**Columbus Consolidated Government**
**Council Meeting Agenda Item**

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| **TO:** | Mayor and Councilors |
| **AGENDA SUBJECT:** | HVAC Preventive Maintenance & Repair Services (Annual Contract) – RFB No. 27-0003 |
| **INITIATED BY:** | Finance Department |

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It is requested that Council approve the annual contract for HVAC Preventive Maintenance & Repair Services with 1st Mechanical Services, Inc., (Alpharetta, GA) on an "as needed" basis. The estimated annual contract value is $1,844,143.00, which is based on the average annual usage. The Trade Center budgets approximately, $6,000.00, for routine HVAC maintenance. Unforeseen repairs required for specific departments are charged to their respective budgets.

This contract will cover maintenance services for the large chiller units located at the various City-owned buildings throughout Columbus. Approval of this annual contract will alleviate the time-consuming process of requesting price quotes for maintenance repairs from contractors.

The term of the contract shall be for two (2) years with the option to renew for three (3) additional twelve-month periods. Contract renewal is contingent upon the mutual agreement of the City and the Contractor.

Bid specifications were posted on the web pages of the Purchasing Division, Georgia Procurement Registry, and OpenBids. Four (4) bids were received on September 16, 2026. This bid has been advertised, opened and reviewed. The bidders were:


RFB27-0003Tab.xlsx

Funds will be budgeted each fiscal year for this ongoing expense: General Fund – Facilities Maintenance – Facilities Maintenance – Service Contracts; 0101-265-2000-MANT-6513 and Columbus Ironwork Trade Center Fund – Trade Center – Building Maintenance – Contractual Services; 0753-620-2300-TCMT-6319.

**A RESOLUTION**

**NO. _____**

**A RESOLUTION AUTHORIZING THE ANNUAL CONTRACT FOR HVAC PREVENTATIVE MAINTENANCE SERVICES WITH 1ST MECHANICAL SERVICES, INC., (ALPHARETTA, GA) ON AN "AS NEEDED" BASIS. THE ESTIMATED ANNUAL CONTRACT VALUE IS $1,844,143.00, WHICH IS BASED ON THE AVERAGE ANNUAL USAGE. THE TRADE CENTER BUDGETS APPROXIMATELY, $6,000.00, FOR ROUTINE HVAC MAINTENANCE. UNFORESEEN REPAIRS REQUIRED FOR SPECIFIC DEPARTMENTS ARE CHARGED TO THEIR RESPECTIVE BUDGETS.**

**WHEREAS,** this contract will cover maintenance services for the large chiller units located at the various City-owned buildings throughout Columbus. Approval of this annual contract will alleviate the time-consuming process of requesting price quotes for maintenance repairs from contractors.; and,

**WHEREAS,** the term of the contract shall be for two (2) years with the option to renew for three (3) additional twelve-month periods. Contract renewal is contingent upon the mutual agreement of the City and the Contractor.

**NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:**

That the City Manager and/or his Designee is hereby authorized to enter into an annual contract with 1st Mechanical Services, Inc., (Alpharetta, GA) to provide HVAC Preventative Maintenance Services. The estimated annual contract value is $1,844,143.00, which is based on the average annual usage. The Trade Center budgets approximately, $6,000.00, for routine HVAC Maintenance. Unforeseen repairs required for specific Departments are charged to their respective budgets. Funds are budgeted each fiscal year for this on-going expense: General Fund – Facilities Maintenance – Facilities Maintenance – Service Contracts; 0101-265-2000-MANT-6513 and Columbus Ironwork Trade Center Fund – Trade Center – Building Maintenance – Contractual Services; 0753-620-2300-TCMT-6319.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Chambers | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Cook | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor