



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2026-0278

Substitute

4/28/2026

Purchasing Type: Change Order (CO)

Public Hearing: YES NO

Department: Purchasing & Contracting

AGENDA ITEM:

Commission District(s): ALL

CO - Change Order No. 2 to Contract No. 1384963 and Change Order No. 1 to Contract Nos.: 1384581 and 1384955 On Call Heating Ventilation and Air Conditioning (HVAC) (Annual Contract with 2 Options to Renew). For use by the Departments of Facilities Management (FM), Recreation, Parks and Cultural Affairs (RPCA), Watershed Management (DWM) and Fire Rescue (FR) to provide on-call HVAC services. Seeking contract funds increase and SPLOST II allocation of funds. Awarded to B&W Mechanical Contractors, Inc., Galgon HVAC Mechanical Services, Inc. and Mann Mechanical Company, LLC.: Total Amount Not To Exceed: \$1,458,043.70.

Information Contact: Michelle Butler, CPPO, Chief Procurement Officer

Phone Number: (404) 687-3581

PURPOSE:

Awarded by the BOC on July 23, 2024 to three (3) vendors for a total amount not to exceed \$3,625,046.00. On July 22, 2025, the BOC approved the first renewal option for an amount not to exceed \$3,025,000.00. These contracts consist of providing on-call HVAC services for County-owned properties. This request seeks to increase the contract funds. This increase is to cover required services for the Fire Rescue Department during the current term to meet departmental needs and to allocate SPLOST II funding for replacement or repair of systems at the following Health Facilities: North DeKalb Comprehensive Health Center, East DeKalb Health Center, EL Richardson Health Building, TO Vinson Health Center, DeKalb Crisis Center, Kirkwood Mental Health, Fox Recovery and Clifton Springs Health Center.

RECOMMENDATION:

Recommend approval of Change Orders with:

B&W Mechanical Contractors, Inc., 1940 Riverside Parkway, Lawrenceville, GA 30043

Note: LSBE Participation: 20%

Estimated Amount: \$571,356.80

Galgon HVAC Mechanical Services, Inc., 1800 MacArthur Blvd., N.W., Atlanta, GA 30318

Note: LSBE Participation: 20%

Estimated Amount: \$151,763.70



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Note: LSBE Participation: 20%
Estimated Amount: \$151,763.70

Mann Mechanical Company, LLC., 5370 Truman Drive Suite K, Decatur, GA 30035
Note: LSBE Participation: 45%
Estimated Amount: \$734,923.20

Total Amount Not To Exceed: \$1,458,043.70

and authorize the Chief Executive Officer to execute the change order and all associated documents.

ADDITIONAL INFORMATION:

1. Contract's Effective Date: July 31, 2024
2. Contract's Expiration Date: July 31, 2026
3. Amount Spent To Date: \$3,560,452.21
 - \$2,226,860.97 – Contract 1384581
 - \$ 550,980.89 – Contract 1384963
 - \$ 782,610.35 – Contract 1384955
4. Funding: \$300,000.00 – Fire Fund 270 (FR)
\$1,158,043.70 – SPLOST II (Category D2)(FM)

AGENDA NOTES

Solicitation Name and Number	On Call Heating Ventilation and Air Conditioning (HVAC) (Annual Contract with 2 Options to Renew) ITB 24-101656
Procurement Agent Senior	Jennifer Schofield, NIGP-CPP
Vendor(s) agree to renew at same term, prices and conditions	N/A
Solicitation Name, Number and Contract Numbers	On Call Heating Ventilation and Air Conditioning (HVAC) (Annual Contract with 2 Options to Renew) ITB 24-101656 CPA 1384581 – B & W Mechanical Contractors Inc. CPA 1384955 – Galgon HVAC & Mechanical Services, Inc. CPA 1384963 – Mann Mechanical Company, Inc.
Contract Award Amounts	<p><u>Total Award: \$6,593,919.00</u></p> <p>CPA 1384581 <u>\$2,448,269.00</u> \$1,623,269.00 – Award \$ 825,000.00 – 1st Renewal</p> <p>CPA 1384955 <u>\$2,216,978.00</u> \$1,191,978.00 – Award \$1,025,000.00 – 1st Renewal</p> <p>CPA 1384963 <u>\$1,928,672.00</u> \$ 809,799.00 – Award \$ 875,000.00 – 1st Renewal \$ 243,873.00 – CO1</p>
Amount Spent	<p><u>Total Spent: \$3,560,452.21</u></p> <p>CPA 1384581 <u>\$2,226,860.97</u> \$2,001,386.15 – Award \$ 225,474.82 – 1st Renewal</p> <p>CPA 1384955 <u>\$ 782,610.35</u> \$ 520,396.92 – Award \$ 262,213.43 – 1st Renewal</p> <p>CPA 1384963 <u>\$ 550,980.89</u> \$ 515,813.47 – Award \$ 35,167.12 – 1st Renewal</p>

Prime Contractor Information and LSBE Sub Contractor

Galgon HVAC & Mechanical Service – (PRIME)

Stephen Galgon, President
Years in Business: 18
Years doing Business with DeKalb: 18

LSBE Participation: 15%

Spec Group, LLC. - (LSBE DeKalb) Tim

Porter, Member
1086 Chatsworth Dr.
Avondale Estates, GA 30076
Years in Business: 17
Years Doing Business with DeKalb: 10
Services: Provides electrical material and electrical labor.
Amount Spent to Date: \$0.00

LSBE Participation: 5%

M.E. Cubed Engineering, LLC - (LSBE MSA)

Kevin D. Champion, President
3600 Montreal Creek Court
Clarkston, GA 30021
Years in Business: 20
Years Doing Business with DeKalb: 17
Services: Provides mechanical engineering.
Amount Spent to Date: \$0.00

Mann Mechanical Company, LLC- (PRIME)

John Kraus, President
Years in Business: 54
Years Doing Business with DeKalb: 21

LSBE Participation: 25%

HVAC Allies, LLC. - (LSBE DeKalb)

Thaddeus Reay, Owner
2479 Yolanda Trail
Ellenwood, GA 30294
Years in Business: 6
Years Doing Business with DeKalb: 3
Services: Provides HVAC services
Amount Spent to Date: \$0.00

LSBE Participation: 20%

Johnson Spellman & Assoc. - (LSBE MSA)

Thomas Wille, Owner
350 Research Ct., Ste 130
Peachtree Corners GA 30092
Years in Business: 39
Years Doing Business with DeKalb: 5
Services: Provides engineering services.
Amount Spent to Date:

<p>Prime Contractor Information and LSBE Sub Contractor (cont'd)</p>	<p><u>B&W Mechanical Contractors Inc. – (PRIME)</u> Doug Martin, President Years in Business: 58 Years in Business with DeKalb: 22</p> <p>LSBE Participation: 20% <u>Shelton Supply, Inc. DBA F. M. Shelton, Inc. - (LSBE MSA)</u> Fawn Shelton, CEO 972 Donnelly Lee Avenue, Suite # 2 Atlanta, GA 30310 Years in Business: 37 Years Doing Business with DeKalb: 3 <i>Services: parts & materials</i> <i>Amount Spent to Date: \$34,015.61</i></p>
<p>Attachment</p>	<p>UD Change Order Form(s)</p>



DeKalb County
Department of Purchasing and Contracting
Contract Change Order Request Form

User Department: Facilities Management	From: Purchasing & Contracting
ITB No. 24-101656	Title: On Call HVAC Services (Annual Contract w/ 2 Options to Renew)
Effective Date: July 23, 2024	Expiration Date: July 31, 2026
Contract APPROVED Amount: \$7,181,155.76	Number of Change Orders to Date: 1

Contractor(s)	Contract No.	Agrees to Extend
B & W Mechanical Contractors Inc.	1384581	Yes
Galgon HVAC & Mechanical Service Inc.	1384955	Yes
Mann Mechanical Company Inc.	1384963	Yes

User Department Recommendation: Renew Bid Increase Decrease

Funding for Change Order Term: **\$1,158,043.70**
(Unused funds do not roll over to the next term. Provide the amount of funding necessary for the renewal term.)

Funding: General Enterprise 3 Digit Fund Code _____ SPLOST Category _____
CIP Line Item No. (if applicable): _____

Justification:
Facilities Management is requesting funds be added to the above contracts for SPLOST II project. This is for HVAC replacement and repairs at North DeKalb Comprehensive Health Center, East DeKalb Health Center, EL Richardson Health Center, TO Vinson Health Center, DeKalb Crisis Center, Kirkwood Mental Health Center, and Clifton Springs Health Center. Please increase the contracts as follows:

- B&W Mechanical - \$271,356.80
- Galgon HVAC & Mechanical - \$151,763.70
- Mann Mechanical - \$734,923.20

SPLOST Program Management Coordinator: *Ernest Auditer*

SPLOST Approved Funding Amount: \$ Agenda 2026-0458-Budget \$13,500,000

SPLOST Category / Description: Category D2 - PHYSICAL AND MENTAL HEALTH FACILITIES

Clyde A. Howell 4/22/2026
Department Director Signature Date

For Use by Purchasing and Contracting: Approve Deny

Additional Comments:

Djuana Herron
Digitally signed by Djuana Herron
Date: 2026.04.27 16:06:00 -04'00'
4/27/26
Purchasing and Contracting Signature Date