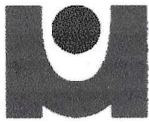


User Department: Facilities Management		From: Purchasing & Contracting	
ITB No. 24-101656		Title: On Call HVAC Services (Annual Contract w/ 2 Options to Renew)	
Effective Date: July 23, 2024		Expiration Date: July 31, 2026	
Contract APPROVED Amount: \$1,684,799.00		Number of Change Orders to Date: 0	
Contractor(s)		Contract No.	Agrees to Extend
Mann Mechanical Company Inc.		1384963	Yes
User Department Recommendation:		Renew <input type="checkbox"/>	Bid <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease <input type="checkbox"/>
Funding for Renewal Term: \$243,873.00			
(Unused funds do not roll over to the next term. Provide the amount of funding necessary for the renewal term.)			
Funding: General <input type="checkbox"/> Enterprise <input type="checkbox"/> 3 Digit Fund Code _____ SPLOST <input checked="" type="checkbox"/> Category _____			
CIP Line Item No. (if applicable): _____			
Justification:			
Facilities Management is requesting Mann Mechanical contract be increased in the amount of \$243,873.00 to cover SPLOST project at DeKalb East Police Precinct located at 2484 Bruce Street. This is to replace (8) Rooftop Units and (1) Mini split to match existing capacity.			
SPLOST Program Management Coordinator: <u>Quest Allaughter</u>			
SPLOST Approved Funding Amount: \$ <u>243,873.00 - 106988-80662-541301-02.001-603074</u>			
SPLOST Category / Description: \$ <u>A2 - PUBLIC SAFETY PURPOSES</u>			
<u>[Signature]</u>		8/26/2025	
Department Director Signature		Date	
For Use by Purchasing and Contracting:		Approve <input checked="" type="checkbox"/>	Deny <input type="checkbox"/>
Additional Comments:			
Willie Moon		9/12/25	
Digitally signed by Willie Moon Date: 2025.09.12 08:00:31 -04'00'		Purchasing and Contracting Signature	
		Date	



**MANN MECHANICAL
COMPANY, INC.**



5370 Truman Drive, Suite K
Decatur GA 30035
24 Hour Service 678.399.5000
servicedept@mannmechanical.com
mannmechanical.com

July 29, 2025

Proposal # ajm 072925-008

David Ford
Deputy Director / Operations and Maintenance
DeKalb County Government | Department of Facilities Management
Memorial Drive Office Park| 4380 Memorial Dr. |Decatur, GA 30032

**Project: Replace Eight Roof Top Units
East Dekalb Police Precinct and Academy 2484 Bruce st. Lithonia, Ga 30058**

Scope of work includes:

MANN MECHANICAL COMPANY INC. proposes to furnish the Equipment, Labor and Materials to make the following replacement.

- Remove and dispose of the eight RTUs
- Replacement RTUs will be Trane and will match the nominal cooling and heating capacity of the existing units
- Place new unit on existing curb or provide curb adaptor
- Gas heat capacity will be low heat capacity
- Provide economizer damper each RTU
- Disconnect and connect gas piping and power wiring
- Connect new units to existing control circuits
- Start up new RTU ensure the RTU is operating properly
- Replace one mini split to match existing capacity

Replacement Cost \$ 243,873.00

Clarifications

- Base proposal is quoted with all work being performed during normal working hours of 7:00 a.m. till 3:30 p.m. Monday through Friday. If overtime is utilized, the proposed price will increase by the applicable overtime labor rates.
- Due to the complexity of these systems unforeseen conditions any additional work discovered during the project will be reviewed with the customer for approval prior to any work being performed.
- No BAS, Fire alarm interface or smoke detectors.
- No other repairs other than listed above have been included.

This agreement will be honored for (15) days from the date of this proposal at which time prices and schedules will be re-estimated.

Thank you for the opportunity to offer our proposal for this work. If you should have any questions, please feel free to call me to discuss at 404-309-7537. I look forward to working with you on this project.

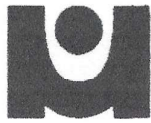
Approved: _____

Printed Name: _____

Date: _____

Respectfully submitted,

Aubrey J. McStay LEED AP
Chief Engineer Lic # 0085E
HVAC & Plumbing Services/Retrofit
(678) 399-5000 Service department
(404) 309-7537 cell
amcstay@mannmechanical.com



**MANN MECHANICAL
COMPANY, INC.**



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24 Hour Service 678.399.5000
servicedept@mannmechanical.com
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Terms and Conditions

Environmental Health and Safety - The customer is responsible to provide safe and adequate access and safe working conditions suitable for servicing equipment. This includes the ability to start and stop equipment as necessary for safety or service requirements. The customer shall also furnish any safety training or certifications required for working at their site at the customer's expense to include the hourly rate of the Mann Mechanical Co, Inc. employee and or sub-contractor.

Exclusions - Equipment that is operated outside of the original manufactures design specifications. In addition, Mann Mechanical Co, Inc. is not responsible for any loss of time or loss of profit associated with the work that is being performed or has been performed by Mann Mechanical Company Incorporated. Consequential and liquidated damages are excluded.

Initial Inspection - Mann Mechanical Co, Inc. reserves the right to terminate in whole and or adjust the agreement rate after the initial inspection due to unforeseen circumstances that would not allow Mann Mechanical Co, Inc. to perform the contracted task in a safe and/or timely manner. Any adjustment in the agreement shall be made as an addendum to the original agreement. If the agreement is to be terminated the customer agrees to pay the street time and material rate for work performed.

Terms and Billing Options including associated fees

Payment Terms - Standard payment terms for customers with approved credit are Net 30 days from date of invoice. Orders submitted without approved credit will require a "Cash in Advance" payment prior to service being performed or an equipment order being processed. In addition, major Credit Cards (American Express, Master Card, Visa, PayPal) are accepted as a form of payment. Fees may apply.

Returned Checks - Mann Mechanical will charge \$100.00 to a customer account for returned checks due to insufficient funds.

***Late Payment Fees** - A late payment fee equal to 1.5% will be applied to any outstanding invoices that are unpaid after 45 days terms. This fee will be calculated and applied monthly to any outstanding unpaid invoices.