

ITB 2026C-06 HVAC & Chiller Maintenance and Warranty Services – South, Deerwood & Advanced Technology Center								
Opened September 15, 2025 @ 1:00 P.M.								
Tabulation Posting								
PROPOSERS			Trane U.S. Inc.		Thermodyne Services, Inc.		Mechanical Services of Central Florida, Inc. dba Certified Air Contractors	
Lot #	Description	Qty.	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	South Campus: Chiller Plant Preventative Maintenance and repair as defined in Section 2.042							
	2.042.A: Periodic Chiller preventive maintenance, repair, labor, material, and refrigerant	4	\$ 17,538.00	\$ 70,152.00	No Bid	No Bid	\$ 17,673.00	\$ 70,692.00
	2.042.B: Chemical water treatment services	12	\$ 1,188.00	\$ 14,256.00	No Bid	No Bid	\$ 1,671.00	\$ 20,052.00
	South Campus Lot #1 Total			\$ 84,408.00		No Bid		\$ 90,744.00
2	South Campus: Air Handler Unit (AHU) Preventative Maintenance as defined in Section 2.043							
	2.043.A: Quarterly periodic inspections and air handler maintenance	4	\$ 56,008.00	\$ 224,032.00	\$ 18,920.00	\$ 75,680.00	\$ 17,047.00	\$ 68,188.00
	South Campus Lot #2 Total			\$ 224,032.00		\$ 75,680.00		\$ 68,188.00
3	Deerwood Center: Chiller Preventative Maintenance and repair as defined in Section 2.044							
	2.044.A: Periodic Chiller preventive maintenance, repair, labor, material, and refrigerant	4	\$ 7,000.00	\$ 28,000.00	No Bid	No Bid	\$ 9,234.00	\$ 36,936.00
	2.044.B: Chemical water treatment services	4	\$ 441.00	\$ 1,764.00	No Bid	No Bid	\$ 262.00	\$ 1,048.00
	Deerwood Center Lot #3 Total			\$ 29,764.00		No Bid		\$ 37,984.00
4	Deerwood Center: Air Handler Unit (AHU) Preventative Maintenance as defined in Section 2.045							
	2.045.A: Quarterly periodic inspections and air handler maintenance	4	\$ 40,237.00	\$ 160,948.00	\$ 9,135.00	\$ 36,540.00	\$ 8,634.00	\$ 34,536.00
	Deerwood Center Lot #4 Total			\$ 160,948.00		\$ 36,540.00		\$ 34,536.00
5	Handler Unit (AHU) Preventative Maintenance as defined in Section 2.046							
	maintenance	4	\$ 37,026.00	\$ 148,104.00	\$ 7,529.00	\$ 30,116.00	\$ 7,548.00	\$ 30,192.00
	Downtown Campus (ATC) Lot #5 Total			\$ 148,104.00		\$ 30,116.00		\$ 30,192.00
6	Additional Work Outside Scope of Base Contract Pricing							
6.A	Normal Working Hours: Project Manager	1	\$ 190.00	\$ 190.00	\$ 90.00	\$ 90.00	\$ 125.00	\$ 125.00
	Normal Working Hours: Superintendent	1	\$ 190.00	\$ 190.00	\$ 80.00	\$ 80.00	\$ 125.00	\$ 125.00
	Normal Working Hours: Journeymen	1	\$ 190.00	\$ 190.00	\$ 125.00	\$ 125.00	\$ 110.00	\$ 110.00
	Normal Working Hours: Helper	1	\$ 125.00	\$ 125.00	\$ 45.00	\$ 45.00	\$ 110.00	\$ 110.00
6.B	Emergency Charges: Project Manager	1	\$ 190.00	\$ 190.00	\$ 90.00	\$ 90.00	\$ 188.00	\$ 188.00
	Emergency Charges: Superintendent	1	\$ 190.00	\$ 190.00	\$ 80.00	\$ 80.00	\$ 188.00	\$ 188.00
	Emergency Charges: Journeymen	1	\$ 285.00	\$ 285.00	\$ 175.00	\$ 175.00	\$ 165.00	\$ 165.00
	Emergency Charges: Helper	1	\$ 190.00	\$ 190.00	\$ 75.00	\$ 75.00	\$ 165.00	\$ 165.00
6.C	Materials Cost Percentage: Mark up % over cost							
	HVAC Equipment/Systems: Under \$25K	1	10%	10%	15%	15%	15%	15%
	HVAC Equipment/Systems: \$25K - \$195K	1	10%	10%	12.5%	13%	15%	15%
	Repair/Replacement Parts: Under \$25K	1	10%	10%	20%	20%	15%	15%
	Repair/Replacement Parts: \$25K - \$195K	1	10%	10%	17.5%	18%	15%	15%
6.D	Sub-Contractors Cost: Cost Plus Percentage (%)							
	Subcontractor Services : Under \$25K	1	20%	20%	10%	10%	15%	15%
	Subcontractor Services : \$25K - \$195K	1	15%	15%	10%	10%	15%	15%
	Lot #6 Scenario Totals		\$	108,690.00	\$	91,985.00	\$	100,254.00
	Chillers (Lot #1 & 3) ONLY		\$	114,172.00		No Bid		128,728.00
	LOTS 1, 3, 6 EVALUATION TOTAL		\$	222,862.00		N/A		228,982.00
	AHU's (Lots #2, 4, & 5) ONLY		\$	533,084.00	\$	142,336.00	\$	132,916.00
	LOTS 2, 4, 5, 6 EVALUATION TOTAL		\$	641,774.00	\$	234,321.00	\$	233,170.00

Recommendation to the Florida State College of Jacksonville District Board of Trustees at their November 12, 2025 board meeting to award Trane U.S. Inc. Lots #1, 3 & 6 and Mechanical Services of Central Florida, Inc. dba Certified Air Contractors Lots #2, 4, 5 & 6 as the low responsive and responsible bidders meeting specifications and requirements, and recommends the College Administration enter into a satisfactory contracts with the low bidder(s) as well as authorize the College Administration to formally terminate negotiations with the low bidder(s) if a satisfactory contract cannot be acheived, and enter into negotiations with the next ranked firm until a satisfactory contract(s) can be negotiated and entered into.

“Failure to file a protest with in the time prescribed in section 120.57 (3) Florida Statutes, or failure to post the bond or other security required by law (i.e. FS 255.0516) within the time allowed for filing a bond shall constitute a waiver of proceedings under chapter 120, Florida Statutes.”

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Posted: 9/29/2025

Removal: 10/2/2025



2026C-06 Lot 6 Cost Evaluation Breakdown		Trane U.S. Inc.		Thermodyne Services, Inc.		Mechanical Services of Central Florida, Inc. dba Certified Air Contractors	
Scenario 1: Project under \$25K		Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost
Normal Working Hours: Project Manager	2	\$ 190.00	\$ 380.00	\$ 90.00	\$ 180.00	\$ 125.00	\$ 250.00
Normal Working Hours: Superintendent	4	\$ 190.00	\$ 760.00	\$ 80.00	\$ 320.00	\$ 125.00	\$ 500.00
Normal Working Hours: Journeymen	24	\$ 190.00	\$ 4,560.00	\$ 125.00	\$ 3,000.00	\$ 110.00	\$ 2,640.00
Normal Working Hours: Helper	24	\$ 125.00	\$ 3,000.00	\$ 45.00	\$ 1,080.00	\$ 110.00	\$ 2,640.00
Lot #6.A Sub-Total			\$ 8,700.00		\$ 4,580.00		\$ 6,030.00
Emergency Charges: Project Manager	1	\$ 190.00	\$ 190.00	\$ 90.00	\$ 90.00	\$ 188.00	\$ 188.00
Emergency Charges: Superintendent	2	\$ 190.00	\$ 380.00	\$ 80.00	\$ 160.00	\$ 188.00	\$ 376.00
Emergency Charges: Journeymen	4	\$ 285.00	\$ 1,140.00	\$ 175.00	\$ 700.00	\$ 165.00	\$ 660.00
Emergency Charges: Helper	4	\$ 190.00	\$ 760.00	\$ 75.00	\$ 300.00	\$ 165.00	\$ 660.00
Lot #6.B Sub-Total			\$ 2,470.00		\$ 1,250.00		\$ 1,884.00
Materials Cost Percentage: Mark up % over cost							
HVAC Equipment/Systems: Under \$25K	\$ 5,000.00	10%	\$ 5,500.00	15%	\$ 5,750.00	15%	\$ 5,750.00
HVAC Equipment/Systems: \$25K - \$195K		10%	\$ -	13%	\$ -	15%	\$ -
Repair/Replacement Parts: Under \$25K	\$ 3,500.00	10%	\$ 3,850.00	20%	\$ 4,200.00	15%	\$ 4,025.00
Repair/Replacement Parts: \$25K - \$195K		10%	\$ -	18%	\$ -	15%	\$ -
Lot #6.C Sub-Total			\$ 9,350.00		\$ 9,950.00		\$ 9,775.00
Sub-Contractors Cost: Cost Plus Percentage (%)							
Subcontractor Services : Under \$25K	\$ 8,500.00	20%	\$ 10,200.00	10%	\$ 9,350.00	15%	\$ 9,775.00
Subcontractor Services : \$25K - \$195K	\$ -	15%	\$ -	10%	\$ -	15%	\$ -
			\$ 10,200.00		\$ 9,350.00		\$ 9,775.00
SCENARIO 1 TOTAL			\$ 30,720.00		\$ 25,130.00		\$ 27,464.00
Scenario 2: Project \$25k-\$195k		Unit Cost	Extended Cost	Unit Cost	Extended Cost	Unit Cost	Extended Cost
Normal Working Hours: Project Manager	8	\$ 190.00	\$ 1,520.00	\$ 90.00	\$ 720.00	\$ 125.00	\$ 1,000.00
Normal Working Hours: Superintendent	10	\$ 190.00	\$ 1,900.00	\$ 80.00	\$ 800.00	\$ 125.00	\$ 1,250.00
Normal Working Hours: Journeymen	40	\$ 190.00	\$ 7,600.00	\$ 125.00	\$ 5,000.00	\$ 110.00	\$ 4,400.00
Normal Working Hours: Helper	40	\$ 125.00	\$ 5,000.00	\$ 45.00	\$ 1,800.00	\$ 110.00	\$ 4,400.00
Lot #6.A Sub-Total			\$ 16,020.00		\$ 8,320.00		\$ 11,050.00
Emergency Charges: Project Manager	1	\$ 190.00	\$ 190.00	\$ 90.00	\$ 90.00	\$ 188.00	\$ 188.00
Emergency Charges: Superintendent	4	\$ 190.00	\$ 760.00	\$ 80.00	\$ 320.00	\$ 188.00	\$ 752.00
Emergency Charges: Journeymen	10	\$ 285.00	\$ 2,850.00	\$ 175.00	\$ 1,750.00	\$ 165.00	\$ 1,650.00
Emergency Charges: Helper	10	\$ 190.00	\$ 1,900.00	\$ 75.00	\$ 750.00	\$ 165.00	\$ 1,650.00
Lot #6.B Sub-Total			\$ 5,700.00		\$ 2,910.00		\$ 4,240.00
Materials Cost Percentage: Mark up % over cost							
HVAC Equipment/Systems: Under \$25K		10.0%	\$ -	15.0%	\$ -	15.0%	\$ -
HVAC Equipment/Systems: \$25K - \$195K	\$ 25,000.00	10.0%	\$ 27,500.00	12.5%	\$ 28,125.00	15.0%	\$ 28,750.00
Repair/Replacement Parts: Under \$25K		10.0%	\$ -	20.0%	\$ -	15.0%	\$ -
Repair/Replacement Parts: \$25K - \$195K		10.0%	\$ -	17.5%	\$ -	15.0%	\$ -
Lot #6.C Sub-Total			\$ 27,500.00		\$ 28,125.00		\$ 28,750.00
Sub-Contractors Cost: Cost Plus Percentage (%)							
Subcontractor Services : Under \$25K		20.0%	\$ -	10.0%	\$ -	15.0%	\$ -
Subcontractor Services : \$25K - \$195K	\$ 25,000.00	15.0%	\$ 28,750.00	10.0%	\$ 27,500.00	15.0%	\$ 28,750.00
			\$ 28,750.00		\$ 27,500.00		\$ 28,750.00
SCENARIO 2 TOTAL			\$ 77,970.00		\$ 66,855.00		\$ 72,790.00
LOT 6 SCENARIO TOTALS			\$ 108,690.00		\$ 91,985.00		\$ 100,254.00
LOTS 2, 4, 5 TOTALS			\$ 533,084.00		\$ 142,336.00		\$ 132,916.00
LOTS 2, 4, 5, 6 EVALUATION TOTAL			\$ 641,774.00		\$ 234,321.00		\$ 233,170.00
LOTS 1, 3 TOTALS			\$ 114,172.00		-		\$ 128,728.00
LOTS 1, 3, 6 EVALUATION TOTALS			\$ 222,862.00		N/A		\$ 228,982.00