



Seminole County  
**Resource Management - Purchasing & Contracts**  
 Stephen Koontz, Purchasing and Contracts Manager  
 1301 East Second St., Sanford, FL 32771

**BID TABULATION**

IFB-604735-24/MHH

**RESIDENTIAL HVAC/MECHANICAL SERVICES**

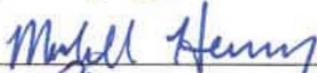
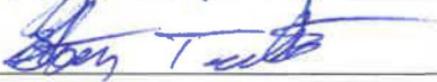
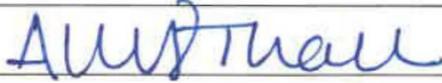
RESPONSE DEADLINE: Wednesday, March 13, 2024

Report Generated: Thursday, April 25, 2024

Response 1	Response 2	Response 3	Response 4
E.R. Reeves Corporation d/b/a All Seasons Air Conditioning 1512 Vassar St. Orlando, FL 32804 Lee-Ann Reeves <a href="mailto:leeannreeves@gmail.com">leeannreeves@gmail.com</a> Phone: (407) 894-6056	Care-N-Comfort Air Conditioning Co. 3132 Orleans Way South Apopka, FL 32703 Eduardo Arroyo <a href="mailto:careandcomfortair@gmail.com">careandcomfortair@gmail.com</a> Phone: N/A	Climate Control Mechanical Services, Inc. 2695 NW 4th St Ocala, FL 34475 Louie Wise III <a href="mailto:bids@climatecontrolflorida.com">bids@climatecontrolflorida.com</a> Phone: (352) 291-0185	Hero Facility Services, LLC 2825 Business Circle Blvd, Suite D110 Melbourne, FL 32940 Janet Cooper <a href="mailto:jcooper@hfservice.com">jcooper@hfservice.com</a> Phone: (206) 617-5678
\$131,920.00	\$214,980.00	\$79,000.00	\$99,900.00
	Response 5	Response 6	
	Pat Lynch Construction LLC 909 Dennis Ave Orlando, FL 32807 Pat Lynch <a href="mailto:patlynchconstruction60@gmail.com">patlynchconstruction60@gmail.com</a> Phone: N/A	Synergy Heating & Cooling Inc 1106 Lyric Drive Deltona, FL 32738 Roy Durkee <a href="mailto:synhvac@gmail.com">synhvac@gmail.com</a> Phone: (407) 412-7188	
	\$48,600.00	\$85,600.00	

Tabulated by Michael Hall, Senior Procurement Analyst, on March 13, 2024, at 2:00 pm.

Recommendation/Intent to Award to Climate Control Mechanical Services Inc., Hero Facility Services, Pat Lynch Construction LLC, and Synergy Heating & Cooling Inc.

<b>Committee Member</b>	<b>Title</b>	<b>Signature</b>
Paul Pedang	Project Manager I - Community Development	
Marshall Hervey	Project Manager I - Community Development	 Marshall Hervey
Storm Tackett	Project Manager I - Community Development	 Storm Tackett
<b>Director</b>	<b>Title</b>	<b>Signature</b>
Allison Thall	Director of Community Services	 Allison Thall



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Resource Management - Purchasing & Contracts  
Stephen Koontz, Purchasing and Contracts Manager  
1301 East Second St., Sanford, FL 32771

**EVALUATION TABULATION**  
IFB-604735-24/MHH  
Residential HVAC/Mechanical Services  
RESPONSE DEADLINE: March 13, 2024 at 2:00 pm  
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**PHASE 1**

**EVALUATION CRITERIA**

Criteria	Scoring Method	Weight (Points)
Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work	Pass / Fail	1 (25% of Total)

Description:

Can the apparent low bidder perform the work promptly, or within the time specified, without delay or interference.

Criteria	Scoring Method	Weight (Points)
Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder	Pass / Fail	1 (25% of Total)

Description: N/A

Criteria	Scoring Method	Weight (Points)
The quality of performance on previous contracts or services to Seminole County or any other agency or client.	Pass / Fail	1 (25% of Total)

Description: N/A

EVALUATION TABULATION  
 IFB No. IFB-604735-24/MHH  
 Residential HVAC/Mechanical Services

Criteria	Scoring Method	Weight (Points)
Reference Checks	Pass / Fail	1 (25% of Total)

Description:  
 Please check any references provided.

**AGGREGATE SCORES SUMMARY**

Vendor	Marshall Hervey	Paul Pendang	Storm Tackett	Total Score (Max Score 4)
Climate Control Mechanical Services Inc.	4	4	4	4
Hero Facility Services	4	4	4	4
PAT LYNCH CONSTRUCTION LLC	4	4	4	4
Synergy Heating & Cooling Inc	4	4	4	4
All Seasons Air Conditioning	3	3	3	3
Care-N-Comfort Air Conditioning co.	3	3	3	3

**VENDOR SCORES BY EVALUATION CRITERIA**

Vendor	Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work Pass / Fail 1 Points (25%)	Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder Pass / Fail 1 Points (25%)	The quality of performance on previous contracts or services to Seminole County or any other agency or client. Pass / Fail 1 Points (25%)	Reference Checks Pass / Fail 1 Points (25%)	Total Score (Max Score 4)
Climate Control Mechanical Services Inc.	100%	100%	100%	100%	4

EVALUATION TABULATION  
 IFB No. IFB-604735-24/MHH  
 Residential HVAC/Mechanical Services

Vendor	Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work Pass / Fail 1 Points (25%)	Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder Pass / Fail 1 Points (25%)	The quality of performance on previous contracts or services to Seminole County or any other agency or client. Pass / Fail 1 Points (25%)	Reference Checks Pass / Fail 1 Points (25%)	Total Score (Max Score 4)
Hero Facility Services	100%	100%	100%	100%	4
PAT LYNCH CONSTRUCTION LLC	100%	100%	100%	100%	4
Synergy Heating & Cooling Inc	100%	100%	100%	100%	4
All Seasons Air Conditioning	100%	0%	100%	100%	3
Care-N-Comfort Air Conditioning co.	100%	0%	100%	100%	3

**INDIVIDUAL PROPOSAL SCORES**

All Seasons Air Conditioning	
Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work   Pass / Fail   1 Points (25%)	
Marshall Hervey: Pass	Licensure date from 1985
Paul Pendang: Pass	Licensed HVAC vendor
Storm Tackett: Pass	Vendor is licensed to perform work in the state of Florida.

**Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Fail

Hourly rate to high.

Paul Pendarang: Fail

Pricing too high for the type of work needed

Storm Tackett: Fail

The pricing is much higher than any of the other applicants.

**The quality of performance on previous contracts or services to Seminole County or any other agency or client. | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

FDOT

Paul Pendarang: Pass

No reason to fail this category

Storm Tackett: Pass

Vendor has worked for other municipalities.

**Reference Checks | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Three references listed without dates.

Paul Pendarang: Pass

Good references

Storm Tackett: Pass

References are good.

**Care-N-Comfort Air Conditioning co.**

**Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

References appear to be local.

Paul Pendang: Pass

Licensed for this type of work

Storm Tackett: Pass

Vendor has a license to work in the state of Florida.

**Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Fail

Highest hourly rate comparing all applicants.

Paul Pendang: Fail

Pricing way too high

Storm Tackett: Fail

The applicants pricing is an issue.

**The quality of performance on previous contracts or services to Seminole County or any other agency or client. | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Brevard County Housing was indicated on application.

Paul Pendang: Pass

Works with other municipalities

Storm Tackett: Pass

The vendor has worked for other municipalities.

**Reference Checks | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Handwritten reference sheet

Paul Pendang: Pass

Good references

Storm Tackett: Pass

The vendor references are good.

**Climate Control Mechanical Services Inc.**

**Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Applicant provided the most information compared to other applicants. Appears to be very professional.

Paul Pendang: Pass

Have the capacity

Storm Tackett: Pass

The applicant has a license to perform work in the state of Florida.

**Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Appears to be second lowest hourly rate submitted from all applicants.

Paul Pendang: Pass

Good pricing

Storm Tackett: Pass

The pricing for the vendors services is within a reasonable range of the other applicants.

**The quality of performance on previous contracts or services to Seminole County or any other agency or client. | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass  
Part of the Ocala Housing Authority and services Orange County Government

Paul Pendang: Pass  
Works for other municipalities

Storm Tackett: Pass  
The vendor has performed satisfactory work for Seminole county in the past.

**Reference Checks | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass  
Listed the most references, appears to be well qualified.

Paul Pendang: Pass  
Good references

Storm Tackett: Pass  
The vendors references are good.

**Hero Facility Services**

**Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass  
Part of the BBB and Disabled veteran owned small business.

Paul Pendang: Pass  
Ability and capacity are not an issue

Storm Tackett: Pass

The vendor is licensed to work in the state of Florida.

**Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Appeared to be slightly higher hourly rate but still very competitive to market.

Paul Pendang: Pass

Good pricing

Storm Tackett: Pass

The vendors pricing is within the expected range of all the applicants.

**The quality of performance on previous contracts or services to Seminole County or any other agency or client. | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

FDOT for Cocoa and Brevard

Paul Pendang: Pass

Previous work with various municipalities

Storm Tackett: Pass

The vendor works with other municipalities.

**Reference Checks | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Three references listed, USPS and FDOT part of their application.

Paul Pendang: Pass

Good references

Storm Tackett: Pass

The vendor has good references.

**PAT LYNCH CONSTRUCTION LLC**

**Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Yes, Pat Lynch has been part of our MHR program for roof, plumbing, accessibility and weatherization.

Paul Pendang: Pass

Capacity for this type of work is good

Storm Tackett: Pass

This vendor has works with Seminole county presently.

**Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Pat Lynch appears to be the lowest hourly rate submitted for this round of applicants.

Paul Pendang: Pass

Great pricing

Storm Tackett: Pass

The vendor has the most reasonable q21xscgh

**The quality of performance on previous contracts or services to Seminole County or any other agency or client. | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Currently part of our MHR program and Re-Hab

Paul Pendang: Pass

Performed well under previous Seminole County MSA Contracts

Storm Tackett: Pass

This vendor currently works for Seminole county.

**Reference Checks | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

I've interacted with Pat Lynch's installers on multiple MHR clients.

Paul Pendang: Pass

Good references

Storm Tackett: Pass

The vendor has good references.

**Synergy Heating & Cooling Inc**

**Ability, Capacity, and Skill of the Apparent Low Bidder to perform the Work | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

According to the documents submitted, yes.

Paul Pendang: Pass

Capacity is good

Storm Tackett: Pass

The vendor has a license to perform work in the state of Florida.

**Character, Integrity, Reputation, Judgement, and efficiency of the Apparent Low Bidder | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Competitive hourly rate.

Paul Pendang: Pass

Pricing is good

Storm Tackett: Pass

The vendors pricing is within a reasonable range of the other applicants.

**The quality of performance on previous contracts or services to Seminole County or any other agency or client. | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Documents submitted indicated other agencies of assistance.

Paul Pendang: Pass

Good

Storm Tackett: Pass

The vendor currently works with other municipalities.

**Reference Checks | Pass / Fail | 1 Points (25%)**

Marshall Hervey: Pass

Referenced were provided, 2/3 were commercial.

Paul Pendang: Pass

good references

Storm Tackett: Pass

The vendors references are good.