.00	\$1,380.00	\$75.00	\$225.00	\$900.00	\$100.00	\$300.00	\$1,200.00
5	Norcross Branch Library 6025 Buford Hwy Norcross, GA 30071	\$148.34	\$445.00	\$1,780.00	\$70.00	\$210.00	\$840.00	\$91.67	\$275.00	\$1,100.00
6	Buford Branch Library 2100 Buford Hwy Buford, GA 30518	\$148.34	\$445.00	\$1,780.00	\$70.00	\$210.00	\$840.00	\$91.67	\$275.00	\$1,100.00
7	Suwanee Branch Library 361 Main Street Suwanee, GA 30024	\$360.00	\$1,080.00	\$4,320.00	\$200.00	\$600.00	\$2,400.00	\$333.34	\$1,000.00	\$4,000.00
8	Mountain Park Branch Library 1210 Pounds Road SW Lilburn, GA 30047	\$130.00	\$390.00	\$1,560.00	\$75.50	\$226.50	\$906.00	\$91.67	\$275.00	\$1,100.00
9	Lilburn Branch Library 788 Hillcrest Road NW Lilburn, GA 30047	\$103.34	\$310.00	\$1,240.00	\$223.00	\$670.00	\$2,680.00	\$91.67	\$275.00	\$1,100.00
10	Centerville Branch Library and Community Center 33025 Bethany Church Road Snellville, GA, 30039	\$560.00	\$1,680.00	\$6,720.00	\$275.40	\$826.20	\$3,304.80	\$429.17	\$1,287.50	\$5,150.00
11	Grayson Branch Library 700 Grayson Parkway Grayson, GA 30017	\$594.17	\$1,782.50	\$7,130.00	\$281.52	\$844.56	\$3,378.24	\$341.67	\$1,025.00	\$4,100.00
12	Dacula Branch Library 265 Dacula Road Dacula, GA 30019	\$479.17	\$1,437.50	\$5,750.00	\$262.14	\$786.42	\$3,145.68	\$341.67	\$1,025.00	\$4,100.00
13	Five Forks Branch Library 2780 Five Forks Trickum Road Lawrenceville, GA 30044	\$268.34	\$805.00	\$3,220.00	\$122.40	\$367.20	\$1,468.80	\$141.67	\$425.00	\$1,700.00
14	Hamilton Mill Branch Library 3690 Braselton Highway Dacula, GA 30019	\$258.34	\$775.00	\$3,100.00	\$218.28	\$654.84	\$2,619.36	\$258.34	\$775.00	\$3,100.00
15	GA Department of Drivers Services 310 Hurricane Shoals Road Lawrenceville, GA 30045	\$300.00	\$900.00	\$3,600.00	\$145.83	\$437.50	\$1,750.00	\$158.34	\$475.00	\$1,900.00
16	Snellville Tag Office 2845 Lenora Church Road Snellville, GA 30078	\$189.67	\$560.00	\$2,240.00	\$88.74	\$266.22	\$1,064.88	\$100.00	\$300.00	\$1,200.00
17	Airport Administration Building 600 Briscoe Blvd Lawrenceville, GA 30045	\$160.00	\$480.00	\$1,920.00	\$71.82	\$215.46	\$861.84	\$80.00	\$240.00	\$960.00
18	Airport Tower 590 Briscoe Blvd Lawrenceville, GA, 30045	\$134.17	\$402.50	\$1,610.00	\$71.40	\$214.20	\$856.80	\$80.00	\$240.00	\$960.00
19	Peachtree Corners Tag Office 6135 Peachtree Parkway, Suite 201-B Norcross, GA 30092	\$78.34	\$235.00	\$940.00	\$64.26	\$192.78	\$771.12	\$46.67	\$140.00	\$560.00
20	Female Seminary 415 South Perry Street Lawrenceville, GA, 30046	\$78.34	\$235.00	\$940.00	\$58.75	\$176.25	\$705.00	\$40.00	\$120.00	\$480.00
21	DOT Barn #1 2992 Bart Johnson Road Buford, GA, 30518	\$38.34	\$115.00	\$460.00	\$16.67	\$50.01	\$200.04	\$7.50	\$22.50	\$90.00
22	DOT Barn #2 4181 Abbots Bridge Road Duluth, GA 30097	\$56.25	\$168.75	\$675.00	\$16.67	\$50.01	\$200.04	\$7.50	\$22.50	\$90.00

HVAC System Maintenance Services at Various County Facilities
 Department of Support Services

Item #	Description	Maxair, Inc. (OC)			United Maintenance, Inc. (OC)			5 Seasons Mechanical (OC)		
		Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
23	DOT Barn #3 425 Hoke O'Kelley Mill Road SE Loganville, GA 30052	\$56.25	\$168.75	\$675.00	\$16.67	\$50.01	\$200.04	\$10.00	\$30.00	\$120.00
24	DOT Barn #5 4115 Arcadia Industrial Circle Lilburn, GA 30047	\$56.25	\$168.75	\$675.00	\$16.67	\$50.01	\$200.04	\$10.00	\$30.00	\$120.00
25	Buford Human Services Center 2755 Sawnee Avenue Buford, GA 30518	\$165.00	\$495.00	\$1,980.00	\$195.84	\$587.52	\$2,350.08	\$125.00	\$375.00	\$1,500.00
26	Gwinnett County Corrections Complex 750 Hi Hope Road Lawrenceville, GA 30043	\$1,533.34	\$4,600.00	\$18,400.00	\$529.38	\$1,588.14	\$6,352.56	\$1,150.00	\$3,450.00	\$13,800.00
27	DOT Maintenance and Supply Facility 620 Winder Hwy Lawrenceville, GA 30045	\$248.34	\$745.00	\$2,980.00	\$48.45	\$145.35	\$581.40	\$200.00	\$600.00	\$2,400.00
28	Fleet Management Facility 620 Swanson Drive Lawrenceville, GA 30043	\$316.67	\$950.00	\$3,800.00	\$209.10	\$627.30	\$2,509.20	\$200.00	\$600.00	\$2,400.00
29	Gwinnett Government Annex 750 South Perry Street Lawrenceville, GA 30046	\$81.67	\$245.00	\$980.00	\$51.00	\$153.00	\$612.00	\$73.34	\$238.34	\$880.00
30	Gwinnett Central Services Building 455 Grayson Hwy Lawrenceville, GA 30046	\$345.00	\$1,035.00	\$4,140.00	\$158.33	\$475.00	\$1,900.00	\$133.34	\$400.00	\$1,600.00
31	Gwinnett County Historic Courthouse 185 Crogan Street Lawrenceville, GA 30046	\$206.67	\$620.00	\$2,480.00	\$144.84	\$434.52	\$1,738.08	\$175.00	\$525.00	\$2,100.00
32	Lawrenceville Senior Service Center 225 Benson Street Lawrenceville, GA 30045	\$185.84	\$557.50	\$2,230.00	\$103.02	\$309.06	\$1,236.24	\$100.00	\$300.00	\$1,200.00
33	Norcross Human Services Center 5030 Georgia Belle Court Norcross, GA 30093	\$350.00	\$1,050.00	\$4,200.00	\$424.32	\$1,272.96	\$5,091.84	\$316.67	\$950.00	\$3,800.00
34	One Justice Square 446 W. Crogan Street Lawrenceville, GA 30046	\$150.00	\$450.00	\$1,800.00	\$116.28	\$348.84	\$1,395.36	\$133.34	\$400.00	\$1,600.00
35	Police Headquarters 770 Hi Hope Road Lawrenceville, GA 30043	\$1,083.34	\$3,250.00	\$13,000.00	\$578.34	\$1,735.02	\$6,940.08	\$708.34	\$212.50	\$8,500.00
36	Police Annex and 911 Center 800 Hi Hope Road Lawrenceville, GA 30043	\$2,033.33	\$6,100.00	\$24,400.00	\$677.00	\$2,031.00	\$8,124.00	\$1,133.34	\$3,400.00	\$13,600.00
37	Police West Precinct 6160 Crescent Drive Norcross, GA 30071	\$268.75	\$806.25	\$3,225.00	\$163.20	\$489.60	\$1,958.40	\$133.34	\$400.00	\$1,600.00
38	Police South Precinct 2180 Stone Drive (Off Hwy. 78) Lilburn, GA 30047	\$155.00	\$465.00	\$1,860.00	\$116.28	\$348.84	\$1,395.36	\$125.00	\$375.00	\$1,500.00
39	Police North Precinct and Tag Office 2735 Mall of Georgia Boulevard Buford, GA 30518	\$475.00	\$1,425.00	\$5,700.00	\$262.14	\$786.42	\$3,145.68	\$216.67	\$650.00	\$2,600.00
40	Police East Precinct 2273 Alcovy Road Dacula, GA 30019	\$600.00	\$1,800.00	\$7,200.00	\$255.00	\$765.00	\$3,060.00	\$291.67	\$875.00	\$3,500.00
41	Police Central Precinct 3125 Satellite Blvd. Duluth, GA 30096	\$310.00	\$930.00	\$3,720.00	\$187.68	\$563.04	\$2,252.16	\$241.67	\$725.00	\$2,900.00
42	Gwinnett Animal Shelter 884 Winder Hwy Lawrenceville, GA 30045	\$1,816.67	\$5,450.00	\$21,800.00	\$797.54	\$2,392.63	\$9,570.52	\$633.34	\$1,900.00	\$7,600.00
43	Police Training Complex 854 Winder Highway Lawrenceville, GA 30045	\$5,665.00	\$16,995.00	\$67,980.00	\$5,858.88	\$17,576.64	\$70,306.56	\$8,083.34	\$24,250.00	\$97,000.00
44	Georgia State Patrol 1645 Pleasant Hill Road Duluth, GA 30096	\$47.92	\$143.75	\$575.00	\$65.66	\$197.00	\$788.00	\$37.50	\$112.50	\$450.00

BL130-15
 HVAC System Maintenance Services at Various County Facilities
 Department of Support Services

		Maxair, Inc. (OC)			United Maintenance, Inc. (OC)			5 Seasons Mechanical (OC)		
Item #	Description	Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate	Monthly Rate	Quarterly Rate	Annual Rate
45	"Prime" Radio Tower 374 Hickory Drive Lawrenceville, GA 30046	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
45	"Brown" Radio Tower 1850 N. Brown Road Lawrenceville, GA 30043-8120	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
46	"Tribble" Radio Tower 2568 Chandler Road, SE Lawrenceville, GA 30045	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
47	"Goshen" Radio Tower 5878 Goshen Springs Road Norcross, GA 30071-3509	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
48	"Lanier Mountain" Radio Tower 2286 Highpoint Road Snellville, GA 30078-3144	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
49	"Tuggle" Radio Tower 3800 Tuggle Road Buford, GA 30519-4039	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
50	"Water Park" Radio Tower 2601 Buford Dam Road Buford, GA 30518-2040	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
51	"Norris Lake" Radio Tower 4663 Anderson Livsey Lane Snellville, GA 30039-2706	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
52	"Crooked Creek" Radio Tower 6556 Plant Drive Norcross, GA 30092-2234	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
53	"Fire Station No. 10" Radio Tower 3680 Old Atlanta Rd Suwanee, GA 30024-1172	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
54	"Headquarters" Radio Tower 770 Hi Hope Road Lawrenceville, GA 30043-4540	\$38.34	\$115.00	\$460.00	\$23.75	\$71.25	\$285.00	\$13.34	\$40.00	\$160.00
55	Gwinnett Senior Services Center 567 Swanson Drive Lawrenceville, GA 30043	\$620.00	\$1,860.00	\$7,440.00	\$210.00	\$630.00	\$2,520.00	\$575.00	\$1,725.00	\$6,900.00
56	Elizabeth Williams (Snellville) Branch Library 2740 Lenora Church Road Snellville, GA 30078	\$125.00	\$375.00	\$1,500.00	\$125.00	\$375.00	\$1,500.00	\$91.67	\$275.00	\$1,100.00
TOTAL		\$272,345.00			\$176,150.20			\$233,820.00		
Repair		Qty	Hourly Rate	Total	Hourly Rate	Total	Hourly Rate	Total		
Technician - Repair during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		770	\$90.00	\$69,300.00	\$68.00	\$52,360.00	\$85.00	\$65,450.00		
Technician - Repair after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		27	\$121.50	\$3,280.50	\$102.00	\$2,754.00	\$127.50	\$3,442.50		
Helper - Repair during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		51	\$90.00	\$4,590.00	\$46.00	\$2,346.00	\$55.00	\$2,805.00		
Helper - Repair after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$121.50	\$0.00	\$69.00	\$0.00	\$82.50	\$0.00		
State Service Call Charge (Flat Fee)		200	\$25.00	\$5,000.00	\$45.00	\$9,000.00	\$55.00	\$11,000.00		
Mechanic - Ductwork Installer during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		428	\$90.00	\$38,520.00	\$68.00	\$29,104.00	\$85.00	\$36,380.00		
Mechanic - Ductwork Installer after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$121.50	\$0.00	\$102.00	\$0.00	\$127.50	\$0.00		
Helper - Ductwork Installer during normal hours, Monday - Friday, 8:00 a.m. to 5:00 p.m.		224	\$90.00	\$20,160.00	\$46.00	\$10,304.00	\$55.00	\$12,320.00		
Helper - Ductwork Installer after hours, Monday - Friday, after 5:00 p.m., Weekends & Holidays		0	\$121.50	\$0.00	\$69.00	\$0.00	\$82.50	\$0.00		
State percentage of mark up above cost for repair parts (Not to Exceed 15%)		114800	15%	\$17,220.00	15%	\$17,220.00	10%	\$11,480.00		
Total		\$272,870.50			\$237,888.00			\$257,677.50		
Maintenance and Repair Total		\$545,215.50			\$414,038.20			\$491,497.50		
Will vendor hold pricing firm? 1st Renewal		0%			2% Increase			11% Increase		
Will vendor hold pricing firm? 2nd Renewal		0%			2% Increase			12% Increase		
Will vendor hold pricing firm? 3rd Renewal		0%			2% Increase			13% Increase		
Will vendor hold pricing firm? 4th Renewal		0%			3% Increase			14% Increase		

Recommended Vendor:
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