



AGENDA ITEM SUMMARY

September 14, 2026, Special-Called City Council Meeting
Item Number: 6

Presented by: Andy Butts, Assistant Director

Public Works

ITEM SUMMARY:

Request for the approval of a contract with Estes Services for the replacement of the rooftop HVAC system (70-ton rooftop package unit) at McDonough City Hall, located at 136 Keys Ferry Street.

SPECIAL CONSIDERATIONS OR CONCERNS:

Estes Services guarantees a weekend installation with an estimated 21–23-week equipment lead time, plus 7–10 days for custom roof curb fabrication. The proposal includes a 5-year compressor and parts warranty.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$241,582.00 (*Terms: 50% deposit upon approval; remaining 50% balance due upon completion*).

FUNDING SOURCE:

SPLOST VI | 327-5.1300.54.1206

ATTACHMENTS:

- Vendor Proposal Comparison Summary
- Quotes: Estes Services, Air Systems Sales & Service, Vinings Heating & Air; and Absolute Best Air

OTHER DEPARTMENTAL REVIEW NEEDED:

☒ Yes

☐ No

OTHER DEPARTMENTAL REVIEW

☒ Finance

☐ Fire

☐ Stormwater

GOOD GOVERNANCE

Guiding Principle: Fiscal Responsibility, Accountability, Transparency

☐ Highway and Streets

☐ Main Street

☐ Water Distribution

☐ Human Resources

☐ Police

☐ Water/Sewer Operations

☐ Community Development

☒ Technology Services

☒ Other - Administration

Department Name:

Comments:

Summary (Quotes for CITY HALL 136 Keys Ferry Street)

Four vendor proposals were submitted for the replacement of the rooftop HVAC system at McDonough City Hall:

Proposal Comparison

	Option 1: Absolute Best Air Inc.	Option 2: Estes Services	Option 3: Vinings Heating & Air	Option 4: Air Systems Sales & Service
Total Price	\$264,005.00	\$241,582.00	\$235,000.00	\$233,500.00
Equipment	CaptiveAire 60-Ton DOAS RTU with Gas Heat (Model CAS-HVAC4-E.1502-24-60T-2-DOAS)	Carrier 70-Ton RTU (Model #50V3DQ70A1-6B8H9B0)	70-Ton Rooftop Package Unit	Trane 70-Ton RTU (Model #SEHPF7N-CAAD8D01AOC)
Lead Time	Not specified	21–23 weeks (+7–10 days curb fabrication)	Not specified	12–14 weeks
Crane & Rigging	Included (\$5,400 value)	Included	Included	Included
Roof Curb / Adapter	Insulated roof curb included (\$5,800 value)	Fabricated adapter curb included	Included	Included
Warranty	Standard 1-Year Commercial Parts & Labor	Compressor: 5-Year Parts: 5-Year Labor: 1-Year	1-Year Labor Warranty (Trane start-up included)	Trane factory start-up included
Payment Terms	50% deposit may be required	50% deposit upon approval; 50% upon completion	Not specified	Upon Receipt

Option 1: Absolute Best Air Inc.

Cost: \$264,005.00

System Specification: 60-Ton CaptiveAire DOAS (Dedicated Outdoor Air System) RTU with modulating cooling, two cooling circuits (R454B refrigerant), variable speed inverter compressor, and full modulation natural gas heat (378,843 BTU output).

Line-Item Breakdown:

Equipment: \$252,360.00

Delivery & Rigging / Crane: \$5,400.00

16-Gauge Insulated Roof Curb: \$5,800.00

Technical Highlights: Includes 100% outdoor air intake, corridor control package, factory VFD/VAV wiring package, refrigerant leak detection, and MERV-8/MERV-13 filtration.

Special Considerations: Requires gas service to be run to the rooftop unit location. Building Automation System (BAS) controllers/programming are excluded (must be supplied by an external control contractor).

Option 2: Estes Services

Cost: \$241,582.00

Scope Highlights: Turnkey replacement using a **Carrier 70-ton RTU** with 2-stage high electric heat, factory BACnet control board, phase monitor, and ultra-low leak economizer. Includes custom adapter curb fabrication, EPA refrigerant recovery, and installation of a Honeywell digital thermostat.

Lead Time: 21–23 weeks (plus 7–10 days for curb fabrication).

Operational Value: Commits to weekend execution (Saturday installation, Monday start-up) to avoid interruption to City operations. Estes is the current maintenance provider with historical facility familiarity.

Option 3: Vinings Heating and Air

Cost: \$235,000.00

Scope Highlights: Complete removal of the existing unit, crane fees, and turnkey installation of a new **70-ton rooftop package unit**. Includes a Trane factory technician for start-up and a 1-year labor warranty.

Exclusions / Terms: Disclaims existing controls, thermostats, and fire/smoke detection devices post-startup; troubleshooting existing controls is treated as "Extra Work". Quote valid for 30 days.

Option 4: Air Systems Sales & Service, Inc.

Cost: \$233,500.00

Scope Highlights: Turnkey removal and disposal of existing 70-ton unit via crane. Supply and installation of a new Trane 70-ton RTU (Model #SEHPF7N-CAAD8D01AOC). Disconnection and reconnection of high/low voltage wiring. Start-up and commissioning directly performed by Trane Service.

Lead Time: 12–14 weeks (*Shortest quoted lead time*).

Key Decision Points | Considerations

Equipment & Capacity Differences:

Options 2, 3, & 4 offer direct 70-ton replacement units (Carrier or Trane) using electric heat. Option 1 (Absolute Best Air) offers a 60-ton CaptiveAire DOAS unit with gas heat. Selecting Option 1 requires bringing natural gas service to the roof and hiring a controls contractor for BAS integration.

Cost Breakdown:

Option 4 (Air Systems Sales & Service) is the lowest cost at \$233,500.00.

Option 3 (Vinings Heating and Air) is \$1,500.00 higher than Option 4.

Option 2 (Estes Services) is \$8,082.00 higher than Option 4 but includes weekend installation and factory Carrier BACnet controls.

Option 1 (Absolute Best Air) is \$30,505.00 higher than Option 4 due to specialized DOAS 100% fresh-air equipment and gas heat infrastructure.

Lead Times & Disruption:

Option 4 offers the fastest unit lead time (12–14 weeks).

Option 2 has a longer lead time (21–23 weeks) but guarantees weekend installation to ensure zero disruption to weekday City operations.

Estes is familiar with the system and has a familiarity history



Absolute Best Air Inc

165 McDonough Parkway | McDonough, Georgia 30253
4048491938 | workorders@absolutebestair.com |
www.absolutebestair.com

RECIPIENT:

City Of McDonough

136 Keys Ferry Street
McDonough, Georgia 30253

Estimate #16137

Sent on 03/12/2026

Total \$264,005.00



Absolute Best Air Inc

165 McDonough Parkway | McDonough, Georgia 30253
4048491938 | workorders@absolutebestair.com |
www.absolutebestair.com

Product/Service	Description	Qty.	Unit Price	Total
CaptiveAire 60 Ton DOAS Rooftop Unit – Gas Heat	Provide new CaptiveAire CAS-HVAC4-E.1502-24-60T-2-DOAS rooftop unit with modulating cooling and electric heat. System specifications: • Capacity: 60 Ton Cooling • Airflow: 9,500 CFM @ 1.40" ESP • Supply Fans: (2) 24" Direct Drive Mixed Flow Plenum Fans • Supply Motor: 15 HP premium efficiency motor • Gas Heat: Furnace, Electronic Full Modulation, Constant 81% Efficiency, and 12:1 Max Turndown for NG, (10:1 Max Turndown for LP • Heating Output: 378,843 BTU with 35°F temperature rise • Refrigerant: R454B • Compressor: Variable speed inverter duty compressor • Cooling Circuits: Two cooling circuits • Condensing Fans: ECM motors • Outdoor Air: Fixed 100% outdoor air intake • Filters: (12) MERV-13 filters (12) MERV-8 filters Includes factory options: • Advanced corridor unit control package • Discharge temperature control logic • Freezestat protection • Smoke detector interlock • Overheat safety control • Clogged filter monitoring with HMI notification • CFM monitoring system • Blower delay stop control • Low ambient cooling operation down to 0°F • Compressor oil sensor • Refrigerant leak detection system • Cooling override option • Modulating cooling reheat option for discharge air control The unit includes a factory-mounted VFD and VAV wiring package for variable airflow control.	1	\$252,360.00	\$252,360.00



Absolute Best Air Inc

165 McDonough Parkway | McDonough, Georgia 30253
4048491938 | workorders@absolutebestair.com |
www.absolutebestair.com

Product/Service	Description	Qty.	Unit Price	Total
Equipment Delivery & Rigging	Provide delivery and crane placement of rooftop equipment. Includes: • Freight coordination • Crane mobilization • Rigging and rooftop placement • Safety lift supervision.	1	\$5,400.00	\$5,400.00
Roof Curb	Provide insulated roof curb for rooftop unit installation. Includes: • CRB80X111X20INS insulated roof curb • 16-gauge construction • Fully welded curb corners • Adjustable duct hanger brackets for return and supply connections.	1	\$5,800.00	\$5,800.00
permit fee	pulled permit	1	\$445.00	\$445.00



Absolute Best Air Inc

165 McDonough Parkway | McDonough, Georgia 30253
4048491938 | workorders@absolutebestair.com |
www.absolutebestair.com

Product/Service	Description	Qty.	Unit Price	Total
Exceptions / Clarifications	Controls Building automation system (BAS) controllers are not included in this proposal. All system control hardware, BAS controllers, and programming will be provided by the City or their controls contractor. Absolute Best Air will provide the following only: • Termination of unit control wiring at manufacturer control terminals • Point-to-point wiring from unit to designated BAS interface point (within reasonable distance) • Assistance with startup verification of control signals Absolute Best Air is not responsible for: • BAS controller supply • BAS programming • Graphics or scheduling • Network configuration • Communication troubleshooting between BAS and equipment Final BAS integration, commissioning, and programming are the responsibility of the owner's controls contractor. Electrical Proposal assumes existing electrical service is adequate for new equipment. Electrical service upgrades, transformer upgrades, or panel modifications are excluded. Structural Structural roof reinforcement or structural engineering is not included. Roof Work Roofing modifications, flashing, patching, or warranty work required by the roofing contractor are excluded. Controls Wiring Low-voltage communication wiring beyond the equipment control terminals is excluded unless specifically noted. Fire Alarm / Smoke System Connection to building fire alarm system or smoke detection system is excluded unless specifically	1	\$0.00	\$0.00



Absolute Best Air Inc

165 McDonough Parkway | McDonough, Georgia 30253
4048491938 | workorders@absolutebestair.com |
www.absolutebestair.com

Product/Service	Description	Qty.	Unit Price	Total
Gas	This option requires the provision of Gas Service to the location; however, it presents a significantly more cost-effective alternative compared to electric heat strips.	1	\$0.00	\$0.00
Total				\$264,005.00

Reviews

Sharla Reynolds



Both Jonathan and his supervisor M8ke were absolutely excellent. They were thorough with their diagnostic and explained every finding. We appreciate their expertise and professionalism.

SPA With Class LLC



Great work fast service Thanks Hunter

Heather Crook



Jonathan Harnist is an excellent tech!

This quote is valid for the next 30 days, after which values may be subject to change.

Warranty: Trane and Ameristar; New installation of equipment comes with 1 year labor warranty and 5 year parts; 10 year parts when registered online.

Runtru by Trane. 1 year labor, 5 year on all parts and 10 year warranty on compressor and coils (condenser and evaporator).

Daikin HVAC products carry either a 10 or 12 year warranty on parts which have to be registered online within 60 days of installation otherwise it comes with a standard 5 year warranty

All commercial equipment comes with a standard 1 year parts and labor warranty unless stated otherwise.

Warranty on service calls is 30 days from visit. Parts warranties are based on manufactures warranty offering.

Labor Warranty is voided as a result of negligence, theft, or service by another company or individual, with-in the labor warranty time period.

A deposit of 50% may be required to begin work.

GA Lic: #109847
FL Lic: #CACA17505



Absolute Best Air Inc

165 McDonough Parkway | McDonough, Georgia 30253
4048491938 | workorders@absolutebestair.com |
www.absolutebestair.com

Signature: _____ Date: _____



July 28, 2026

City of McDonough
City Hall
136 Keys Ferry St.
McDonough, GA 30253

Estes Services is pleased to submit for consideration the following proposal:

Why Estes Services:

Choosing the right contractor is just as important as choosing the right equipment.

Estes Services has been servicing commercial HVAC systems since 1949. Because we have maintained this facility over the years, we already have detailed service history, equipment records, and firsthand knowledge of the existing system. This familiarity allows us to anticipate potential issues before installation begins, reduce unforeseen delays, and ensure a smoother replacement process than a contractor unfamiliar with the site.

Our experience with this facility minimizes project risk, shortens installation time, and helps ensure a successful startup with minimal disruption to City operations.

Project Benefits:

✓ **Weekend Installation**

Installation will be scheduled for the weekend to minimize disruption to City employees and daily operations.

Building occupants can continue normal business with little to no interruption.

✓ **Facility Familiarity**

Estes has serviced this equipment previously and has historical service records. Existing system knowledge reduces unforeseen issues during replacement.

✓ **Single-Source Responsibility**

Equipment procurement
Crane coordination
Removal and EPA refrigerant recovery
Installation
Electrical reconnection
Controls reconnection



Carrier factory startup

Warranty coordination

✓ Safety First

OSHA-compliant work practices

Licensed, insured commercial HVAC technicians

EPA-certified refrigerant handling

Proper crane safety and roof protection procedures

✓ Quality Assurance

Factory-authorized Carrier startup.

Equipment commissioned per manufacturer specifications.

System tested prior to turnover.

Final operational verification with owner.

Diagnosis:

- ✓ Estes Services is pleased to submit this proposal for the replacement of the existing **70-ton rooftop package** unit for the City of McDonough. Our proposal provides a complete turnkey solution that includes equipment procurement, crane services, installation, startup, commissioning, and warranty support. By leveraging our previous service history with this equipment and completing the work over a scheduled weekend, Estes will minimize disruption to City operations while ensuring a safe, efficient, and professionally executed installation.

Solution:

The Scope of Work is as follows:

- ✓ Estes will provide and install in workmanship manner one (1) 70-ton roof top package unit. New unit to be model #50V3DQ70A1-6B8H9B0 manufactured by Carrier Corporation.
- ✓ Estes will set the new unit using a crane for removing existing unit and installing new unit.
- ✓ Estes Services will coordinate all crane permits, scheduling and lifting operations. Protect existing roofing materials during removal and installation.
- ✓ Estes Mechanical will provide all labor and materials required to install this equipment in a workmanship manner. Estes Mechanical will remove and reclaim all refrigerant from defective systems as per rules and regulations mandated by EPA and dispose of per industry standards.
- ✓ New unit to have 2 stage high electric heat strips, factory installed ultra low leak economizer, standard static power exhaust and modulating building pressure control.
- ✓ Unit to have factory installed phase monitor and non fused disconnect.
- ✓ New unit to be installed on roof curb using fabricated adaptor curb for reconnecting to existing ductwork.
- ✓ New unit to be reconnected to existing electrical and controls wires.
- ✓ New unit to come with factory installed BACnet control board for future control system.



3981 Tradeport Blvd., Atlanta, GA 30354 • 404 329-7440

- ✓ Estes Services and Carrier to perform all start-up procedures as per manufacturer's recommendations.
- ✓ Install one (1) new Honeywell digital, programmable thermostats.
- ✓ Estes will re-use existing outdoor disconnect switches.

☐ **This job shall be performed for the sum of \$241,582.00**

☐ ***Our objective is not simply to replace a rooftop unit, but to deliver a reliable HVAC system that provides years of dependable service while minimizing operational downtime and protecting the City's investment.***

Availability:

- ✓ The new currently has a 17-19 week lead time for manufacturing unit and then shipping. Please allow 21-23 weeks for manufacturing and shipping. Work can be scheduled once equipment has been received.
- ✓ Adaptor curb to have standard 7-10 days for fabrication.
- ✓ Work has been figured for replacing the unit on a Saturday and completing start up on Monday after install.
- ✓ Work will have to be scheduled with Carrier Service for manufactures warranty.

Warranty:

- ✓ New unit to have 5 year manufactures warranty on the compressor
- ✓ 5 years manufactures parts warranty
- ✓ One year labor warranty

Exclusions:

- ✓ This quote does not include replacement of any PIU'S or VAV or the controls for either.
- ✓ This quote does not include replacement of any fire dampers that may need to be replaced.
- ✓ This quote does not include any control wire that will be needed for future controls.
- ✓ This quote does not include engineered load calculations or certified test & balance.
- ✓ This quote does not include zoning, interlocking or specialty controls.
- ✓ This quote does not include electrical wiring except reconnecting existing
- ✓ This proposal does not include low ambient controls or fan cycling controls to allow operation below normal cooling conditions.
- ✓ This proposal may be withdrawn by Estes if not accepted within 30 days.

Terms:

- ✓ 50% deposit upon approval; the remaining 50% balance due upon completion of work.
- ✓ Purchase order will be required for this project

I hope to discuss this in more detail at your earliest convenience.



Sincerely,

Dion Moore
Estes Services / Commercial Sales
404-329-7440 main
770-820-3696 cell

Customer

X _____
Authorized Signature

Date _____

Terms & Conditions

1. By signing contract customer grants Estes Heating & Air Conditioning Inc. a security interest in all installed equipment and parts. It is agreed and understood by the parties that all equipment and parts, which are sold pursuant hereto, shall not become fixtures or part of the real estate where they are placed. Said parts / equipment shall at all times remain with the seller until payment in full is received. Buyer hereby agrees that all parts and equipment may be repossessed in event of nonpayment.
2. Any alteration to, or deviation from, this Agreement involving extra work, cost of material or labor will become an extra charge (fixed-price amount to be negotiated or on time-and-materials basis at Contractor's rates then in effect) over the sum stated in this Agreement. Attic and crawl space areas must be free and clear to work. Customer will be responsible for cost of labor to clear work areas at \$65.00 / hour per man. Customer must provide adequate access to equipment, Estes will not be held responsible for damages incurred to stairways in ill repair.
3. Any legal action against the Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
4. Any equipment furnished hereunder, containing a defect or malfunction, which arises during the Limited One Year Warranty period, will be replaced, or at Estes' option repaired. Additional warranties may be offered by the equipment manufactures as provided on the face of this order. Estes makes no other warranties, either expressed or implied, as to the quality, merchant ability, or fitness for any particular purpose of any equipment or material sold or services performed, except as specifically set forth herein.
5. Company assumes no liability for any damages caused by water or other substances due to the overflow or obstruction of any drain or otherwise. Furthermore, Estes' cannot be held responsible for damages incurred by existing drain lines in concealed areas.
6. Customer agrees to and shall indemnify, defend and hold harmless Company, its employees and agents for and against all claims brought by parties other than the parties to this Agreement. This provision shall apply to all claims regardless of cause, including Company's performance or failure to perform and including defects in products, design, initial connection, inspections, tests, repair service, or non-operation of the Equipment. whether based upon active or passive negligence, indemnification, contribution warranty, or strict or product liability on the part of the Company, its employees or agents, but this provision shall not apply to the claims for loss or damage solely and directly caused by an employee of the Company while on or about Customer's premises.
7. If Company encounters a hazardous substance; the Company in its sole and reasonable discretion determines to be hazardous, while performing the scope of work hereunder. Company may refuse to perform such work until such time as Customer retains a licensed abatement contractor to remove or contain such hazardous substance and such hazardous substance is actually removed or contained.
8. Estes will not be responsible for any damages caused by mold, or by some other agent, that may be associated with defects in construction, to include but not limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, are hereby waived and disclaimed.
9. Company shall have the right to subcontract with other persons, firms, or corporations any of the services provided hereof.



3981 Tradeport Blvd., Atlanta, GA 30354 • 404 329-7440

10. Nothing contained herein is intended to or shall be construed so as to limit the remedies which Company may have against Customer in the event of a breach by Customer of any representation, warranty, covenant or agreement made under or pursuant to this Agreement, it being intended that such remedies shall be cumulative and not exclusive.
11. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitrator(s) may be entered in any Court having jurisdiction thereof. The arbitrator(s) shall award to the prevailing party, if any, as determined by the arbitrator(s), all of its costs and fees. "Costs and Fees" means all reasonable pre-award expense of the arbitration, including arbitrator's fees, administrative fees, travel expense, out-of-pocket expenses such as copying and telephone, court costs, witness fees, and attorney's fees.
12. This document shall, in all respects, be governed by the laws of the State of Georgia applicable to agreements executed and to be wholly performed within the State of Georgia.





Why choose Estes Services for you HVAC preventive maintenance program?

- ✓ Personal Account Manager – One person to contact for any needs, questions or issues.
- ✓ 30 day guarantee. Free Service calls 30 days after Preventative Maintenances.
- ✓ Professional maintenance is required in most commercial lease agreements.
- ✓ Properly maintained equipment reduces operating costs and extends the service life of the unit.
- ✓ Service manager performs routine quality checks behind Nate certified technicians. Checks for no screws, debris.
- ✓ Preventive maintenance reduces repair costs by 60% over 10 years.
- ✓ Same Day Services within 4 hrs. Even in the summer!
- ✓ Proactive preventive maintenance minimizes equipment down time, failures and unexpected repair bills.
- ✓ We set up temporary cooling for emergency cooling situations .
- ✓ We provide a complete equipment inventory including model and serial number of each system with area served.
- ✓ No in-house HVAC supplies needed. Estes Services provides everything. No inventory costs.
- ✓ The best equipment and exceptional customer service at the lowest possible investment. **We even clean return grills, no extra charge.**
- ✓ Family owned and operated since 1949.
- ✓ Computerized records of all service, repairs and replacements.
- ✓ Estes Services provides complete documentation of all service performed.
- ✓ Reduced in-house administrative costs and peace of mind.
- ✓ N.A.T.E certified technicians assure you the work is being done by a professional.
- ✓ Improved indoor air quality – providing a cleaner, healthier work place.
- ✓ GPS dispatching to get to you quickly.
- ✓ 24 hour emergency service available. **Same day emergency service.**
- ✓ Licensed, insured and bonded.
- ✓ 100% customer satisfaction guarantee.

*Don't take our word for it – see what our clients are saying about Estes Services.
Google- Estes Services.*

Dion Moore

Commercial Account Manager
Estes Service(770) 820-3696
dmoore@estesair.com



PO BOX 1203
MCDONOUGH, GA 30253
678-59-2685

INVOICE

DATE 8-12-2026

TO:

MCDONOUGH CITY HALL
136 KENNESAW ST
MCDONOUGH, GA 30253

FOR:

PACKAGE UNIT REPLACEMENT

DESCRIPTION

REPLACE 70 TON ROOF TOP PACKAGE UNIT

HOURS

N/A

RATE

N/A

AMOUNT

235,000.00

PRICE INCLUDES REMOVAL OF EXISTING
UNIT AND INSTALLATION OF NEW UNIT.
GRANTEE'S REMOVAL OF EXISTING UNIT
FROM THE PROPERTY.

TRANE COMPANY SUPPLIES A SERVICE
TECHNICIAN FOR STARTUP AND TEST.
INCLUDES A ONE YEAR LABOR WARRANTY.

NOTE: AFTER START UP EXISTING
CONTROLS AND CONTROL RELATED
COMPONENTS INCLUDING THERMOSTATS,
PRESSURE DETECTION DEVICES, ANY
OTHER CONTROLS ARE EXCLUDED FROM
THIS PROPOSAL. ANY ISSUES IDENTIFIED
AFTER START UP REQUIRING REPAIR,
REPLACEMENT, TROUBLESHOOTING, OR
ADDITIONAL WORK WILL BE CONSIDERED
EXTRA WORK AND BILLED AT AN
ADDITIONAL COST TO OUR CUSTOMER.

APPROVAL

THIS QUOTE IS VALID FOR 30 DAYS AFTER 30
DAYS. PRICING IS SUBJECT TO CHANGE
BASED ON MATERIAL EQUIPMENT, LABOR
AND SUPPLIER COSTS. A REVISED QUOTE
MAY BE REQUIRED FOR ANY WORK
APPROVED AFTER THE 30 DAY VALIDITY.

2253AIR SYSTEMS SALES AND SERVICE
INC.

4605 Hwy 20 NE.

Conyers, Ga. 30012

770/377/3234 Cell

kbandairsystems@gmail.com

Invoice #02541

ESTIMATE

MCDONOUGH CITY HALL

SALESPERSON	JOB	PAYMENT TERMS	DATE
Kenny Bennett	136 Keys Ferry St.	Upon Receipt	August 11, 2026

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Estimate is the following for HVAC: Remove and dispose of 70-ton RTU Crane rental is included Un wire all high and low voltage wiring Install new Trane 70-ton RTU Model #SEHPF7N-CAAD8DO1AOC Re install all high and low voltage wiring Set up and start up done by Trane service to ensure proper install and operation There is a 12-14-week lead time on unit ALL LABOR AND MATERIALS \$233,500.00		

Estimates are good for 30 days			
Equipment is owned by Air Systems until paid in full			

SUBTOTAL

SALES TAX

TOTAL \$233,500.00

Make all checks payable to Air Systems Sales & Svc. Inc.

THANK YOU FOR YOUR BUSINESS!

THERE IS 3% CHARGE FOR CREDIT CARDS



AGENDA ITEM SUMMARY

September 14, 2026, Special-Called City Council Meeting
Item Number: 7

Presented by: Tarika Peeks, CED Director
Paige Dunson, Planner 1

ITEM SUMMARY:

A text amendment for Title 17.56: O-I (Office Institutional) to allow for public/private partnerships for multi-family uses.

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 8/11/2026 Municipal Planning Commission Workshop
- 8/06/262026 City Council Workshop
- 8/11/262026 Municipal Planning Commission Public Review
- 8/17/2026 City Council Public Hearing & Vote – Postponed
- 9/03/2026 City Council Public Hearing & Vote - Postponed

RECOMMENDATION:

PLANNING COMMISSION:

Fredrina McLaughlin made motion to recommend approval of the text amendment, Mark Thomas second.

- **VOTE**: 5-0 (Motion)

STAFF: Approval.

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- ORD #TBD

OTHER DEPARTMENTAL REVIEW NEEDED: NO

STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 17, ZONING, OF THE CITY CODE OF
ORDINANCES REGULATING PUBLIC/PRIVATE MULTIFAMILY USES AND FOR
OTHER LAWFUL PURPOSES**

WHEREAS, the City of McDonough (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City are the Mayor and Council (“City Council”) thereof;

WHEREAS, the City is authorized pursuant to Section 2.17(b) of the City Charter to adopt ordinances, resolutions, rules and regulations deemed necessary, expedient, or helpful for the good order, welfare, prosperity and well-being of the City;

WHEREAS, the City Council desires through this Ordinance to update zoning regulations within the City in protection of City residents, visitors, employees and businesses; and

WHEREAS, the City Council finds this Ordinance to be in the best interest of the health, safety and welfare of the City.

THE COUNCIL OF THE CITY OF MCDONOUGH HEREBY ORDAINS, as follows:

Section 1. Title 17, Zoning, Section 17.08.010, Interpretation of certain words and terms, of the City of McDonough Code of Ordinances, is hereby amended to add a new subsection (Q), which shall read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.08 - DEFINITIONS

Section 17.08.010 - Interpretation of certain words and terms.

...

Q. “Public/Private Multifamily” means apartments or multifamily dwellings located on city or county-owned property, that may be age-restricted housing, and which has a minimum of five (5) acres and a maximum of ten (10) acres which serves as affordable housing, as regulated by the State of Georgia Department of Community Affairs (“DCA”) and the city. Public/Private Multifamily is a distinct specialized housing use under this title and shall not include nor permit majority government-owned, operated and/or managed rental housing. Public/Private Multifamily shall not be subject to Section 17.100.080 governing age-restricted housing. The application fee for Public/Private Multifamily shall be the same as that for Special Use Permits.

1. *Approval.* An application for Public/Private Multifamily shall be approved by the director upon the director’s administrative determination that the public/private multifamily project:

- a. complies with city codes and city regulations except as modified by this definition;
 - b. meets DCA regulations and DCA qualified allocation plans, expressly including the DCA Architectural manual, which shall govern together with any director-approved site plan and variances; and
 - c. meets and/or exceeds the following additional minimum standards:
 - i. no more than four (4) buildings, no one being more than four (4) stories in height;
 - ii. a density of no more than twenty-six (26) units per acre; and
 - iii. a site plan which reflects parking, amenities and other design elements, which identifies all variances from underlying district standards and other city code provisions.
2. After submitting an application for a Public/Private Multifamily development to the director for consideration, the director may administratively approve an application for site plan approval with such variances as the director may deem to be in harmony with the goals of the comprehensive plan and which may ensure that the intent of this title is not violated. Upon approval, the applicant shall present details on the project during the city's next scheduled city council meeting for informational purposes. The director shall forward a copy of the application to the city council upon receipt. An application that is not submitted to the director at least ten days in advance of a city council meeting shall be instead presented by the applicant at the city council meeting that immediately follows the city's next scheduled council meeting.

Section 2. Title 17, Zoning, Section 17.56.010, District intent, of the City of McDonough Code of Ordinances, is hereby amended to read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.56 - OI - OFFICE/INSTITUTIONAL DISTRICT

Section 17.56.010 – District intent.

The OI office/institutional district is intended to encourage and provide suitable areas for business and professional offices, hospitals, medical and dental clinics and certain related activities, public, nonprofit or civic uses and institutional uses including affordable housing, with a minimum of interference from traffic and conflicting uses.

Section 3. Title 17, Zoning, 17.90.040 – Use classification, of the City of McDonough Code of Ordinances, is hereby amended to add a new use, titled “Public /Private Multifamily”, at the end of said use table, which added use shall read as follows:

TITLE 17 - ZONING

...

CHAPTER 17.90 - USE CLASSIFICATION

...

Section 17.90.040 – Use table.

USE	ZONING DISTRICT																Supplemental Standards
	RA	R-200	R-100	R-85	R-75	R-60	RT D	RM-75	OI	C-1	C-2	C-3	M U	M-1	M-2	PUD	
SPECIALIZED HOUSING FACILITIES																	
...																	
Public /Private Multifamily									P		P						

Section 4. It is hereby declared to be the intention of the City Council that:

- All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 5. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 6. The effective date of this Ordinance shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO ORDAINED, this _____ day of _____, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Kamali Varner, Mayor

APPROVED AS TO FORM:

Emilia Walker-Ashby, City Attorney