

**AUGUSTA  
REGIONAL  
AIRPORT**



(706) 798-3236 • Fax: (706) 798-1551 • 1501 Aviation Way • Augusta, Georgia 30906 • www.flyags.com

## MEMORANDUM

**Date:** 17 March 2026  
**To:** Andy Penick Procurement Director  
**From:** Herbert Judon, Executive Director  
**Re:** 26-111A -Routine Maintenance Services & Emergency Maintenance Services to HVAC Systems

This memo is regarding 26-111A – Routine Maintenance Services and Emergency Maintenance Services to HVAC Systems. Based on lowest bid, Augusta Regional Airport would like to submit recommendation for 1<sup>st</sup> Mechanical Services. Our recommendations are based on lowest price and satisfactory work with the vendor in the past.



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## MEMORANDUM

**Date:** 1 April 2026  
**To:** Andy Penick Procurement Director  
**From:** Herbert Judon, Executive Director  
**Re:** 26-111A-Rebid Routine Maintenance Services & Emergency Maintenance Services to HVAC Systems – Price Difference

This memo is regarding the Routine Maintenance Services & Emergency Maintenance Services to HVAC Systems located at Augusta Regional Airport. After discussion with 1<sup>st</sup> Mechanical Services as to the significant price difference for providing HVAC related services for the Fuel Farm Test Building, Airfield Regulator Vault and typical unit types, 1<sup>st</sup> Mechanical Services responded that the pricing is correct. 1<sup>st</sup> Mechanical Services also stated that the units are relatively low to the ground and easy to service and repair. 1<sup>st</sup> Mechanical also stated their familiarization with the HVAC supporting equipment located at Augusta Regional Airport provided awareness as to locations, conditions of area, type of unit, ease of access to said units.

### Invitation To Bid

Sealed bids will be received at this office until **Thursday, February 26, 2026 @ 11:00 a.m.** and will be opened to the public and advertised on ARCBid - <http://appweb2.augustaga.gov/NewARCBid/ARCBid.html>

**BID ITEM AUGUSTA REGIONAL AIRPORT- ANNUAL CONTRACT** COMMODITY CODE (Bid Items may have more parent codes)

No.	Bid Item Description	COMMODITY CODE (Bid Items may have more parent codes)
1	26-111A Routine Maintenance Services & Emergency Maintenance Services to HVAC Systems for Augusta Regional Airport	022-910-17/022-914-50/016-941-55

ITBs will be received by Augusta, GA Commission hereinafter referred to as the OWNER at the offices of Andy Penick, Procurement Director. No ITB will be accepted by email; all RFIs must be received by mail or hand delivered. All submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday.

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, 535 Telfair Street – Suite 605, Augusta, GA 30901. Addenda will also be posted on the above listed website.

Questions, requests for clarifications or interpretations regarding this RFP must be submitted to the Procurement Department:

Augusta Procurement Department  
April Payne  
535 Telfair Street - Room 605  
Augusta, Georgia 30901  
706-821-2422  
Email: [procbidandcontract@augustaga.gov](mailto:procbidandcontract@augustaga.gov)

All request for clarifications or interpretations for this ITB must be submitted in writing by electronic email to [procannualbids@augustaga.gov](mailto:procannualbids@augustaga.gov) to the Procurement Department on or before the close of business **Friday, January 16, 2026 @ 5:00 P.M.**

**The local bidder preference program is applicable to this project.** No bids may be withdrawn for a period of ninety (90) 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 waiveable 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.

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.

Sent to vendors: Thursday, February 12, 2026



**ITB Item #26-111A-Rebid - Routine Maintenance Services & Emergency  
Maintenance Services to HVAC Systems  
for Augusta, Georgia - Augusta Regional Airport  
Bid Date: February 26, 2026 @ 11:00 AM**

Total Number Specifications Mailed Out: 18  
Total packages submitted: 3  
Total Non-Compliant: 0

Vendors	Augusta Chiller 240 Camilla Avenue Augusta, GA 30907	Gold Mech Service 1559 Broad Street Augusta, GA 30904	1st Mechanical Services, Inc. 303 Curie Drive Alpharetta, GA 30005
Attachment "B"	YES	YES	YES
E-Verify #	410287	292548	256897
SAVE Form	YES	YES	YES

1st Yr Cost/Building				
Area 1: Commericsl Terminal	Yr1	\$969.00	\$1,502.00	\$1,067.00
	Yr 2	\$998.00	\$1,577.00	\$1,067.00
	Yr 3	\$1,028.00	\$1,688.00	\$1,099.00
	Yr 4	\$1,059.00	\$1,823.00	\$1,099.00
	Yr 5	\$1,091.00	\$1,860.00	\$1,132.00
Area 2: Fixed Based Opertator	Yr1	\$442.00	\$326.00	\$325.00
	Yr 2	\$455.00	\$342.00	\$325.00
	Yr 3	\$469.00	\$366.00	\$334.75
	Yr 4	\$483.00	\$374.00	\$334.75
	Yr 5	\$497.00	\$382.00	\$344.00
Area 3: Weather Building	Yr1	\$292.00	\$76.00	\$137.00
	Yr 2	\$301.00	\$80.00	\$137.00
	Yr 3	\$310.00	\$85.00	\$141.00
	Yr 4	\$319.00	\$87.00	\$141.00
	Yr 5	\$329.00	\$89.00	\$145.00
Area 4: Hanger 1	Yr1	\$160.00	\$71.00	\$52.00
	Yr 2	\$165.00	\$74.00	\$52.00
	Yr 3	\$170.00	\$79.00	\$53.50
	Yr 4	\$175.00	\$81.00	\$53.50
	Yr 5	\$180.00	\$83.00	\$55.00
Area 5: Hanger 2	Yr1	\$235.00	\$70.00	\$68.00
	Yr 2	\$242.00	\$73.00	\$68.00
	Yr 3	\$249.00	\$78.00	\$70.00
	Yr 4	\$256.00	\$80.00	\$70.00
	Yr 5	\$264.00	\$82.00	\$72.00
Area 6: Fire Station (AARF)	Yr1	\$249.00	\$90.00	\$287.00
	Yr 2	\$256.00	\$95.00	\$287.00
	Yr 3	\$264.00	\$101.00	\$295.50
	Yr 4	\$272.00	\$103.00	\$295.50
	Yr 5	\$280.00	\$105.00	\$304.00
Area 7: Gates 1, 2, 3, 4 and 5	Yr1	\$938.00	\$250.00	\$300.00
	Yr 2	\$966.00	\$262.50	\$300.00
	Yr 3	\$995.00	\$281.00	\$309.00
	Yr 4	\$1,024.00	\$287.00	\$309.00
	Yr 5	\$1,056.00	\$293.00	\$318.25
Area 8: Parking Booth	Yr1	\$150.00	\$50.00	\$50.00
	Yr 2	\$155.00	\$52.50	\$50.00
	Yr 3	\$160.00	\$57.00	\$51.50
	Yr 4	\$165.00	\$59.00	\$51.50
	Yr 5	\$171.00	\$61.00	\$53.00
Area 9: Maintenance Bldg.	Yr1	\$375.00	\$62.50	\$200.00
	Yr 2	\$386.00	\$66.00	\$200.00
	Yr 3	\$398.00	\$71.00	\$206.00
	Yr 4	\$410.00	\$73.00	\$206.00
	Yr 5	\$422.00	\$75.00	\$212.00

Area 10: Rental Car Facility	Yr1	\$660.00	\$1,883.00	\$200.00
	Yr 2	\$680.00	\$1,978.00	\$200.00
	Yr 3	\$700.00	\$2,117.00	\$206.00
	Yr 4	\$721.00	\$2,159.00	\$206.00
	Yr 5	\$743.00	\$2,202.00	\$212.00
Area 11: Fuel Farm Test Bldg	Yr1	\$152.00	\$246.00	\$40.00
	Yr 2	\$157.00	\$259.00	\$40.00
	Yr 3	\$162.00	\$277.00	\$41.20
	Yr 4	\$167.00	\$283.00	\$41.20
	Yr 5	\$172.00	\$289.00	\$42.40
Area 12: Airfield Regulator Vault	Yr1	\$230.00	\$292.00	\$40.00
	Yr 2	\$237.00	\$307.00	\$40.00
	Yr 3	\$244.00	\$329.00	\$41.20
	Yr 4	\$251.00	\$336.00	\$41.20
	Yr 5	\$259.00	\$343.00	\$42.40
<b>TOTAL ANNUAL COST</b>		<b>\$25,765.00</b>	<b>\$27,222.50</b>	<b>\$14,161.35</b>
<b>Additional Fees</b>				
<b>Service and Trip Charge for routine repair call and emergency and part charge</b>				
Service Charge Trip Charge % Mark up	Yr 1	0.00/30%	0.00/1.5%	\$105.00/20%
	Yr 2	0.00/30%	0.00/1.5%	\$105.00/20%
	Yr3	0.00/30%	0.00/1.6%	\$105.00/20%
	Yr 4	0.00/30%	0.00/1.6%	\$105.00/20%
	Yr 5	0.00/30%	0.00/1.6%	\$105.00/20%
<b>Routine Repair labor and repair parts beyond the scope (per hour)</b>				
Technician / Helper/Apprentice	Yr 1	\$150.00/\$110.00	\$100.00/\$50.00	\$110.00 / \$110.00
	Yr 2	\$155.00/\$115.00	\$105.00/\$52.50	\$110.00 / \$110.00
	Yr3	\$160.00/\$125.00	\$107.00/\$53.50	\$113.00 / \$113.00
	Yr 4	\$165.00/\$110.00	\$110.00/\$55.00	\$113.00 / \$113.00
	Yr 5	\$170.00/\$130.00	\$113.00/\$56.50	\$116.00 / \$116.00
<b>Emergency Maintenance Service (per hour rates)</b>				
Emergency Call (per Hour) Technician / Helper / Apprentice	Yr 1	\$225.00/\$165.00	\$100.00/\$50.00	\$165.00 / \$165.00
	Yr 2	\$232.50/\$172.50	\$105.00/\$52.50	\$165.00 / \$165.00
	Yr3	\$240.00/\$180.50	\$107.00/\$53.50	\$169.50 / \$169.50
	Yr 4	\$247.50/\$130.00	\$110.00/\$55.00	\$169.50 / \$169.50
	Yr 5	\$225.00/\$130.00	\$113.00/\$56.50	\$174.00 / \$174.00


**ENGINEERING**  
**and**  
**ENVIRONMENTAL**  
**SERVICES**



Hameed Malik, Ph.D., P.E.  
Director

**MEMORANDUM**

**TO:** Andy Penick  
Director - Procurement

**FROM:**  Hameed Malik, Ph.D., P.E.  
Director

**DATE:** March 26, 2026

**SUBJECT:** Award Recommendation of Annual Bid 26-082A, HVAC Maintenance

In response to Annual Bid Item 26-082A, HVAC Maintenance, three compliant bids were received. Upon careful consideration, it is my recommendation to award the bid to Gold Mech Services, Inc. They submitted an acceptable bid and after thorough examination, we found all aspects of the submitted bid documents to have met the specifications as requested.

Thank you in advance for your time and attention. Please feel free to contact me at 706-796-5040, should you have any questions or require any additional information.

HM/tgh

Cc: File



**Invitation To Bid**

Sealed bids will be received at this office until Friday, March 20, 2026 @ 11:00 a.m. The opening will be held in person at 535 Telfair Street-Room 605, Augusta, GA 30901; Augusta Procurement Department. As an option, the opening can be viewed via Microsoft Teams: Meeting ID: 249 189 517 346 04 Passcode: Ag9cX3kV for furnishing:

**BID ITEM for AUGUSTA REGIONAL AIRPORT- ANNUAL CONTRACT**

No.	Bid Item Description	COMMODITY CODES
1	<b>26-082A-Rebid - HVAC Maintenance for Engineering and Environmental Services Department</b>	<b>91017, 91450, 94155</b>

No submittal will be accepted by email. All submittals must be received during our normal office hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. No bids may be withdrawn for a period of ninety (90) days after all bids have been opened.

Bid documents, and all Addenda, may be viewed on the Augusta, Georgia website under the Procurement Department ARcbid menu- (<http://appweb2.augustaga.gov/NewARcbid/ARCBid.html>), and DemandStar™ website located at <https://network.demandstar.com>. Bidders must mark the ITB number on the outside of the submittal envelope.

Questions or requests for clarifications must be submitted to the Procurement Department on or before the close of business **Thursday, March 12, 2026 @ 5:00 P.M.**

Augusta, Georgia Procurement Department  
Attn: April Payne  
Phone: 706-821-2422  
Email: [procannualbids@augustaga.gov](mailto:procannualbids@augustaga.gov)

**The local bidder preference program is applicable to this project.**

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

Publish: Augusta Chronicle February 26, and March 5, and 11, 2026



Bid Opening - Bid Item #26-082A-Rebid HVAC Maintenance  
 Annual Contract for Augusta, Georgia - Engineering and  
 Environmental Services Department.  
 Bid Date: Thursday, March 20, 2026 @ 11:00 a.m. via TEAMS

Total Number Specifications Mailed Out: 11  
 Total packages submitted: 3  
 Total Non-compliant: 0

Vendors	Gold Mech Services, Inc. 1559 Broad Street Augusta, GA 30904	Max Air Mechanical, LLC 814 Livingston Court Marietta, GA 30067	Sector One, Inc. 1904 Kings Grant Dr. Augusta, GA 30906
Attachment "B"	Yes	YES	Yes
E-Verify #	292548	366543	1582635
SAVE FORM	Yes	YES	Yes

**Bid price include FOB charges**

**Hourly Rates for Outside the Scope of Preventative Maintenance**

	Rate	Rate	Rate
<b>1. Hourly Rate/Straight Time</b>			
Mechanics	\$100.00	\$130.00	\$99.00
Helpers	\$50.00	\$130.00	\$48.00
<b>2. Hourly Rate/After Hours &amp; Weekend</b>			
Mechanics	\$100.00	\$195.00	\$144.00
Helpers	\$50.00	\$195.00	\$48.00
<b>3. Hourly Rate/Holiday</b>			
Mechanics	\$100.00	\$195.00	\$144.00
Helpers	\$50.00	\$195.00	\$48.00
<b>4. Parts Mark-up %</b>	1.5%	40.0%	1.4%

**HVAC Maintenance**

	Price	Price	Price
<b>5. HVAC Maintenance</b>			
Quarterly Preventative Maintenance	\$2,075.00	\$1,750.00	\$2,336.00
Annual Total Price (Quarterly Price x4)	\$8,300.00	\$7,000.00	\$9,344.00
<b>TOTAL PRICE:</b>	<b>\$8,300.00</b>	<b>\$7,000.00</b>	<b>\$9,344.00</b>