

Comprehensive HVAC Services on an Annual Contract

Facilities Maintenance

SECTION A: CITY HALL					Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S, Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Air Handling Unit, Make-Up Air Unit >15HP Quarterly Maintenance	3	EA	4	N/R	N/R	\$166.00	\$1,992.00	N/R	N/R	\$104.00	\$1,248.00	\$1,034.00	\$12,408.00
2	Air Handling Unit, Make-Up Air Unit >15HP Biannually Maintenance	3	EA	2	N/R	N/R	\$166.00	\$996.00	N/R	N/R	\$30.00	\$180.00	\$267.00	\$1,602.00
3	Air Handling Unit, Make-Up Air Unit >15HP Annually Maintenance	3	EA	1	N/R	N/R	\$166.00	\$498.00	N/R	N/R	\$90.00	\$270.00	\$267.00	\$801.00
4	Air Handling Unit (AHU), Return Air, 15-30 HP, Quarterly Maintenance	7	EA	4	N/R	N/R	\$387.00	\$10,836.00	N/R	N/R	\$104.00	\$2,912.00	\$1,068.00	\$29,904.00
5	Air Handling Unit (AHU), Return Air, 15-30 HP Biannual Maintenance	7	EA	2	N/R	N/R	\$387.00	\$5,418.00	N/R	N/R	\$30.00	\$420.00	\$623.00	\$8,722.00
6	Air Handling Unit (AHU), Return Air, 15-30 HP, Annually Maintenance	7	EA	1	N/R	N/R	\$387.00	\$2,709.00	N/R	N/R	\$90.00	\$630.00	\$623.00	\$4,361.00
7	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	1	EA	4	N/R	N/R	\$272.00	\$1,088.00	N/R	N/R	\$120.00	\$480.00	\$178.00	\$712.00
8	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	1	EA	2	N/R	N/R	\$272.00	\$544.00	N/R	N/R	\$900.00	\$1,800.00	\$1,293.00	\$2,586.00
9	Chiller, Air Cooled, Screw, 150-250 Tons Annually Maintenance	1	EA	1	N/R	N/R	\$272.00	\$272.00	N/R	N/R	\$150.00	\$150.00	\$476.00	\$476.00
10	Exhaust Fan, Ceiling Mounted, 0-5 HP Quarterly	1	EA	4	N/R	N/R	\$20.00	\$80.00	N/R	N/R	\$30.00	\$120.00	\$89.00	\$356.00
11	Exhaust Fan, Ceiling Mounted, 0-5 HP Annually	1	EA	1	N/R	N/R	\$20.00	\$20.00	N/R	N/R	\$45.00	\$45.00	\$109.00	\$109.00
12	Pumps, Chilled Water, 11-50 HP Quarterly	2	EA	4	N/R	N/R	\$36.00	\$288.00	N/R	N/R	\$30.00	\$240.00	\$44.50	\$356.00
13	Pumps, Chilled Water, 11-50 HP Annually	2	EA	1	N/R	N/R	\$36.00	\$72.00	N/R	N/R	\$30.00	\$60.00	\$89.00	\$178.00
14	Split System, Cooling Only, <7.5 Tons Biannually	2	EA	2	N/R	N/R	\$100.00	\$400.00	N/R	N/R	\$75.00	\$300.00	\$89.00	\$356.00
15	Split System, Cooling Only, <7.5 Tons Annually	2	EA	1	N/R	N/R	\$100.00	\$200.00	N/R	N/R	\$75.00	\$150.00	\$89.00	\$178.00
16	Water Heater, Gas, 150-300 GAL Quarterly	2	EA	4	N/R	N/R	\$24.00	\$192.00	N/R	N/R	\$30.00	\$240.00	\$44.50	\$356.00
17	Water Heater, Gas, 150-300 GAL Annually	2	EA	1	N/R	N/R	\$24.00	\$48.00	N/R	N/R	\$30.00	\$60.00	\$89.00	\$178.00
TOTAL SECTION A: CITY HALL					N/R		\$25,653.00		N/R		\$9,305.00		\$63,639.00	

SECTION B: POLICE DEPARTMENT					Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S, Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
18	Air Handling Unit (AHU), Return Air, 15-30 HP Quarterly	2	EA	4	N/R	N/R	\$491.00	\$3,928.00	N/R	N/R	\$170.00	\$1,360.00	\$808.00	\$6,464.00
19	Air Handling Unit (AHU), Return Air, 15-30 HP Annually	2	EA	1	N/R	N/R	\$491.00	\$982.00	N/R	N/R	\$60.00	\$120.00	\$476.00	\$952.00
20	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	2	EA	4	N/R	N/R	\$543.00	\$4,344.00	N/R	N/R	\$120.00	\$960.00	\$712.00	\$5,696.00
21	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	2	EA	2	N/R	N/R	\$543.00	\$2,172.00	N/R	N/R	\$900.00	\$3,600.00	\$712.00	\$2,848.00
22	Chiller, Air Cooled, Screw, 150-250 Tons Annually Maintenance	2	EA	1	N/R	N/R	\$543.00	\$1,086.00	N/R	N/R	\$150.00	\$300.00	\$1,561.00	\$3,122.00
23	Heat Pump, Air Cooled, 0-5 Tons, Quarterly	1	EA	4	N/R	N/R	\$48.00	\$192.00	N/R	N/R	\$70.00	\$280.00	\$44.50	\$178.00
24	Heat Pump, Air Cooled, 0-5 Tons, Annually	1	EA	1	N/R	N/R	\$48.00	\$48.00	N/R	N/R	\$75.00	\$75.00	\$44.50	\$44.50
25	Split System, Cooling Only, <7.5 Tons, Quarterly	3	EA	4	N/R	N/R	\$144.00	\$1,728.00	N/R	N/R	\$75.00	\$900.00	\$133.50	\$1,602.00
26	Split System, Cooling Only, <7.5 Tons, Annually	3	EA	1	N/R	N/R	\$144.00	\$432.00	N/R	N/R	\$75.00	\$225.00	\$133.50	\$400.50
27	Split System, Cooling with Electric Heat, <7.5 Tons, Quarterly	2	EA	4	N/R	N/R	\$96.00	\$768.00	N/R	N/R	\$75.00	\$600.00	\$44.50	\$356.00
28	Split System, Cooling with Electric Heat, <7.5 Tons, Annually	2	EA	1	N/R	N/R	\$96.00	\$192.00	N/R	N/R	\$75.00	\$150.00	\$89.00	\$178.00
29	Water Heater, Gas, 150-300 GAL, Annually	1	EA	1	N/R	N/R	\$60.00	\$60.00	N/R	N/R	\$60.00	\$60.00	\$44.50	\$44.50
TOTAL SECTION B: POLICE DEPARTMENT					N/R		\$15,932.00		N/R		\$8,630.00		\$21,885.50	

SECTION C: PUBLIC WORKS					Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S., Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
30	Ceiling Cassette Unit Biannually	29	EA	2	N/R	N/R	\$870.00	\$50,460.00	N/R	N/R	\$32.00	\$1,856.00	\$1,290.50	\$74,849.00
31	Ceiling Cassette Unit Annually	29	EA	1	N/R	N/R	\$870.00	\$25,230.00	N/R	N/R	\$18.00	\$522.00	\$1,290.50	\$37,424.50
32	Gas Heat Pump Quarterly	4	EA	4	N/R	N/R	\$160.00	\$2,560.00	N/R	N/R	\$250.00	\$4,000.00	\$415.00	\$6,640.00
33	Gas Heat Pump for every 10,000 hours	4	EA	2	N/R	N/R	\$360.00	\$2,880.00	N/R	N/R	\$2,975.00	\$23,800.00	\$915.00	\$7,320.00
34	Split System Biannually	1	EA	2	N/R	N/R	\$410.00	\$820.00	N/R	N/R	\$300.00	\$600.00	\$702.00	\$1,404.00
35	Split System Annually	1	EA	1	N/R	N/R	\$410.00	\$410.00	N/R	N/R	\$530.00	\$530.00	\$534.00	\$534.00
36	Boiler	1	EA	1	N/R	N/R	\$60.00	\$60.00	N/R	N/R	\$120.00	\$120.00	\$89.00	\$89.00
TOTAL SECTION C: PUBLIC WORKS					N/R		\$82,420.00		N/R		\$31,428.00		\$128,260.50	

SECTION D: SOUTH LAWN					Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S., Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
37	Split System Biannually	1	EA	2	N/R	N/R	\$100.00	\$200.00	N/R	N/R	\$75.00	\$150.00	\$208.00	\$416.00
38	Split System Annually	1	EA	1	N/R	N/R	\$100.00	\$100.00	N/R	N/R	\$75.00	\$75.00	\$208.00	\$208.00
TOTAL SECTION D: SOUTH LAWN					N/R		\$300.00		N/R		\$225.00		\$624.00	

SECTION E: ON-CALL REPAIRS AND MAINTENANCE				Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S, Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
39	Technician – Repair during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	160	HR	N/R	N/R	\$92.00	\$14,720.00	N/R	N/R	\$136.00	\$21,760.00	\$89.00	\$14,240.00
40	Technician –Repair after hours, Monday – Friday, After 5:00 PM, Weekends & Holidays	20	HR	N/R	N/R	\$124.00	\$2,480.00	N/R	N/R	\$204.00	\$4,080.00	\$133.50	\$2,670.00
41	Helper – Repair during normal hours, Monday – Friday, 8:00 AM to 5:00 PM	100	HR	N/R	N/R	\$35.00	\$3,500.00	N/R	N/R	\$118.50	\$11,850.00	\$55.00	\$5,500.00
42	Helper – Repair after hours, Monday – Friday, After 5:00 PM, Weekends & Holidays	10	HR	N/R	N/R	\$48.00	\$480.00	N/R	N/R	\$177.75	\$1,777.50	\$82.50	\$825.00
43	Service Call Charge (one-time charge per call)	20	CALLS	N/R	N/R	\$25.00	\$500.00	N/R	N/R	\$272.00	\$5,440.00	\$0.00	\$0.00
44	Service Call Trip Charge	20	EA	N/R	N/R	\$0.00	\$0.00	N/R	N/R	\$67.00	\$1,340.00	\$0.00	\$0.00
45	Mechanic - Ductwork Installer during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	15	HR	N/R	N/R	\$30.00	\$450.00	N/R	N/R	\$136.00	\$2,040.00	\$80.00	\$1,200.00
46	Mechanic – Ductwork Installer after hours, Monday – Friday, After 5:00 p.m., Weekends & Holidays	5	HR	N/R	N/R	\$40.00	\$200.00	N/R	N/R	\$204.00	\$1,020.00	\$120.00	\$600.00
47	Helper – Ductwork Installer during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	10	HR	N/R	N/R	\$30.00	\$300.00	N/R	N/R	\$118.50	\$1,185.00	\$45.00	\$450.00
48	Helper – Ductwork Installer after hours, Monday – Friday, After 5:00 p.m., Weekends & Holidays	5	HR	N/R	N/R	\$40.00	\$200.00	N/R	N/R	\$177.75	\$888.75	\$67.50	\$337.50
TOTAL SECTION E: ON-CALL REPAIRS AND MAINTENANCE				N/R		\$22,830.00		N/R		\$51,381.25		\$25,822.50	

SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE			Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S, Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY	PERCENT MARK-UP	TOTAL PRICE	PERCENT MARK-UP	TOTAL PRICE	PERCENT MARK-UP	TOTAL PRICE	PERCENT MARK-UP	TOTAL PRICE	PERCENT MARK-UP	TOTAL PRICE
49	State Percentage Mark-Up Charge above Cost of Parts, Materials and Equipment (Not to Exceed 15% of Actual Costs)	\$50,000.00	N/R	N/R	15%	\$57,500.00	N/R	N/R	15%	\$57,500.00	15%	\$57,500.00
TOTAL SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE			N/R		\$57,500.00		N/R		\$57,500.00		\$57,500.00	

BID TOTALS	Capital City Mechanical Services, Inc.	Maxair Mechanical, LLC	Star Services Inc.	Trane U.S, Inc.	United Maintenance, INC.
TOTAL SECTION A: CITY HALL	N/R	\$25,653.00	N/R	\$9,305.00	\$63,639.00
TOTAL SECTION B: POLICE DEPARTMENT	N/R	\$15,932.00	N/R	\$8,630.00	\$21,885.50
TOTAL SECTION C: PUBLIC WORKS	N/R	\$82,420.00	N/R	\$31,428.00	\$128,260.50
TOTAL SECTION D: SOUTH LAWN	N/R	\$300.00	N/R	\$225.00	\$624.00
TOTAL SECTION E: ON-CALL REPAIRS AND MAINTENANCE	N/R	\$22,830.00	N/R	\$51,381.25	\$25,822.50
TOTAL SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE	N/R	\$57,500.00	N/R	\$57,500.00	\$57,500.00
TOTAL	Non- Responsive	\$204,635.00	Non- Responsive	\$158,469.25	\$297,731.50
Will vendor hold pricing firm? Renewal Option 1	0%	0%	0%	3%	0%
Will vendor hold pricing firm? Renewal Option 2	0%	0%	0%	3%	3%
Will vendor hold pricing firm? Renewal Option 3	0%	0%	0%	3%	3%
Will vendor hold pricing firm? Renewal Option 4	0%	0%	0%	3%	3%

Recommended Vendor:

Trane U.S., Inc.
 4000 Dekalb Technology Parkway
 Atlanta, GA 30340
 504-434-3845
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