



December 3, 2024

**AWARD NOTICE**  
**BL091-24**  
**HVAC System Maintenance and Repair Services**

Pursuant to the bids received on August 15, 2024 for BL091-24, HVAC System Maintenance and Repair Services the bid has been awarded to United Maintenance, Inc. in the base bid amount of \$800,000.00. Please note the enclosed bid tabulation.

We appreciate your bid and interest in Gwinnett County.

Sincerely,

A handwritten signature in black ink that reads "Jenny L. Coleman".

Jenny Coleman  
Purchasing Associate II

JC/km

Enclosure

BID TABULATION

BL091-24  
 HVAC System Maintenance and Repair Services on an Annual Contract  
 Sheriff's Office

			Georgia Mechanical, Inc. (L)		GRH Contractors, Inc. (OC)		Maxair Mechanical, LLC (L)		Trane U.S., Inc. (L)		United Maintenance, Inc. (OC)	
ITEM #	DESCRIPTION		MONTHLY CHARGE	ANNUAL CHARGE (MONTHLY x 12)	MONTHLY CHARGE	ANNUAL CHARGE (MONTHLY x 12)	MONTHLY CHARGE	ANNUAL CHARGE (MONTHLY x 12)	MONTHLY CHARGE	ANNUAL CHARGE (MONTHLY x 12)	MONTHLY CHARGE	ANNUAL CHARGE (MONTHLY x 12)
<b>SECTION A: Comprehensive Preventative Maintenance Services Rates</b>												
1	Air Conditioning Systems and Air Handling Units (AHUs)		\$14,500.00	\$174,000.00	\$26,100.00	\$313,200.00	\$2,494.00	\$29,928.00	\$3,913.00	\$46,956.00	\$3,399.00	\$40,788.00
2	Chiller Systems		\$8,661.00	\$103,932.00	\$17,470.00	\$209,640.00	\$4,248.00	\$50,976.00	\$2,180.00	\$26,160.00	\$2,387.00	\$28,644.00
3	Boiler Systems		\$7,250.00	\$87,000.00	\$2,750.00	\$33,000.00	\$1,169.00	\$14,028.00	\$955.00	\$11,460.00	\$740.00	\$8,880.00
4	Building Automation Systems (BAS)		\$17,500.00	\$210,000.00	\$8,875.00	\$106,500.00	\$3,110.00	\$37,320.00	\$2,827.00	\$33,924.00	\$3,110.00	\$37,320.00
5	Walk-In Freezers and Coolers		\$3,460.00	\$41,520.00	\$500.00	\$6,000.00	\$483.00	\$5,796.00	\$997.00	\$11,964.00	\$522.00	\$6,264.00
6	Energy Recovery Units (ERUs)		\$8,661.00	\$103,932.00	\$900.00	\$10,800.00	\$184.00	\$2,208.00	\$150.00	\$1,800.00	\$132.00	\$1,584.00
<b>SECTION A TOTAL</b>			<b>\$720,384.00</b>		<b>\$679,140.00</b>		<b>\$140,256.00</b>		<b>\$132,264.00</b>		<b>\$123,480.00</b>	
ITEM #	DESCRIPTION	ESTIMATED ANNUAL QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
<b>SECTION B: Labor Rates for On-Call Repairs</b>												
1	Technician - Repair during normal hours Monday - Friday, 6:00 a.m. to 4:00 p.m.	144 Hours	\$140.00	\$20,160.00	\$125.00	\$18,000.00	\$116.00	\$16,704.00	\$164.00	\$23,616.00	\$110.00	\$15,840.00
2	Technician - Repair after hours Monday - Friday, After 4:00 PM, Weekends & Holidays	50 Hours	\$210.00	\$10,500.00	\$187.50	\$9,375.00	\$174.00	\$8,700.00	\$246.00	\$12,300.00	\$165.00	\$8,250.00
3	Helper - Repair during normal hours Monday - Friday, 6:00 AM to 4:00 PM	290 Hours	\$120.00	\$34,800.00	\$75.00	\$21,750.00	\$116.00	\$33,640.00	\$161.00	\$46,690.00	\$110.00	\$31,900.00
4	Helper - Repair after hours Monday - Friday, After 4:00 PM, Weekends & Holidays	50 Hours	\$180.00	\$9,000.00	\$112.50	\$5,625.00	\$174.00	\$8,700.00	\$241.50	\$12,075.00	\$165.00	\$8,250.00
5	Service Call Charge (one-time charge per call)	118 Hours	\$120.00	\$14,160.00	\$85.00	\$10,030.00	\$50.00	\$5,900.00	\$69.00	\$8,142.00	\$95.00	\$11,210.00
6	Mechanic - Ductwork Installer during normal hours Monday - Friday, 6:00 a.m. to 4:00 p.m.	115 Hours	\$120.00	\$13,800.00	\$100.00	\$11,500.00	\$116.00	\$13,340.00	\$161.00	\$18,515.00	\$90.00	\$10,350.00
7	Mechanic - Ductwork Installer after hours Monday - Friday, after 4:00 p.m., Weekends & Holidays	15 Hours	\$180.00	\$2,700.00	\$150.00	\$2,250.00	\$174.00	\$2,610.00	\$241.50	\$3,622.50	\$135.00	\$2,025.00
8	Helper - Ductwork Installer during normal hours Monday - Friday, 6:00 a.m. to 4:00 p.m.	115 Hours	\$100.00	\$11,500.00	\$75.00	\$8,625.00	\$116.00	\$13,340.00	\$143.00	\$16,445.00	\$90.00	\$10,350.00
9	Helper - Ductwork Installer after hours Monday - Friday, after 4:00 p.m., Weekends & Holidays	15 Hours	\$150.00	\$2,250.00	\$112.50	\$1,687.50	\$174.00	\$2,610.00	\$214.50	\$3,217.50	\$135.00	\$2,025.00
10	State percentage of mark up above cost for repair parts (not to exceed 10%)	\$175,000.00	10%	\$192,500.00	10%	\$192,500.00	10%	\$192,500.00	10%	\$192,500.00	10%	\$192,500.00
11	State percentage of mark up above cost for new HVAC equipment (not to exceed 10%)	\$350,000.00	10%	\$385,000.00	10%	\$385,000.00	10%	\$385,000.00	0%	\$350,000.00	10%	\$385,000.00
12	State percentage of mark up above cost for rental of HVAC equipment (not to exceed 10%)	\$75,000.00	10%	\$82,500.00	10%	\$82,500.00	10%	\$82,500.00	0%	\$75,000.00	10%	\$82,500.00
<b>SECTION B TOTAL</b>			<b>\$778,870.00</b>		<b>\$748,842.50</b>		<b>\$765,544.00</b>		<b>\$762,123.00</b>		<b>\$760,200.00</b>	
<b>OVERALL TOTAL (SECTION A + B)</b>			<b>\$1,499,254.00</b>		<b>\$1,427,982.50</b>		<b>\$905,800.00</b>		<b>\$894,387.00</b>		<b>\$883,680.00</b>	
			COMPREHENSIVE RATES	LABOR RATES	COMPREHENSIVE RATES	LABOR RATES	COMPREHENSIVE RATES	LABOR RATES	COMPREHENSIVE RATES	LABOR RATES	COMPREHENSIVE RATES	LABOR RATES
Will Vendor Hold Pricing Firm? Renewal Option One			3% Increase	3% Increase	10% Increase	10% Increase	6% Increase	6% Increase	3% Increase	3% Increase	3% Increase	3% Increase
Will Vendor Hold Pricing Firm? Renewal Option Two			3% Increase	3% Increase	10% Increase	10% Increase	6% Increase	6% Increase	3% Increase	3% Increase	3% Increase	3% Increase
Will Vendor Hold Pricing Firm? Renewal Option Three			5% Increase	5% Increase	10% Increase	10% Increase	6% Increase	6% Increase	3% Increase	3% Increase	3% Increase	3% Increase
Will Vendor Hold Pricing Firm? Renewal Option Four			5% Increase	5% Increase	10% Increase	10% Increase	6% Increase	6% Increase	3% Increase	3% Increase	3% Increase	3% Increase

**Recommended Vendor:**  
 United Maintenance, Inc.  
 Attn: Bruce Calkins  
 3687 McElroy Road  
 Atlanta, GA 30340  
 Phone: 770-455-1656  
[bcalkins@unitedmaintenance.com](mailto:bcalkins@unitedmaintenance.com)