

CHRONOLOGY OF THE AGENDA ITEM
ITB 24-564 -HVAC Repair and Installation
Maxair Mechanical — \$312,960.00
Briarlake Elementary School -Cooling Tower oil Bundle Module
Replacement
Montclair Elementary School -Cooling Tower Coil Casing Section
Replacement

Scope:

Contract Award - **MAXAIR Mechanical**- Replacement of deteriorated BAC closed-circuit cooling tower coil bundle modules (1-Cell each) at two DeKalb County School District facilities:

- Briarlake Elementary School, 3590 Lavista Rd, Decatur, GA 30033
- Montclair Elementary School, 1680 Clairmont Pl NE, Brookhaven, GA 30329

Specific Information regarding the proposals/quotes can be found in the following documents:

- MAXAIR Mechanical Proposal No. 252039 — Briarlake Elementary School
- MAXAIR Mechanical Proposal No. 245241 — Montclair Elementary School (Option Bid)
- 5 Seasons Mechanical Quote No. 2026-7066 — Briarlake Elementary School
- 5 Seasons Mechanical Quote No. 2026-7065 — Montclair Elementary School
- Bid Tabulation Summary — Both Facilities

Background

The DeKalb County School District (DCSD) HVAC Department identified winter-related damage and fluid loss in the BAC closed-circuit cooling tower coil bundle modules at Briarlake Elementary School and Montclair Elementary School. Physical inspection at both sites confirmed this in the existing coil sections, compromising each unit's ability to provide reliable heat rejection capacity during peak cooling demand. Failure to address these conditions presents risk of total equipment failure, loss of climate control in occupied instructional spaces, and significantly higher emergency repair costs.

MAXAIR Mechanical submitted the lowest responsive and responsible bid for both facilities.

Replacement of the coil bundle modules — rather than full cooling tower replacement — represents the most cost-effective remediation strategy at both sites, given the structural integrity of the remaining tower components. The scope of work at each facility includes disconnection and removal of the existing damage coil section; hoisting and installation of a new OEM-specification coil bundle module; flanged piping reconnection with new bolt and gasket kits; leak testing; verification of the distribution spray system and drift eliminators; and return to full service and commissioning.

Completion of this work prior to the start of the 2026–2027 school year will restore full cooling system capacity at both campuses, ensuring safe, comfortable, and code-compliant learning environments for students, faculty, and staff.