



# Hall County Government

FINANCIAL SERVICES  
PURCHASING DIVISION

## Task Order # 2027-010

For the provision of

### Replace 5 HVAC RT Units at Children with Special Needs Building & 2 HVAC Units at the Avita Facility

Demand Services for On-Call HVAC Contractors Contract #47-007

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

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FINANCIAL SERVICES DIRECTOR  
Taylor Samples, CPA

ASSISTANT FINANCE DIRECTOR  
Elizabeth White

PURCHASING MANAGER  
Andy Youngblood

#### **PROJECT DESCRIPTION**

Hall County, Georgia is issuing this Task Order #2027-010 to Demand Services On-Call HVAC Contractors to replace HVAC units.

#### **SCHEDULE OF EVENTS**

**Issue Date:** Thursday, September 3, 2026

**Mandatory Site Visit:** Thursday, September 10, 2026, at 9:00am. We will start at the Avita Facility, 3509 Mabrey Road, Gainesville, GA 30501 and then proceed to the Children with Special Needs Building located at 440 Prior St. SE, Gainesville, GA 30501

**Bidder Questions Due Date:** Tuesday, September 15, 2026.

**Response to Bidder Questions Due Date:** Friday, September 18, 2026

**Bid Due Date:** Thursday, September 24, 2026, by 2:00pm

**Bidding Process:** Bidders must respond with their Task Order proposals via e-mail to [cbarnes@hallcounty.org](mailto:cbarnes@hallcounty.org) by 2:00pm EST Thursday, September 24, 2026.

**Mandatory Pre-Bid Meeting Address:** The pre-bid meeting will start promptly at 9:00am, Thursday, September 10th, 2026 at the Avita Facility, 3509 Mabrey Road, Gainesville, GA 30501 and then proceed to the Children with Special Needs Building located at 440 Prior St. SE, Gainesville, GA 30501

**Questions:** All communications must be directed solely to Connie Barnes, Issuing Officer, at [cbarnes@hallcounty.org](mailto:cbarnes@hallcounty.org) for questions or clarifications of the TO requirements.

**Bid Response:** Complete the information below and return it to the Issuing Officer via email, by the date and time specified above. Electronic signatures are acceptable.

**Taxes:** The County is exempt from State of Georgia Local Sales and Use Tax. The Bidder understands and acknowledges that it is responsible for any sales and use taxes it may incur. The Bidder will not charge or invoice

the County any sales and use tax as a separate line item. The Contractor may request a copy of the County's Georgia Sales and Use Tax Exemption Certificate.

## **SCOPE OF WORK**

### **(Avita Facility– 2 Split System HVAC Units)**

3509 Mabrey Road

Gainesville, GA 30501

- This is a turnkey job.
- Materials and labor to replace two (2) split system HVAC units that feed the office area (located in the mechanical room).
- Units to be Trane, Carrier, York, Bryant or equal. List energy ratings, and efficiencies.
- Match tonnage and BTU's of existing units. The existing Air ease furnace that is a single furnace set-up, is to be converted to a "twinning" style , similar to the first unit as you enter.
- Make sure the evaporator coil is designed to work in a " twinning furnace "type setup.
- Make sure units are capable of twinning.
- Install new gas shutoff and gas flex connectors between the hard pipe and gas valves.
- Make sure the furnaces have the proper cfm to supply 400 cfm per ton, minimum.
- Offset the ductwork on the existing single unit so that there is a good space between the wall and the new twinning units.
- Install properly sized filter racks in the return ducts for each unit. Filter racks shall be purchased from a company that makes filter racks (for example Famco).
- Install auxiliary drain pan and overflow switch under each furnace.
- Use a flex connector between the supply connection of the evaporator coil and the supply duct.
- Furnish a duct detector for each unit and power it from the unit. Wire so that it will shut the unit down on alarm.
- Supply a new honey well 8000 WIFI thermostat with new wire from the unit to the thermostat
- Supply a new line set, sized for the unit, from the evaporator coil to the new outside unit.
- Supply new thermostat wire from the indoor unit to the outdoor unit.
- Install a new condenser pad
- Install a liquid line sight glass at/ near the outdoor unit.
- Install a new fused disconnect for each condenser, Size the fuses to match the unit's need and supply 3 spare fuses for each. Supply new seal tight flex conduit from the new disconnect to the unit, with new wire.
- Units shall have the new A2L refrigerant.
- Make sure all duct connections are airtight with duct seal and tape.
- Install a new pvc condensate drain with a union on each side of the trap for easy cleaning.
- Trap shall be an EZ trap 83211 or equal. Series this switch with the auxiliary pan switch.
- Pipe to the nearest drain and strap to floor every 5 feet.
- Replace all furnace vent piping, intake and exhaust. Properly seal wall penetrations and install bug screens.

- Supply one case of each size filter for each unit.
- Units shall come with a 5 year parts and labor warranty
- Meet all national state and local codes.
- Install according to MFG. instructions
- Provide start up paperwork showing amps, volts, superheat, subcooling, supply temp, return temp. Check gas pressure and set it if necessary. Also Start up in heat mode to insure it works properly.
- **This work will be awarded now but performed on cool days in October. Only one unit will be down at a time.**

Brand/Manufacturer: Carrier

List energy ratings, and efficiencies: EER 11.2 / IEER 15.5 Furnace 92

Unit #1 Price: \$24,258

Unit #2 Price: \$24,258

### **SCOPE OF WORK**

#### **(Children with Special Needs Building – 5 HVAC RT Units)**

440 Prior Street, SE

Gainesville, GA 30501

- Remove and dispose of existing units one (1), two (2), four (4), twelve (12), and fifteen (15).
- This is a turnkey job, parts, labor, crane etc.
- Replace units with same size units (tonnage, cfm, and btu's, heat and cool).
- We prefer Carrier because they have a unit that will "drop in" on the curb.
- Other brands will be considered, but bidder will be responsible for any modifications/curb adapters, etc.
- Install new pvc trap with a union on each condensate connection.
- Replace existing disconnect with new, like kind, disconnect.
- Replace thermostat with a new Honeywell 8000 WIFI thermostat.
- Turn old thermostats over to building maintenance.
- Job/equipment is to be warranted parts and labor for 5 years.
- No damage is to be done to the roof.
- All work will meet local state and national codes.
- Install to MFG instructions.
- Units to have new refrigerant A2L type.
- Include one case of filters for each unit.
- Label each unit with a weatherproof label of the unit number. And breaker number that feeds that unit. (i.e. RTU 1 Breaker LP 22)

- Write inside the control panel "installed by CAS 5-year warranty and date of install"
- Label new thermostat with RTU number
- **Job is to be completed in one day**

**Price Units Individually:**

Unit #1 Price: \$12,282

Unit #2 Price: \$11,088

Unit #4 Price: \$11,088

Unit #12 Price: \$14,399

Unit #15 Price: \$11,088

Brand/Manufacturer: \_\_\_\_\_ Carrier \_\_\_\_\_

Conditioned Air Systems Inc.  
(Full Legal Corporate Name)

By: Michael D Conley

Title: Commercial Field Supervisor

Print Name: Michael D Conley

Sworn to and subscribed before me this

25 Day of September, 2026.

Notary Public: Michelle Lynn Helms

Notary commission expires: 2/28/27

**HALL COUNTY, GEORGIA**

By: \_\_\_\_\_  
David Gibbs, Chairman  
Hall County Board of Commissioners

Date: \_\_\_\_\_

Attestation: \_\_\_\_\_  
Commission Clerk

