

**CENTRAL
SERVICES
DEPARTMENT**



Central Services Department

Horace Green, Director 2760 Peach Orchard Road, Augusta GA 30906
Maria Rivera-Rivera, Deputy Director (706) 828-7174 Phone (706) 799-5077 Fax

MEMORANDUM

TO: Mr. Andy Penick, Director, Procurement Department
FROM: Mr. Horace Green, Director, Central Services Department
DATE: December 12, 2025
SUBJECT: Bid Item #26-006; Elevator Maintenance – Annual Contract

On Wednesday, September 11, 2025, the Central Services Department – Facilities Maintenance Division received proposals for bid item #26-006; Elevator Maintenance – Annual Contract. TK Elevator submitted the lowest compliant bid. Following is the yearly cost per building:

• Municipal Building	Year #1	\$11,040.00
• Sheriff's Office	Year #1	\$2,990.00
• CBWDC	Year #1	\$1,500.00
• Augusta Commons	Year #1	\$1,452.00
• Diamond Lakes	Year #1	\$3,000.00
• Judicial Center	Year #1	\$13,640.00
• Aquatic Center	Year #1	\$1,500.00
• Information Cener	Year #1	\$1,500.00
• Total	Year #1	\$36,622.00

The Central Services Department recommends the award of a contract to TK Elevator for the elevator maintenance service. This company will perform the required work utilizing the specification included in the bid scope. Schindler Elevators did not justify the pricing rate provided for this bid requested by the Procurement Department. The Procurement Department made several attempts to contact the vendor by phone and email (see attached email notification). No response was received from the vendor. The pricing provided by Schindler is far below the estimated budget for the requested services. The department is concerned that the Schindler Elevator will not be able to provide the requested services with the prices supplied in the bid.

Thank you for your assistance in securing these prices. Please do not hesitate to call if you have any questions or need additional clarification.

cc: Horace Green / Maria Rivera-Rivera



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cc: Horace Green / Maria Rivera-Rivera



Outlook

FW: Bid Item #26-006 - Elevator Maintenance

From Natasha L. McFarley <nmcfarley@augustaga.gov>

Date Mon 12/29/2025 10:17 AM

To Natascha Dailey <NDailey@augustaga.gov>

From: April Payne <APayne@augustaga.gov>

Sent: Monday, December 29, 2025 10:09 AM

To: Natasha L. McFarley <nmcfarley@augustaga.gov>

Subject: FW: Bid Item #26-006 - Elevator Maintenance

Hello Natasha,

Please see the email below that was sent to Maria Rivera-Rivera, letting her know that I had not received a response from Nolan Kannel or David Hiite, who work for Schindler Elevator.

Kind regards,

April Payne

Bid Management Assistant

Procurement Department

Augusta-Richmond County

535 Telfair Street, Ste. 605

Augusta, GA 30901

Office: (706) 821-4893

Fax: (706) 821-2811



Thank You For Doing Business With Us.....

apayne@augustaga.gov www.augustaga.gov

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AED:104.1

From: Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>
Sent: Monday, November 17, 2025 10:20 AM
To: April Payne <APayne@augustaga.gov>
Cc: Horace Green <hgreen@augustaga.gov>
Subject: RE: Bid Item #26-006 - Elevator Maintenance

Good morning,

Thanks for the update.

Is there a timeframe for him to answer back?

Regards,
Maria Rivera-Rivera

Maria Rivera-Rivera | Deputy Director, Facilities
Augusta – Richmond County | Central Services Department
2760 Peach Orchard Rd | Augusta, Georgia 30906
(p) 706-821-1629 | (f) 706-796-5077
MRivera-Rivera@augustaga.gov | www.augustaga.gov



From: April Payne <APayne@augustaga.gov>
Sent: Thursday, November 6, 2025 5:02 PM
To: Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>
Cc: Horace Green <hgreen@augustaga.gov>
Subject: FW: Bid Item #26-006 - Elevator Maintenance

Hi Maria,

I called Nolan Kannel at Schindler Elevator and, I also emailed him. I asked him to justify their pricing on Bid Item 26-006 Elevator Maintenance. I have not heard from Mr. Kannel. I located the manager David Hiite, I called and emailed him as well asking him to justify thier pricing for 26-006 Elevator Maintenance. I'm waiting for his response. In my email I stated that I tried several times to contact Nolan Kannel and have not heard back.

Thank you,

April Payne
Bid Management Assistant
Procurement Department
Augusta-Richmond County
535 Telfair Street, Ste. 605
Augusta, GA 30901
Office: (706) 821-4893
Fax: (706) 821-2811



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AED:104.1

From: April Payne

Sent: Friday, October 31, 2025 5:03 PM

To: Maria Rivera-Rivera <MRivera-Rivera@augustaga.gov>

Cc: Horace Green <hgreen@augustaga.gov>; Nancy M. Williams <NWilliams@augustaga.gov>; Katie Cornelius <KCornelius@augustaga.gov>

Subject: RE: Bid Item #26-006 - Elevator Maintenance

Hi Maria,

I'm waiting for the response from Nolan Kannel who works for Schindler Elevator. I requested a clarification on pricing.

Thank you,

April Payne

Bid Management Assistant

Procurement Department

Augusta-Richmond County

535 Telfair Street, Ste. 605

Augusta, GA 30901

Office: (706) 821-4893

Fax: (706) 821-2811



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apayne@augustaga.gov www.augustaga.gov

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AED:104.1

Invitation To Bid

Sealed bids will be received at this office until Thursday, September 11, 2025 @ 11:00 a.m. via **ZOOM Meeting ID: 966 517 3229;**
Passcode: 620177 for furnishing:

BID ITEM FOR CENTRAL SERVICES DEPARTMENT-FACILITIES - ANNUAL CONTRACT

COMMODITY CODE (Bid Items may have more parent codes)

Bid Item Description	COMMODITY CODE (Bid Items may have more parent codes)
26-006 Elevator Maintenance – Annual Contract	005-295-00; 022-910-13; 022-909-34

BID ITEM FOR SHERIFF'S OFFICE - ANNUAL CONTRACT

COMMODITY CODE (Bid Items may have more parent codes)

Bid Item Description	COMMODITY CODE (Bid Items may have more parent codes)
26-025 Inmate Clothing	CLO-200-00; SRV-998-26; SRV-967-34

BID ITEM FOR RCCI - ANNUAL CONTRACT

COMMODITY CODE (Bid Items may have more parent codes)

Bid Item Description	COMMODITY CODE (Bid Items may have more parent codes)
26-074 Inmate Linens	006-850-00

Bids will be received by Augusta, GA Commission hereinafter referred to as the OWNER at the offices of:

Andy Penick, Director of Procurement
535 Telfair Street - Room 605
Augusta, Georgia 30901
706-821-2422

Bid documents may be viewed on the Augusta, Georgia web site under the Procurement Department **ARCbid**. Bid documents may be obtained at the office of the Augusta, GA Procurement Department. Documents may be examined during regular business hours at Augusta, GA Procurement Department.

All questions must be submitted in writing by fax to 706 821-2811 or email to procannualbids@augustaga.gov to the office of the Augusta, Georgia Procurement Department by Friday, August 29, 2025 @ 5:00 P.M. No bid will be accepted by fax; all must be received by mail or hand delivered. To ensure timely deliveries, all submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No deliveries will be accepted prior to 8:30 a.m. or after 5:00 p.m., as the building is closed to the public and delivery services outside of these hours.

The local bidder preference program is applicable to this project. No bids may be withdrawn for a period of sixty (60) days after bids have been opened.

Invitation for bids and specifications. An invitation for bids shall be issued by the Procurement Office and shall include specifications prepared in accordance with Article 4 (Product Specifications), and all contractual terms and conditions, applicable to the procurement. All specific requirements contained in the invitation to bid including, but not limited to, the number of copies needed, the timing of the submission, the required financial data, and any other requirements designated by the Procurement Department are considered material conditions of the bid which are not waivable or modifiable by the Interim Procurement Director. All requests to waive or modify any such material condition shall be submitted through the Procurement Director to the appropriate committee of the Augusta, Georgia Commission for approval by the Augusta, Georgia Commission. Please mark BID number on the outside of the envelope.

GEORGIA E-Verify and Public Contracts: The Georgia E-Verify law requires contractors and all sub-contractors on Georgia public contract (contracts with a government agency) for the physical performance of services over \$2,499 in value to enroll in E-Verify, regardless of the number of employees. They may be exempt from this requirement if they have no employees and do not plan to hire employees for the purpose of completing any part of the public contract. Certain professions are also exempt. All requests for proposals issued by a city must include the contractor affidavit as part of the requirement for their bid to be considered.

Bidders are cautioned that acquisition of BID documents through any source other than the office of the Procurement Department is not advisable. Acquisition of BID documents from unauthorized sources placed the bidder at the risk of receiving incomplete or inaccurate information upon which to base his qualifications.

Correspondence must be submitted via mail, fax or email as follows:

Augusta Procurement Department
Attn: Andy Penick, Director of Procurement
535 Telfair Street, Room 605
Augusta, GA 30901
Fax: 706-821-2811 or Email: procannualbids@augustaga.gov

No bid will be accepted by fax or email, all must be received by mail or hand delivered.

Andy Penick, Director of Procurement
Publish: Augusta Chronicle
Metro Courier

August 7, 14, 21, 28, 2025
August 7, 2025

 Extended - Bid Item #26-006 Elevator Maintenance - Annual Contract for Augusta, Georgia - Central Services Department – Facilities Division Bid Date: Thursday, September 11, 2025 at 11:00 a.m.		
Total Number Specifications Mailed Out: 11 Total packages submitted: 2 Total Non-Compliant: 0		
Vendors	Schindler Elevators 660 Highlands Pkwy, Smyrna, GA 30082	Thyssenkrupp Elevator 3005 Cahstain Meadows Pkwy., Suite 100 Marietta, GA 30066
Attachment B	YES	YES
E-Verify #	2619809	198314
SAVE FORM	YES	YES
A) MUNICIPAL BUILDING:		
1. Annual Rate	Rate	Rate
Year 1 (2026)	\$1,600.00	\$11,040.00
Year 2 (2027)	\$1,600.00	\$11,040.00
Year 3 (2028)	\$1,600.00	\$11,426.40
Year 4 (2029)	\$1,600.00	\$11,826.32
Year 5 (2030)	\$1,600.00	\$12,240.25
SUBTOTAL	\$8,000.00	\$57,572.97
B) SHERIFF ADMIN. BUILDING:	Rate	Rate
Year 1 (2026)	\$500.00	\$2,990.00
Year 2 (2027)	\$500.00	\$2,990.00
Year 3 (2028)	\$500.00	\$3,094.65
Year 4 (2029)	\$500.00	\$3,202.96
Year 5 (2030)	\$500.00	\$3,315.07
SUBTOTAL	\$2,500.00	\$15,592.68
C) CHARLES WEBSTER DETENTION CENTER:	Rate	Rate
Year 1 (2026)	\$250.00	\$1,500.00
Year 2 (2027)	\$250.00	\$1,500.00
Year 3 (2028)	\$250.00	\$1,552.50
Year 4 (2029)	\$250.00	\$1,606.84
Year 5 (2030)	\$250.00	\$1,663.08
SUBTOTAL	\$1,250.00	\$7,822.42
D) PUBLIC DEFENDER OFFICE:	Rate	Rate
Year 1 (2026)	\$250.00	\$1,452.00
Year 2 (2027)	\$250.00	\$1,452.00
Year 3 (2028)	\$250.00	\$1,502.82
Year 4 (2029)	\$250.00	\$1,555.42
Year 5 (2030)	\$250.00	\$1,609.86
SUBTOTAL	\$1,250.00	\$7,572.10
E) AUGUSTA COMMONS	Rate	Rate
Year 1 (2026)	\$250.00	\$1,452.00
Year 2 (2027)	\$250.00	\$1,452.00
Year 3 (2028)	\$250.00	\$1,502.82
Year 4 (2029)	\$250.00	\$1,555.42
Year 5 (2030)	\$250.00	\$1,609.86
SUBTOTAL	\$1,250.00	\$7,572.10

Vendors	Schindler Elevators 660 Highlands Pkwy, Smyrna, GA 30082	Thyssenkrupp Elevator 3005 Cahstain Meadows Pkwy., Suite 100 Marletta, GA 30066
F) DIAMOND LAKES SCORING TOWERS:	Rate	Rate
Year 1 (2026)	\$500.00	\$3,000.00
Year 2 (2027)	\$500.00	\$3,000.00
Year 3 (2028)	\$500.00	\$3,105.00
Year 4 (2029)	\$500.00	\$3,213.68
Year 5 (2030)	\$500.00	\$3,326.15
SUBTOTAL	\$2,500.00	\$15,644.83
G) AUGUSTA JUDICIAL CENTER:	Rate	Rate
Year 1 (2026)	\$2,000.00	\$13,640.00
Year 2 (2027)	\$2,000.00	\$13,640.00
Year 3 (2028)	\$2,000.00	\$14,117.40
Year 4 (2029)	\$2,000.00	\$14,611.51
Year 5 (2030)	\$2,000.00	\$15,122.91
SUBTOTAL	\$10,000.00	\$71,131.82
H) AQUATIC CENTER:	Rate	Rate
Year 1 (2026)	\$250.00	\$1,500.00
Year 2 (2027)	\$250.00	\$1,500.00
Year 3 (2028)	\$250.00	\$1,552.50
Year 4 (2029)	\$250.00	\$1,606.84
Year 5 (2030)	\$250.00	\$1,663.08
SUBTOTAL	\$1,250.00	\$7,822.42
H) INFORMATION TECHNOLOGY CENTER:	Rate	Rate
Year 1 (2026)	\$250.00	\$1,500.00
Year 2 (2027)	\$250.00	\$1,500.00
Year 3 (2028)	\$250.00	\$1,552.50
Year 4 (2029)	\$250.00	\$1,606.84
Year 5 (2030)	\$250.00	\$1,663.08
SUBTOTAL	\$1,250.00	\$7,822.42
TOTAL BID AMOUNT (YEARS 1, 2, 3, 4, 5, 6, 7, AND 8)	\$29,250.00	\$111,777.11

Vendors	Schindler Elevators 660 Highlands Pkwy, Smyrna, GA 30082	Thyssenkrupp Elevator 3005 Cahstain Meadows Pkwy., Suite 100 Marietta, GA 30066
HOURLY RATES FOR REPAIRS NOT COVERED BY CONTRACT (ALL LOCATIONS):		
H.1 Year One 2026	Price	Price
Regular Single	\$400.00	\$280.00
Regular Team	\$800.00	\$504.00
Overtime Single	\$680.00	\$476.00
Overtime Team	\$1,360.00	\$856.80
Sun. Holiday Single	\$800.00	\$560.00
Sun. Holiday Term	\$1,600.00	\$1,008.00
H.2 Year Two 2027	Price	Price
Regular Single	\$400.00	\$280.00
Regular Term	\$800.00	\$504.00
Overtime Single	\$680.00	\$476.00
Overtime Term	\$1,360.00	\$856.80
Sun. Holiday Single	\$800.00	\$560.00
Sun. Holiday Term	\$1,600.00	\$1,008.00
H.3 Year Three 2028	Price	Price
Regular Single	\$400.00	\$280.00
Regular Term	\$800.00	\$504.00
Overtime Single	\$680.00	\$476.00
Overtime Term	\$1,360.00	\$856.80
Sun. Holiday Single	\$800.00	\$560.00
Sun. Holiday Term	\$1,600.00	\$1,008.00
H.4 Year Four 2029	Price	Price
Regular Single	\$420.00	\$289.80
Regular Term	\$850.00	\$521.64
Overtime Single	\$714.00	\$492.66
Overtime Term	\$1,428.00	\$886.79
Sun. Holiday Single	\$840.00	\$579.60
Sun. Holiday Term	\$1,680.00	\$1,043.28
H.5 Year Five 2030	Price	Price
Regular Single	\$420.00	\$299.00
Regular Term	\$850.00	\$539.90
Overtime Single	\$714.00	\$509.90
Overtime Term	\$1,428.00	\$917.83
Sun. Holiday Single	\$840.00	\$599.89
Sun. Holiday Term	\$1,680.00	\$1,079.79