



Proposal

Durham County
201 East Main Street
Durham, NC 27701

Attention: Delta Farrington
5/12/2026
Agreement Type: Preventative Maintenance

Site Information:
Multiple Locations

Samantha Bailey
Brady Services
Business Development Manager
336-709-9076
samantha.bailey@bradyservices.com
bradyservices.com

Delta Farrington, Senior Procurement Specialist

Purchasing Division

Email: purchasinggroup@ddconc.gov

Telephone: 919-560-0054

Sealed Proposals shall be mailed and/or hand delivered to the Issuing Department shown above, and the envelope shall bear the name and number of this Request for Proposals (RFP). It is the sole responsibility of the Proposer to ensure that his/her Proposal reaches the Purchasing Division by the designated date and hour indicated above.

In compliance with this Request for Proposals and to all the terms and conditions imposed herein, the undersigned offers and agrees to furnish the goods and services described in accordance with the attached signed proposal.

Firm Name: Brady Trane Service, Inc.

Date: 5/7/2026

Address: 2025 Sixteenth St.

By: Jason C. Patterson

(Name Typed/Printed)



Greensboro, NC 27405

(Signature in Ink)

Phone: 1-800-849-1915

Attachment A



PROPOSAL FORM
Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

In accordance with the attached instructions, terms, conditions, and Scope of Work we submit the following proposal to the County of Durham.

Cooling Equipment ONLY

(Chillers, Cooling Towers, Geothermal)

Itemized List by Building:	Itemized Price
Administration I:	\$9,940.00
Administration II:	\$17,278.00
Durham County Court House:	\$19,976.00
Durham County Detention Center:	\$18,433.00
Durham County Health and Human Services:	\$15,344.00
Durham County Main Library:	\$9,361.00
East Regional Library:	\$3,667.00
North Regional Library:	\$3,667.00
South Regional Library:	\$3,667.00
Southwest Regional Library:	\$4,632.00
Durham County Youth Home:	\$4,150.00

TOTAL PROPOSED COST for Cooling

\$ 110,115.00

(Provide the Total Proposed Cost in writing, as indicated on the line above)

The above Total Proposed Cost should be based on being awarded the entire project.

I certify that the contents of this proposal are known to no one outside the firm, and to the best of my knowledge all requirements have been complied with.

Date: 5/7/2026 Authorized Signature:  Name

Asst. Corporate Secretary
Title

Brady Trane Service, Inc.
Firm Name



PROPOSAL FORM
Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

In accordance with the attached instructions, terms, conditions, and Scope of Work we submit the following proposal to the County of Durham.

Heating Equipment ONLY

(Condensing and Non-Condensing Boilers/Water Heaters)

Itemized List by Building:	Itemized Price
Administration I:	\$8,709.00
Administration II:	\$8,709.00
Durham County Court House:	\$15,280.00
Durham County Detention Center:	\$24,385.00
Durham County Health and Human Services:	\$17,418.00
Durham County Main Library:	\$8,709.00
East Regional Library:	\$4,355.00
North Regional Library:	\$4,355.00
South Regional Library:	\$4,355.00
Southwest Regional Library:	\$4,355.00
Durham County Youth Home:	\$4,355.00

TOTAL PROPOSED COST for Heating

\$ 104,985.00

(Provide the Total Proposed Cost in writing, as indicated on the line above)

The above Total Proposed Cost should be based on being awarded the entire project.

I certify that the contents of this proposal are known to no one outside the firm, and to the best of my knowledge all requirements have been complied with.

Date: 5/7/2026

Authorized Signature:


 Name

Asst. Corporate Secretary
 Title

Brady Trane Service, Inc.
 Firm Name



PROPOSAL FORM
Yearly HVAC Maintenance at Various Durham County Facilities

RFP NO. 26-033

In accordance with the attached instructions, terms, conditions, and Scope of Work we submit the following proposal to the County of Durham.

Cooling & Heating Equipment (Full Services)
 (Entire project combined)

Itemized List by Building:	Itemized Price
Administration I:	\$18,649.00
Administration II:	\$25,987.00
Durham County Court House:	\$35,257.00
Durham County Detention Center:	\$42,818.00
Durham County Health and Human Services:	\$32,762.00
Durham County Main Library:	\$18,070.00
East Regional Library:	\$8,022.00
North Regional Library:	\$8,022.00
South Regional Library:	\$8,022.00
Southwest Regional Library:	\$8,987.00
Durham County Youth Home:	\$8,504.00

TOTAL PROPOSED COST for Full Services

\$ 215,100.00

(Provide the Total Proposed Cost in writing, as indicated on the line above)

The above Total Proposed Cost should be based on being awarded the entire project.

I certify that the contents of this proposal are known to no one outside the firm, and to the best of my knowledge all requirements have been complied with.

Date: 5/7/2026 Authorized Signature: 
 Name

Asst. Corporate Secretary
 Title

Brady Trane Service, Inc.
 Firm Name

Attachment C

ADDENDUM ACKNOWLEDGEMENT
Yearly HVAC Maintenance at Various Durham County Facilities

RFP No. 26-033

Receipt of the following Addendum is acknowledged:

Addendum no. 1 Date 04/27/2026
Addendum no. _____ Date _____
Addendum no. _____ Date _____
Addendum no. _____ Date _____
Addendum no. _____ Date _____

Signature:  Date: 5/7/2026

Brady Trane Service, Inc.
Name of Firm

Attachment D Required to be submitted with the Bid

NON-COLLUSION AFFIDAVIT

State of North Carolina
County of Durham

Jason Patterson being first duly sworn, deposes and says that:

He/She is the Assistant Corporate Secretary of Brady Trane Service, Inc. the Proposer that has submitted the attached proposal;

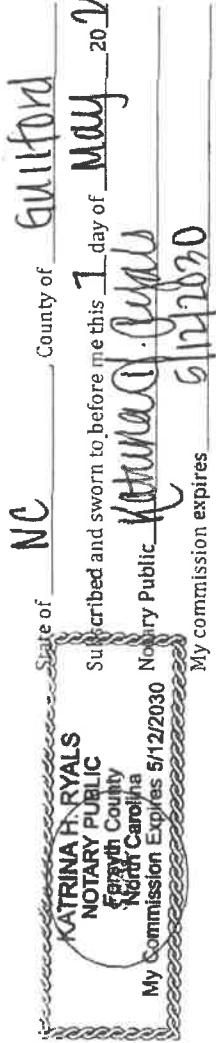
1. He/She is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
2. Such Proposal is genuine and is not a **collusive** or **sham** Proposal;
3. Neither the said Proposer nor any of its officers, partners, owners agents, representatives, employees or parties of interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Proposer, firm or person to submit a **collusive** or **sham** Proposal in connection with the contract for which the attached Proposal has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices in the attached Proposal or of any other Proposer, or to fix any overhead, profit or cost element of the Proposal price of any other Proposer or to secure through collusion, conspiracy, connivance or unlawful agreement any advantage against the County of Durham or any person interested in the proposed contract; and

4. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit.



Signature of Proposer

5/7/2026 Date



Attachment E *(Required to be submitted with the bid)*

AFFIDAVIT OF COMPLIANCE
AFFIDAVIT OF COMPLIANCE
with N.C. E-Verify Statutes

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Jason Patterson (hereinafter the "Affiant"), being duly authorized by and on behalf of Brady Trane Service, Inc. (hereinafter "Contractor") after first being duly sworn hereby swears or affirms as follows:

1. Contractor understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with Article 2 of Chapter 64 of the North Carolina General Statutes; and
2. Contractor understands that an "Employer", as defined in NCGS§64-25(4), is required by law to use E-Verify to verify the work authorization of its employees through E-Verify in accordance with NCGS§64-26(a). The term "Employer" does not include State agencies, counties, municipalities, or other governmental bodies.
3. Contractor is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in the state of North Carolina. (mark Yes or No)

- a. YES X
- b. NO

4. Contractor will ensure compliance with E-Verify to the extent applicable and will ensure compliance by any subcontractors subsequently hired by Contractor to perform work under Contractor's contract with Durham County.

This 7th day of May, 2026

Jason C. Patterson
Signature of Affiant

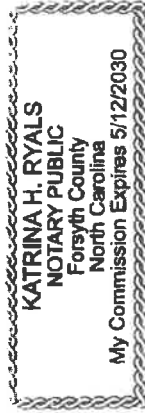
Print or Type Name: Jason C. Patterson

State of NC
County of Guilford

Signed and sworn to (or affirmed) before me, this the 7
day of May, 2026

My Commission Expires: 5/12/2030 *Katrina H. Ryals*
Notary Public

(Affix Official/Notarial Seal)





VENDOR APPLICATION

IT IS CRITICAL TO THE COUNTY THAT YOU COMPLETE ALL DATA - PLEASE PRINT OR TYPE
(A W-9 FORM IS REQUIRED AND MUST BE SUBMITTED WITH THIS FORM)

1. Vendor Name: Brady Trane Services Inc

Do you require a 1099? Yes No

2. Mailing address for payments:

PO Box 746249

3. Mailing address for purchase orders, proposals and bids:

2025 16th St Greensboro NC 27405

Atlanta GA 30374-6249

servicecalls@bradyseervices.com

4. Contact Person Samantha Bailey Phone #: 336-709-9076

Email: samantha.bailey@bradyseervices.com; accounts.receivable@bradyseervices.com Fax #: n/a

5. In what City and State is your firm licensed? Greensboro, NC

If licensed in NC, indicate County (for tax purposes) Guilford

Individual Partnership Corporation Governmental Agency Other

6. Is your firm a large business? Yes No 7. Is your firm a small business? Yes No

8. Is your firm incorporated? Yes No

9. Is your firm a not-for-profit concern? Yes No

10. Is your firm a handicapped business concern? Yes No

11. Give a brief description of goods or services your firm provides:

HVAC Mechanical, Heating, and Controls Services, Mechanical Contracting (HVAC Installation),

Design, Build, Engineering, Security/Access, Controls Install and Service

Signature: Deanna Gobble Title: Lead AR Analyst Level II

Print name: Deanna L Gobble Date: 04-20-2026

If you have any questions concerning this form, email Durham County Purchasing Division at purchasinggroup@dccons.gov

NOTICE TO THE BIDDERS/PROPOSERS

Please return this Vendor Application and W-9 along with your Bid Proposal packet.

PURCHASING TO COMPLETE (when received from the department)

Listed as Debarred or Suspended Vendors?

<https://www.sam.gov> Yes No <https://www.doa.nc.gov/divisions/purchase-contract/debarred-vendors> Yes No

Verified by: _____ Date: _____

W-9

Form (Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Before you begin, For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

BRADY TRANE SERVICE, INC.

2 Business name/disregarded entity name, if different from above.

See Specific Instructions on page 2.
Print or type.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

- Individual/sole proprietor
- C corporation
- S corporation
- Partnership
- Trust/estate
- LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) in the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
- Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "pr" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions.

5 Address (number, street, and apt. or suite no.). See instructions.

2025 16TH STREET, PO BOX 13587

6 City, state, and ZIP code

GREENSBORO, NC 27405, 27415

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

or

Employer identification number

5	6	-	0	8	6	3	4	6	4
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Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person
[Handwritten Signature]

Date

01/05/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the *Partnership Instructions* for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



Proposal- Durham County

Tab 2- Executive Summary

May 12, 2026

Durham County
201 East Main Street
Durham, NC 27701

Dear Delta Farrington and Evaluation Committee:

Brady is pleased to submit the enclosed Proposal to Durham County for Yearly HVAC Maintenance at Various Durham County Facilities (RFP NO. 26-033). The scope of work is to provide HVAC Preventative Maintenance Services at the following locations: Administration Building, Administration Building II, Courthouse, Detention Center, Health and Human Services, Main Library, North Regional Library, East Regional Library, South Regional Library, Southwest Regional Library, and Youth Center. This includes one (1) comprehensive PM service and three (3) operational services for water-cooled chillers, air-cooled chillers, condensing and non-condensing boilers/water heaters, and one geothermal heat pump system. Cooling towers are to receive one (1) comprehensive PM service and one (1) operational PM service. Detailed preventative maintenance task lists are included in Tab 4.

We Add Unique Value:

- 1) Local Service Support.** We have 41 mechanical and boiler technicians on our Durham/RTP Service Team who are ready to take care of your HVAC needs. We also have Parts Store locations in Durham, Morrisville, and Raleigh that have dedicated Procurement Specialists to help find, track, and deliver the parts you need.
- 2) Personnel.** The average tenure for a Brady associate is over 15 years. Your team will be dedicated to you because we understand how frequent turnover can derail a program and affect results.
- 3) Innovation.** We have invested in technology and our internal support staff to provide an innovative approach to maintenance, such as our Quick Quote tool or XOi Video, that results in a more efficient and proactive service program.
- 4) In-house Services.** From a Mechanical Contracting team with credentialed engineers to a Building Automation department to an in-house Rental fleet of chillers, Brady has the resources to manage all of the HVAC and building needs of our customers.
- 5) Expertise.** Our technicians are certified and trained on all major brands in addition to being the Trane affiliate for Central and Eastern North Carolina. We have over 430 associates and a robust team of over 260 service technicians.

We are excited about the opportunity to deliver outstanding outcomes for Durham County. We look forward to hearing from you.

Sincerely,

Samantha Bailey

Samantha Bailey
Brady Services | samantha.bailey@bradyservices.com | (336) 709-9076



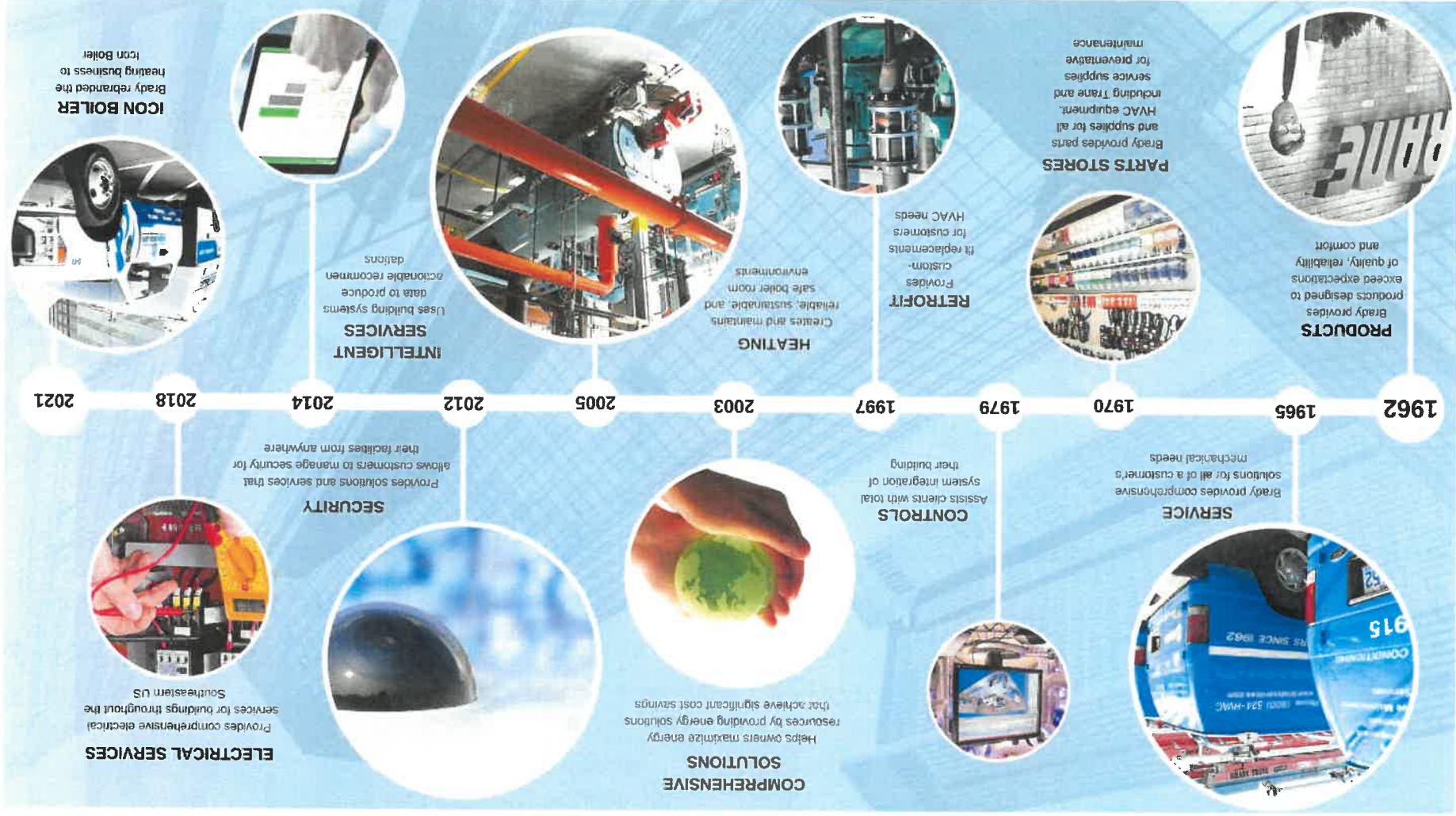
Proposal- Durham County

Tab 3- Corporate Overview

Brady Trane Service, Inc.
2025 Sixteenth Street
Greensboro, NC 27405
Phone: 800-849-1915
Fax: n/a

Proposal Representative:
Samantha Bailey
Direct: 336-709-9076
samantha.bailey@bradyservices.com

Founded in 1962, Brady is a leader throughout North Carolina in comprehensive buildings solutions. We have a wide and deep bench of talent, including over 230 HVAC, boiler and building controls technicians and installers, plus a team of Professional Engineers (PEs). We provide customers with a diverse range of building solutions including design-build construction, building automation, energy conservation, net zero facilities, performance contracts, access controls and security systems, mechanical systems, parts and supplies, as well as world-class technical support.



Proposal- Durham County



Tab 4- Approach

Equipment Coverage:

Location	Equipment	Manufacturer/Model	Serial No.	PM Schedule/ Task List	Inspections
Youth Center	Heat Pump	Nyle C185W-460360W-NP	NHP231543	27	4
Youth Center	Heat Pump	Nyle C185W-460360W-NP	NHP231544	27	4
Youth Center	Boiler Domestic Hot Water	Lochinvar AWN286PM	2220 129540768	67	4
Youth Center	Boiler Domestic Hot Water	Lochinvar AWN286PM	2220 129540766	67	4
Youth Center	Cooling Tower	Marley 2RBX90	10219833-A1 HF710	7	2
Administration Building I	Boiler	Lochinvar CHN1262	2019 119149785	67	4
Administration Building I	Boiler	Lochinvar CHN1262	2019 119149786	67	4
Administration Building I	Chiller	Carrier 30HXC161RZE671KA	4511Q19648	10	4
Administration Building I	Chiller	Carrier 30HXC161RZE671KA	4511Q19654	10	4
Administration Building I	Cooling Tower	Marley AV64051G	AV-10045052-A1	7	2
Administration Building I	Refrigeration Monitor	Sherlock	202 20X2	29	1
Administration Building II	Boiler	Patterson-Kelly C-2000H	H807-17-13287	67	4
Administration Building II	Boiler	Patterson-Kelly C-2000H	H807-17-13286	67	4
Administration Building II	Chiller	WCFX 24TARJBR5CR	2B72100068	10	4
Administration Building II	Chiller	WCFX 24TARJBR5CR	2B72100069	10	4
Administration Building II	Cooling Tower	Evapco LSTE-5512	16-802615	7	2
Administration Building II	Cooling Tower	Evapco LSTE-5512	16-802614	7	2
Administration Building II	Refrigeration Monitor	HaloGuard IR 141-113 + ALS (5)	6427-6427	29	1
Courthouse	Boiler B-1 Burner	Power Flame CM9A-G-30	121039766	67	4
Courthouse	Boiler B-1 Reheat system	Superior W7-X-1500	16927	67	4
Courthouse	Boiler B-2 Burner	Power Flame CM9A-G-30	121039767	67	4
Courthouse	Boiler B-2 Reheat System	Superior W7-X-1500	16928	67	4
Courthouse	Chiller 1	Trane CVHF770	L11A00339	1	4
Courthouse	Chiller 2	Trane CVHF770	L11A00338	1	4
Courthouse	Cooling Tower	Evapco NC8411RLN		7	2
Courthouse	Cooling Tower	Evapco NC8411RLN		7	2

Proposal- Durham County



Courthouse	PVI Ind. Domestic Hot Water	PVI Ind. 500 N 400A-TP	0511132205	67	4
Courthouse	PVI Ind. Domestic Hot Water	PVI Ind. 500 N 400A-TP	0511132206	67	4
Courthouse	Refrigeration Monitor	HaloGuard 171-113 + ALS(4)	4986-4986	29	1
Detention Center	Boiler B-1	4-5-1276 (4-5-1276L-GR)	12023	66	4
Detention Center	Boiler B-1 Burner	LCN021/36	01025	66	4
Detention Center	Boiler B-2	4-5-1276 (4-5-1276L-GP)	12024	66	4
Detention Center	Boiler B-2 Burner	LCNO21/36	01026	66	4
Detention Center	B-1 Reheat system	Riello AR 2000	PR44S0 01768	67	4
Detention Center	B-2 Reheat System	Riello AR 2000	PR44S0 01769	67	4
Detention Center	Boiler Domestic Hot Water	Aerco INN1060N		67	4
Detention Center	Boiler Domestic Hot Water	Aerco AM 1000B0 HXV	15320018	67	4
Detention Center	Chiller #2	Trane CVHE400	L13A00119	1	4
Detention Center	Chiller #1	Trane CVHE400	L21H02245	1	4
Detention Center	Cooling Tower	BAC 3272C-2	U134841801-01-01	7	2
Detention Center	Cooling Tower	BAC 3272C-2	ONLY ONE EQ TAG	7	2
Detention Center	Refrigeration Monitor	Sherlock	202 20x2	29	1
Health & Human Services	Boiler	ATH KN-20	KN-H-NET-M09N-3579	67	4
Health & Human Services	Boiler	ATH KN-20	KN-H-NET-M09N-3574	67	4
Health & Human Services	Boiler	ATH KN-20	KN-H-NET-M09N-3569	67	4
Health & Human Services	Boiler	ATH KN-20	KN-H-NET-M09N-3597	67	4
Health & Human Services	Chiller	York YKDRDRQ4-CMGS	SVNM-454960	1	4
Health & Human Services	Chiller	York YKDRDRQ4-CMGS	SVNM-455100	1	4
Health & Human Services	Cooling Tower #1	N/A	10007413-A1NC8304FCG-09	7	2
Health & Human Services	Cooling Tower #2	N/A	10007413-A2NC8304FCG-09	7	2
Health & Human Services	Refrigeration Monitor	Chillgard	E-10-3432148-10	29	1
Main Library	Boiler B-1 Reheat System	Lochinvar FBN1751	1835 111641321	67	4
Main Library	Boiler B-2 Reheat System	Lochinvar FBN1751	1833 111498444	67	4

Proposal- Durham County



Main Library	Chiller	Daikin WMC048DBSNA	STNU180600075	1	4
Main Library	Cooling Tower	Evapco UT 19-4J14	18-835994	7	2
Main Library	Refrigeration Monitor	Sherlock 60-0035-AO Sherlock 204 ANALOG	19B60-0035-AO 00299H001F656	29	1
North Regional Library	Chiller Air Cooled	Carrier 30RCB0926C316-70C	4225Q908838	10	4
East Regional Library	Chiller Air Cooled	Carrier 30RCB0926C316-70C	4225Q908839	10	4
South Regional Library	Chiller Air Cooled	Carrier 30RCM0826S026-D-G	3225M00011	10	4
Southwest Regional Library	Chiller Air Cooled	Carrier 30XVM1606SM005DC9	2925M00013	10	4
North Regional Library	Boiler Reheat System	Lochinvar CHN1441	D05H00175501	67	4
East Regional Library	Boiler Reheat System	Lochinvar CHN1441	C05H00175049	67	4
South Regional Library	Boiler Reheat System	Raypak H9-1532B	0905295853	67	4
Southwest Regional Library	Boiler Reheat System	Raypak H9-2072BE	0906297886	67	4

****According to Durham County staff, the following equipment will be under warranty during the first year of service. If you would like to exclude this equipment from service for year 1, see the reduction in price below for each location.**

Location	Equipment	Manufacturer/Model	Serial No.	Reduction in Price for Year 1
Detention Center	Boiler B-1	4-5-1276 (4-5-1276L-GR)	12023	\$11,445.00
Detention Center	Boiler B-1 Burner	LCN021/36	01025	
Detention Center	Boiler B-2	4-5-1276 (4-5-1276L-GP)	12024	
Detention Center	Boiler B-2 Burner	LCN021/36	01026	
North Regional Library	Chiller Air Cooled	Carrier 30RCB0926C316-70C	4225Q908838	\$3,760.00
East Regional Library	Chiller Air Cooled	Carrier 30RCB0926C316-70C	4225Q908839	\$3,760.00
South Regional Library	Chiller Air Cooled	Carrier 30RCM0826S026-D-G	3225M00011	\$3,760.00
Southwest Regional Library	Chiller Air Cooled	Carrier 30XVM1606SM005DC9	2925M00013	\$4,700.00



Proposal- Durham County

Options for Mechanical Services:

Yes	Included		Service
	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Oil sample analysis for acid, moisture (rotary and cast iron compressors) and wear metals content (centrifugal chillers). (Lithium Bromide & water analyses for absorption chillers.) To be performed one (1) time(s) per year.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Annually, perform visual inspection of condenser tubes. Removal of non-connection head is included (to be performed by Brady). Parts are included.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Annually, furnish labor for brush cleaning of condenser tubes, as indicated by visual tube inspection. Chemical cleaning is NOT included. Removal of non-connection head is included (to be performed by Brady). Parts are included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vibration analysis (as noted on equipment list) to be performed one (1) time(s) per year.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Eddy current analysis of the condenser tubes for defects (suggested every 3 years (condenser) or 5 years (evaporator)). Removal of non-connection head is NOT included (to be performed by Brady). Parts are NOT included.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerant Management including disposal of used refrigeration oil per EPA Guidelines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Annually clean condenser coil (air cooled), includes associated cleaning materials. Chemicals are included.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Belts to be changed one (1) time per year. Belts are included.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Materials and cleaning supplies used during the performance of inspection tasks listed on attached schedule(s).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Training of Customer personnel <ul style="list-style-type: none"> <input type="checkbox"/> Training shall be equivalent to two (2) hours annually for mechanical systems training. <input checked="" type="checkbox"/> Training shall be equivalent to two (2) four-hour sessions for controls training at Customer facility or at the Brady office in Greensboro. Training sessions are limited to Brady supplied products and services and can be customized to meet specific needs.

Labor Rates for Repairs Outside the Scope of Routine Maintenance:

All labor not covered under this agreement will be provided at the preferred customer discount rate of 45% less than our current non-Agreement holder standard rates. The current discounted labor rates for Durham County are listed in the table below:

	Regular Business Hours	Overtime (Afterhours, Saturdays)	Double-time (Sundays, Holidays)
Recip Tech	\$149.50	\$224.00	\$298.50
Centrifugal Tech	\$171.00	\$256.00	\$341.50
Boiler Tech	\$165.00	\$236.50	\$315.50

Schedule 1

Centrifugal Chillers

Annual Maintenance

- Check and record purge rate. If purge rate indicates a leak then provide a quote to do a leak check.
- Meg compressor motor. Record readings.
- Clean oil strainer, replace filter and gasket where required (parts not included unless indicated on Options Page).
- Tighten oil heater leads.
- Service and lubricate all vane actuators. Check vane operators for binding and ease of operation.
- Change compressor oil as indicated by oil analysis (oil is NOT included).
- Check and calibrate, if applicable, safety controls.
- Perform detailed inspection of purge system and thorough cleaning of purge components, replace driers/cores as required. Parts not included unless indicated on Options Page.
- Check condition of chiller starter contacts for wear, pitting, etc. (600 volts or less ONLY).
- Inspection overloads, manually trip mechanical types, verify settings on electronics.

Scheduled Maintenance- to be performed during the operating season

- Inspect operating and safety controls.
- Complete operating log of temperature, pressures, voltages, and amperages.
- Check operation of purge system.
- Check operation of control circuit.
- Check operation of lubrication system including oil pump and oil pressure regulator.
- Check refrigerant and oil levels.
- Check operation of motor and starter.
- Check customer's log with operator and discuss the general operation of the machine.

Written Reports

Provided to the customer representative following each regular inspection or emergency call and report any uncorrected deficiencies noted.

Cooling Tower

Annual Maintenance

- Clean debris from platform and surrounding area.
- Clean water sump and check condition.
- Clean float valve assembly / water level control and probes and adjust for proper water level.
- Check and clean bleed off line and overflow.
- Clean tower strainers.
- Clean tower spray nozzles and eliminators.
- Flush cooling tower after cleaning.
- Check sump heaters and thermostats for calibration and proper operation.
- Inspect and adjust belt alignment and tension (where applicable), replace if indicated on the Options page.
- Check drive shaft and change gearbox oil (where applicable), oil is NOT included.
- Lubricate fan and motor bearings as per manufacturer's recommendation.
- Check amperage on motors.
- Inspect electrical connections, contactors, relays and operating/safety controls.
- Check and adjust condenser water temperature regulator system.

Scheduled Maintenance - to be performed during the operating season and include the following:

- Inspect fan, motor and belts / drive shaft and gearbox oil level.
- Check intake strainer, bleed and overflow.
- Check operating conditions. Adjust as required.
- Check for water leaks.
- Inspect float valve assembly / water level control and probes and adjust for proper water level.
- Check and clean bleed off line and overflow.
- Check amperage on motors.

Written Reports

Provided to the customer representative following each regular inspection or emergency call and report any uncorrected deficiencies noted.

Rotary Chiller

Annual Maintenance

- Leak test entire machine. Report all leaks to the owner.
- Meg compressor motor only on non VFD compressors. Record readings.
- Tighten motor terminals and control panel terminals.
- Test vent piping of all relief valves for presence of refrigerant, to detect improperly sealed relief valves.
- Check the oil differential pressure switch setting.
- Check oil level.
- Check and calibrate, when applicable, all unit operating and safety controls.
- Check operation of slide valve control.
- Tighten oil heater leads.
- Replace oil filter element (for water cooled machines only). Parts not included unless specified on Options Page.
- Check operation of condenser fans (for air cooled machines only).
- Clean and inspect compressor contactors when applicable.
- Tighten oil leads, check and record heater amps.

Scheduled Maintenance - to be performed during the operating season and include the following:

- Inspect operating and safety controls.
- Review operating log.
- Complete operating log of temperatures, pressures, voltages and amperages.
- Check refrigerant filter temperature drop at full load conditions.
- Check oil filter pressure drop.

Written Reports

Provided to the customer representative following each regular inspection or emergency call and report any uncorrected deficiencies noted.

Water Source Heat Pump

Scheduled Maintenance - to be performed during the operating season and include the following:

- Check and tighten all electrical terminals and check contacts for wear.
- Tighten motor terminals and control panel terminals.
- Check/log voltage, amperages, pressures and temperatures.
- Inspect filters.
- Check heat transfer in condenser.
- Check for sufficient water flow.
- Lubricate fan bearings.
- Inspect and adjust belt alignment and tension.
- Inspect fan wheel.
- Inspect condensate drain pan and drain line, clean drain pan if needed.
- Check for excessive vibration or noise.
- Cycle operating controls and confirm proper operation.
- Check superheat or subcooling.
- Inspect evaporator coil.

Written Reports

Provided to the customer representative following each regular inspection or emergency call and report any uncorrected deficiencies noted.

Refrigerant Monitor**Scheduled Maintenance**

Refrigerant Monitor inspection and maintenance to be accomplished in conjunction with the inspection of the equipment or space being monitored. Inspection to include the following as appropriate:

- Observe operation. Report problems or deficiencies to owner
- Check display operation (LED, LCD, Fluorescent, etc)
- Check remote sensor pick up tubing for mounting security, kinks or damage
- Check sensor filters if equipped. Replacement filters are not included.
- If the monitor has provisions for field calibration
 - Calibrate, test gas included
 - Check operation only, calibration not included.
- Check all wiring, power, sensors, etc.

Functional Test:

- This test may result in external alarm broadcasting, equipment shutdown or interruption of other processes. Functional testing will be accomplished by a separate order in the presence of the owner or his representative.

Written Reports

A written service report of the inspection will be provided after each inspection.

High Pressure Steam Boilers (15 psi+)

Annual Preseason Major Maintenance

- Secure and drain boiler.
- Open fireside and waterside for cleaning and inspection.
- Inspect refractory.
- Inspect gauge glass and replace if necessary.
- Clean fire inspection glass.
- Disassemble, clean and inspect low water cutoff control(s).
- Reassemble boiler and low water cutoff control(s) with new gaskets.
- Clean fuel nozzles or gas burner tubes.
- Clean combustion blower fan wheel and air dampers.
- Lubricate combustion blower motor bearings.
- Clean and adjust ignition electrodes.
- Inspect, lubricate, and tighten all linkage / jackshaft components.
- Check operation of low water cutoff and feed control(s).
- Check and verify settings of operational controls
- Test and verify proper operation of all operating and limit controls.
- Visually inspect condition of safety relief valves for tampering and leakage.
- Combustion testing:
 - Test the following (where applicable): proper fuel pressure, fuel/air ratio, O₂, CO₂ and CO, EFF, and NOx
 - Adjust burner controls as required to obtain proper combustion.
 - Check burner and / or boiler for proper gas input by clocking flow meter where applicable.
- Check operation and calibration of operating controls and safety devices.

Seasonal Startup

- Review manufacturer's recommendations for the boiler and burner startup.
 - Check auxiliary equipment operation.
 - Inspect burner boiler and controls prior to startup.
 - Start burner. Check operating controls. Test safety controls and pressure relief valve. ■
- Perform combustion tests and adjust burner for maximum efficiency
- Log all operating conditions.
 - Visually inspect condition of safety relief valves for tampering and leakage.

Scheduled Maintenance - to be performed during the operating season and include the following inspections and adjustments:

- Test low water cutoff and exercise pressure relief valve.
- Blow down, test low water cutoff and feed control(s).
- Check for water, steam and fuel leaks.
- Check setting and test operating and limit control.
- Blow down water level sight glass and confirm water level.
- Visually inspect condition of safety relief valves for tampering and leakage.

Written Reports - Provided to the customer representative following each regular inspection or emergency call and report any uncorrected deficiencies noted.

Hot Water Boilers

Annual Preseason Major Maintenance

- Secure and drain boiler every two years.
- Open fireside and waterside for cleaning and inspection.
- Inspect refractory.
- Clean and inspect gauge glass.
- Clean fire inspection glass.
- Disassemble, clean and inspect low water cutoff control(s). Check annually.
- Reassemble boiler and low water cutoff control(s) with new gaskets.
- Clean fuel nozzles or gas burner tubes.
- Clean combustion blower fan wheel and air dampers.
- Lubricate combustion blower motor bearings.
- Clean and adjust ignition electrodes.
- Inspect, lubricate, and tighten all linkage / jackshaft components.
- Check operation of low water cutoff and feed control(s).
- Check and verify settings of operational controls.
- Test and verify proper operation of all operating and limit controls.
- Visually inspect condition of safety relief valves for tampering and leakage.
- Combustion testing:
 - Test the following (where applicable): proper fuel pressure, fuel/air ratio, CO², CO, EFF, and NO_x.
 - Adjust burner controls as required to obtain proper combustion.
 - Check burner and / or boiler for proper gas input by clocking flow meter where applicable.
- Check operation and calibration of operating controls and safety devices.

Seasonal Startup

- Review manufacturer's recommendations for the boiler and burner startup.
 - Check auxiliary equipment operation.
 - Inspect burner boiler and controls prior to startup.
 - Start burner. Check operating controls. Test safety controls and pressure relief valve. ■
- Perform combustion tests and adjust burner for maximum efficiency.
- Log all operating conditions.
 - Visually inspect condition of safety relief valves for tampering and leakage.

Scheduled Maintenance - to be performed during the operating season and include the following inspections and adjustments:

- Test low water cutoff and exercise pressure relief valve.
- Blow down, test low water cutoff and feed control(s).
- Check for water, steam and fuel leaks.
- Check setting and test operating and limit control.
- Blow down water level sight glass and confirm water level.
- Visually inspect condition of safety relief valves for tampering and leakage.

Written Reports

Provided to the customer representative following each regular inspection or emergency call and report any uncorrected deficiencies noted.

Proposal- Durham County



Timeline/Schedule

If selected as the Service Provider, we will implement the transition schedule below:

Milestone	Details	Date/Timeframe	Team Members Required
Notice to Proceed		June 1, 2026 (estimate)	Durham County
Kick-off Meeting	Formal team introductions, review transition plan dates	Week of June 8, 2026	Durham County, Brady Business Development Manager, Brady Account Manager, Brady Primary Service Technicians
Site-Walk/PM Preparation	Techs do a site-walk of each location to familiarize themselves with equipment and buildings, gather PM materials list	Week of June 8, 2026	Brady Primary Service Technicians
Brady Contract Set-up	Set up contract in Brady's service software with equipment list	Week of June 8, 2026	Brady Business Development Manager
Ready to Begin PM Inspections	Brady will be ready to begin PM Inspections and will coordinate with Durham County to schedule	June 15, 2026	Brady Schedulers, Durham County, Brady Primary Service Technicians

Brady's Service Approach

Brady's goal is to be your long-term provider of comfort solutions for safe and healthy facilities environments. We believe in providing a truly proactive and predictive program to create customers for life.



As a Brady customer you can count on:

- Connected Mechanical Service
- Priority Response
- OEM Service Delivery
- Compliance Tracking
- Service Reports and XOI Video Technology
- Dedicated Service Team
- Training for Staff
- Health and Safety Measures
- Environmental Management

Proposal- Durham County



Priority Response

As a Brady Service Agreement customer you will have service priority above non-agreement customers. While we are committed to performing the right preventive maintenance to reduce emergencies, emergency response is available on a 24-hour-per-day / 7 days a week basis.

OEM Service Delivery

OEM Service Delivery ensures the right services are completely and consistently performed to keep your equipment running efficiently and reliably.

Brady's OEM Service Delivery Process ensures consistent quality through:

- Uniform service delivery
- Pre-job parts planning
- Documented work procedures
- Efficient and economical delivery of services
- Emphasis on Safety and Environments

Brady's industry exclusive service flow process includes detailed procedures that identify steps for safety, parts, materials, tools required and sequence for execution. Brady's procedures also include steps for quality control, work validation and environmental compliance. This process assures a complete service event. No critical steps are skipped or lost.

Your Brady Service Team will create a scheduled Preventative Maintenance Plan using our service flow process.

The County's equipment inventory (including model/serial numbers) are entered into our Service Management Software. Storing this information by model/serial number is what allows us to track equipment performance over time, which is vital for troubleshooting issues as well as capital planning for equipment replacements. While manufacturers recommendations and ASHRAE median life expectancy are useful tools, we believe in a data-based Equipment Replacement Plan that includes performance, equipment stats, and lifetime repair costs.



Brady will have regular meetings with the County to review open maintenance tasks, open proposals, and pending service work. Systems serviced in this way, along with the strong partnerships we have with our customers, offer a higher degree of reliability and operational longevity. Brady will perform as if we are extensions of your own organization, while carrying the premiere Brady skills, expertise, and core values at all times.

Proposal- Durham County



Vibration Analysis

By using sophisticated route-based vibration data acquisition software and equipment, Brady can determine the health and condition of your rotating equipment. Through routine data collections, bearing degradation can be trended and failure predicted to minimize unscheduled downtime. A full range of issues can be detected using vibration analysis including imbalance, misalignment, coupling problems, structural instability, gear wear, and design flaws.

Laboratory Analysis

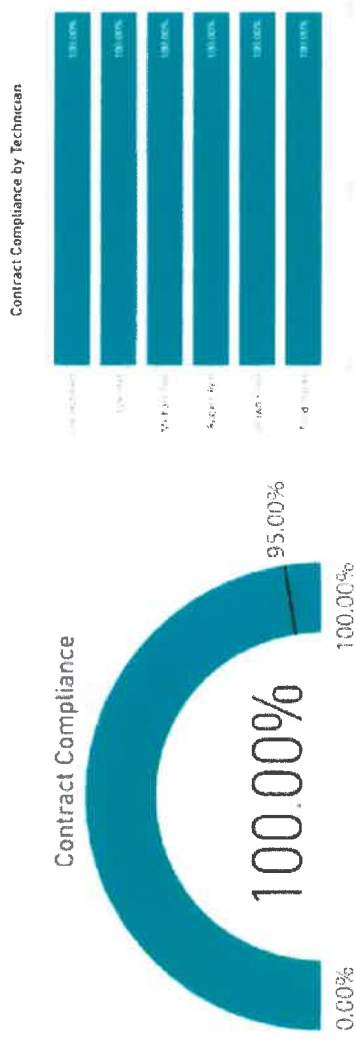
There are many labs that can test your compressor oils, absorption solutions, and refrigerants, but when it comes to analyzing these solutions, the Trane Chemical Laboratory has the HVAC experience and research to translate those results into meaningful insights. Equipped with this knowledge and Brady's extensive experience, we can identify and head off potential system failures more definitively than service providers who depend on third party testing laboratories. We also keep a history of past test results and recommendations so subtle changes in the solution's composition can be detected and addressed.

Rental Options

Even with the best preventative maintenance plan, emergency failures can happen. That's why Brady has invested in an in-house rental fleet at our headquarters in Greensboro to keep our customers' critical processes operational for the duration of planned maintenance, shutdowns, or emergency situations. Our highly trained staff is focused on the safety, on-time responsiveness and system performance that are critical to keeping projects on time and on budget. We are available 24/7 for technical support, quotes and inquiries regarding availability. We can work with our customers to build custom contingency plans so that if an emergency situation arises, we are ready to deliver a solution so that County can continue to provide services to residents.

Compliance Tracking and Reporting

Keeping in mind our commitment to reducing emergencies and delivering our commitment to service agreements, Brady has a rigorous internal quality control process for all contracts. Brady tracks the compliance for all scope of work under contract by employee, customer and by site. These compliance measures are reviewed during Mission Critical Meetings, as are any violations and their remedies. Compliance is tracked weekly in leadership meetings and both technicians and resource coordinators are measured quarterly on results.



Proposal- Durham County



Service Reports and XOi Video Technology

Communication is the utmost importance in running a successful maintenance program, which is why you'll receive service work order notes from your technician after every site visit along with a video linked to your electronic work orders using XOi Technology. The video will include a recap of every job and an explanation of any recommendations for additional work. Video links remain active for 90 days. This process provides a visual of our technicians' findings without leaving your office and can be shared with your team for further validation of required services.

As technicians complete service calls or PM visits, their documented measurements and findings are included in your service summary as well as stored in our system indefinitely. When additional work is recommended, our technicians can generate quotes directly from their mobile service software, which can be emailed or approved by signature on the spot. Without having to rely on the "back office" for service quotes, we're able to get issues resolved fast, keeping downtime to a minimum.

Dedicated Service Team

Every service agreement customer is assigned an Account Manager, who is responsible for the day-to-day administration and compliance of your contract. Durham County's Account Manager (Mark Yeatts) will help you plan/anticipate your future equipment needs by providing assistance with capital and asset planning, cost/energy savings and ROI analysis and payback calculations. He will work directly with you and your team to ensure your satisfaction with the contract services, as well as assess and develop solutions for any issues outside the scope of the contract for repairs, replacements, retrofit projects and any other HVAC needs you require.

Your service team will consist of a Service Coordinator, Billing Coordinator, Material Procurement Specialists, and dedicated HVAC Service Technicians. Your assigned HVAC team will be supported by a team of **over 260 service technicians** across our organization. Our technicians have a thorough understanding of controls, heating, refrigeration, and airside systems.

Training for Customer Facility Staff

In an effort to support our mission of Continuous Improvement, we offer owner training classes as a value-added benefit available to our customers. Brady offers a wide variety of training classes from our office locations or onsite at your facility upon request. Our world-class training program offers the best content and training available, including hands-on experience in the classroom for select subjects.

As your education partner, we will keep you up to date on changes in technology, equipment, regulations, and key industry issues with our available classes. A current list of training available can be found at www.bradyervices.com under the Training and Events tab. These opportunities vary from year-to-year but can be customized to meet specific requests and provided onsite with your team.



Proposal- Durham County



Health and Safety



Safety Management Program

Brady employs a full-time Occupational Safety and Health Administration (OSHA) 30-hr certified safety manager who is available to perform safety consultations related to the service performed at your site. Our Safety Management Program includes monthly safety training for all field personnel, field supervisor jobsite audits, technician job safety analysis and other key risk assessments and control strategies.

Personal Safety

Brady Technicians are at a minimum OSHA 10-hr certified, or equivalent with yearly retraining on all key occupational safety and health topics. They are provided with up-to-date personal protective equipment (PPE), training on its use and limitations, and FR protective apparel. Brady maintains an industry leading position in National Fire Protection Agency (NFPA) 70E Electrical Safety, technician ergonomics and fall protection programs. Every Brady associate is assigned monthly safety training through our LMS provider, HSI, as well as in-person safety courses taught by industry leading professionals.

Vehicle Safety

All of our technicians have participated in "Smith Safe" driver training and are Department of Transportation (DOT) Hazmat certified. In 2025, we drove 5,199,925 miles to customer sites and experienced a 54% decrease in MVAs due to our partnership with Samsara, that provides real time driver coaching, our Safe Driver Rewards program, and the Smith 5 Keys training required for each Brady associate.

Drug-Free Workplace- Brady maintains a Drug-Free Workplace, with a robust drug and alcohol testing program.

Environmental Management

Refrigerant Policy- Brady practices and procedures are compliant with all Federal and State laws and regulations concerning the proper handling, storage, and repair of leaks of ozone-depleting refrigerants and their substitutes according to Environmental Protection Agency regulation 40 CFR Part 82. Brady Technicians are Universal-certified and use only certified recovery equipment.

Refrigerant Management Program- Brady maintains and uses Environmental Support Solutions Software (ESS) to capture, manage and report Refrigerant Activity. The Refrigerant Activity Report Form is used by the technician to record all refrigerant activity that has occurred on each piece of equipment. The form data is entered into Environmental Support Solutions Software after it is submitted to and checked by central office personnel. Annually, Brady prints a report from ESS of all Refrigerant activity that has occurred at each site. The report details all refrigerant activity performed by Brady Technicians for each piece of equipment and can be used to satisfy reporting requirements.

Proposal- Durham County



Refrigerant Reclaim- Brady is an EPA registered refrigerant reclaim facility. Our ability to recover and reclaim refrigerant in our facility provides all of our customers with the assurance of long supplies of all refrigerants into the future. Our EPA conditioned storage facility gives us the ability to warehouse large amounts of refrigerant for future use. This ensures we are able to meet the environmental demands of the future and the economic demands of our customers.

Oil Disposal- Brady removes used oil from your refrigeration units and disposes of it in accordance with applicable environmental regulations. Brady has a national contract with a leading provider of used oil services to recycle used oil where allowed and properly dispose of used oil which does not meet recycling requirements (in states where used oil is a hazardous waste, Brady will remove used oil from the refrigeration units for the customer to arrange disposal).

Proposal- Durham County




Tab 5- Organization and Staffing

This organizational chart highlights the Brady team assigned to Durham County (professional resumes on the following pages). Alongside this team, we have a dedicated group of support staff, including Service Coordinators, Billing Coordinators, and Material Procurement Specialists, who are here to assist with your daily needs. As needed, Brady has 41 mechanical and boiler service technicians on the Durham/RTP field teams, ready to respond to emergencies and after-hours calls. Brady will self-perform all work in this proposal with no subcontractors.

Team Member	Role	Years of Experience
 Samantha Bailey	Business Development Manager	13 Years of Industry Experience
 Mark Yeatts	Strategic Account Manager	43 Years of Industry Experience
 Kyle Hall	Mechanical Service Field Supervisor, Durham Team	23 Years of Industry Experience
 Kenneth Grossman	Mechanical Service Field Technician	22 Years of Industry Experience

Proposal- Durham County



Team Member	Role	Years of Experience
 Dylan Gentry	Mechanical Service Field Technician	9 Years of Industry Experience
 Kyle Gentry	Boiler Field Supervisor	14 Years of Industry Experience
 Dylan Hall	Boiler Service Technician	7 Years of Industry Experience



Samantha Bailey, CEM

Business Development Manager

Years of Industry Experience: 12 years

PROJECT RESPONSIBILITIES

Samantha is responsible for developing and implementing a comprehensive Preventative Maintenance HVAC program for the County's facilities. Her goal is to ensure that the PM program provides for the County's needs such as ensuring that all critical facilities remain operational and minimizing mechanical failures through proactive maintenance, all while staying within budget. Key responsibilities include conducting assessments to identify maintenance needs, collaborating with county officials to define the program scope, and overseeing the implementation of the transition plan laid forth in this proposal.

SIMILAR PAST PROJECTS

ABB
Altium Packaging, LLC
ARE- RTP
Atrium Health
BASF Corporation
Becton Dickinson
Biogen IDEC Inc.
Biomerics IMP Mebane LLC
Blue Ridge EMC
Caswell County Schools
CBRE- Truist
Chapel Hill Carrboro City Schools
Corning Optical Communications
Davidson-Davie Community
College Duke University
Durham Public Schools
Durham Technical College
Gilero LLC
Guilford County Schools
Jones Lang Lasalle Americas Inc
Lumbee River Electric Membership
Modular Devices
NC School of Science & Math
Novant Health
Orange County
Orange County Schools
Replacements LTD
Research Triangle Institute
Segra
Tempur Sealy LLC
Town of Kernersville
United Therapeutics Corporation
Volvo Trucks
Wayne County Public Schools
Weyerhaeuser

Contact Information

mobile: (336) 709-9076

address: 2025 16th St. Greensboro, NC 27405

e-mail: samantha.bailey@bradyservices.com





Mark Yeatts

Strategic Account Manager

Years of Industry Experience: 42 years

PROJECT RESPONSIBILITIES

Mark is your partner in ensuring the success of your Preventative Maintenance program. Not only is he responsible for the day-to-day management and compliance of your contract, he will help you plan and anticipate your future equipment needs by providing assistance with capital and asset planning, cost and energy savings and ROI analysis. He will work directly with you and your team to ensure your satisfaction with the contract services. Additionally, he will assess and develop solutions for any issues outside the scope of the contract, including repairs, replacements, retrofit projects, and any other HVAC needs you may have.

SIMILAR PAST PROJECTS

Amentum Commercial Operations Inc.
Becton Dickinson
Biogen IDEC Inc.
bioMERIEUX Inc
City of Creedmoor
Cyrusone
Duke Medical Center
DuPont Specialty Products USA LLC
Durham County General Services
Durham Public Schools
Durham Technical College
Gilero
GKN Driveline
Granville Health System
IBM Corporation
Jones Lang Lasalle Americas Inc
Merck Sharp and Dohme LLC
MP Durham LLC
NC Mutual Wholesale Drug Company
Person County Schools
Piedmont Community College
Plastic Ingenuity
Research Triangle Institute
Resilience Us, Inc.
SAS Institute Inc
Sheetz Distribution Services, LLC
Spuntech
Toshiba
UNC Hospitals
United Therapeutics Corporation
Valassis Communications Inc

Contact Information

mobile: (919) 618-8305

address: 808 Aviation Parkway Suite 1100, Morrisville, NC 27560

e-mail: mark.yeatts@bradyservices.com





Kyle Hall

Mechanical Service Field Supervisor

Years of Industry Experience: 22 years

SIMILAR PAST PROJECTS

Kyle performs preventative maintenance and/or repairs for the following customers:

- Duke University
- Durham County
- Pfizer
- Alcami
- Fidelity Investments Data Center
- Verizon
- Elon University
- Wolfsped Inc.

CERTIFICATIONS

- OSHA 30 Certification
- EPA Section 608 Technician Certification

TRAININGS

- Compressors and System Troubleshooting
- Assorption Chillers: Classroom & Hands-on
- Condensers and Cooling Towers Workshop
- Mecahical Drives Maintenance: Classroom & Hands-on
- Fall Protection Competent Person
- Lockout Tagout for Authorized Workers

Technical Qualifications

Capable of maintenance, troubleshooting, diagnosis, and repair of the following HVAC Systems:

- Rooftop Units with VAV
- Water Source Heat Pumps
- Light Unitary
 - Split Systems
 - CRAC Units
- Large Unitary
 - Intellipak & Climate Changer AHU's
 - Gas Burner Combustion Analysis & Setup
 - Commercial Self-Contained Units
 - Dehumidifiers
- Centrifugal Chillers
- Rotary Chillers
- Cooling Towers
- DOAS
- Variable Speed Compressors on Chillers
- Low Pressure Recovery
- VRF Systems
- Controls
 - Space Pressure Control
 - Light Commercial Controls
- Hydronics
 - Pumping Systems
 - CHW Systems
 - Condenser Water Systems
 - Heat Exchangers
 - Cooling Towers
 - Head Pressure Control
- Advanced Hydronic Systems
 - Chiller Heat Recovery
 - Hot Water Systems
- Electrical
 - VFD – Danfoss
 - Y-Delta Starters
 - Medium Voltage
- Air Cleaning Technologies for Indoor Air Quality

Contact Information

mobile: (919) 801-1277

address: 808 Aviation Parkway Suite 1100.
Morrisville, NC 27560

e-mail: kyle.hall@bradyservices.com





Kenneth Grossman

Mechanical Service Field Technician

Years of Industry Experience: 21 years

SIMILAR PAST PROJECTS

Kenneth performs preventative maintenance and/or repairs for the following customers:

- ARE- RTP
- Bridge Commercial Real Estate
- Divers Alert Network
- DuPont
- GKN Driveline
- Kyndryl
- MAS Durham Power
- Orange County Schools
- Toshiba

CERTIFICATIONS

- OSHA 30 Certification
- EPA Section 608 Technician Certification

TRAININGS

- CGAM Air-cooled Chiller Classroom and Hands-on
- RTAC Chiller Classroom Workshop
- Rover Comm4 Controls Training
- Rover Comm5 Controls Training
- Tracer TU Service Tools Training
- Symbio 700 Workshop
- Fall Protection Competent Person

Technical Qualifications

Capable of maintenance, troubleshooting, diagnosis, and repair of the following HVAC Systems:

- Rooftop Units with VAV
- Water Source Heat Pumps
- Light Unitary
 - Split Systems
 - CRAC Units
- Large Unitary
 - Intellipak & Climate Changer AHU's
 - Gas Burner Combustion Analysis & Setup
 - Commercial Self-Contained Units
 - Dehumidifiers
- Centrifugal Chillers
- Rotary Chillers
- Cooling Towers
- DOAS
- Variable Speed Compressors on Chillers
- Low Pressure Recovery
- VRF Systems
- Controls
 - Space Pressure Control
 - Light Commercial Controls
- Hydronics
 - Pumping Systems
 - CHW Systems
 - Condenser Water Systems
 - Heat Exchangers
 - Cooling Towers
 - Head Pressure Control
 - Advanced Hydronic Systems
 - Chiller Heat Recovery
 - Hot Water Systems
- Electrical
 - VFD – Danfoss
 - Y-Delta Starters
 - Medium Voltage
- Air Cleaning Technologies for Indoor Air Quality



Dylan Gentry

Mechanical Service Technician

Years of Industry Experience: 8 years

SIMILAR PAST PROJECTS

Dylan performs preventative maintenance and repairs for the following customers:

- Durham Technical College
- Durham Public Schools
- Orange County Schools
- Becton Dickinson
- ARE- Research Triangle Park
- American Board of Pediatrics
- Almac Central Management
- Analog Devices
- Carrboro Arts Center

CERTIFICATIONS

- OSHA 10 Certification
- EPA Section 608 Technician Certification

TRAININGS

- Arc Flash and Electrical Safety (NFPA 70E)
- RTAC Chiller Classroom Workshop
- Rover Comm5 Controls Training
- Tracer TU Service Tools Training
- Symbio 700 Workshop
- Fall Protection Competent Person
- Lockout Tagout for Authorized Workers

Technical Qualifications

Capable of maintenance, troubleshooting, diagnosis, and repair of the following HVAC Systems:

- Rooftop Units with VAV
- Water Source Heat Pumps
- Light Unitary
 - Split Systems
 - CRAC Units
- Large Unitary
 - Intellipak & Climate Changer AHU's
 - Gas Burner Combustion Analysis & Setup
 - Commercial Self-Contained Units
 - Dehumidifiers
- Rotary Chillers
- Cooling Towers
- DOAS
- Variable Speed Compressors on Chillers
- Low Pressure Recovery
- VRF Systems
- Controls
 - Space Pressure Control
 - Light Commercial Controls
- Hydronics
 - Pumping Systems
 - CHW Systems
 - Condenser Water Systems
 - Heat Exchangers
 - Cooling Towers
 - Head Pressure Control
- Advanced Hydronic Systems
 - Chiller Heat Recovery
 - Hot Water Systems
- Electrical
 - VFD – Danfoss
 - Y-Delta Starters
 - Medium Voltage
- Air Cleaning Technologies for Indoor Air Quality

Contact Information

mobile: (919) 943-8326

address: 808 Aviation Parkway Suite
1100, Morrisville, NC 27560

e-mail: dylan.gentry@bradyservices.com





Kyle Gentry

Boiler Field Supervisor

Years of industry experience: 13 years

SIMILAR PAST PROJECTS

Kyle performs preventative maintenance and repairs for the following customers:

- Durham Technical College
- Duke Research Lab
- Wake County Government
- Alamance County Government
- Lenovo
- Orange Water and Sewer Authority

CERTIFICATIONS

- OSHA 10 Certification
- EPA Section 608 Technician Certification

TRAININGS

- Lochinvar Smart Touch Control Factory Training
- Lochinvar Crest Boiler Factory Training
- Lochinvar FTXL Boiler Factory Training
- Lochinvar Knight Fire Tube Boiler Factory Training
- Lochinvar Power-Fin Factory Training
- Lochinvar Noble Combination Factory Training

Technical Qualifications

Capable of maintenance, troubleshooting, diagnosis, and repair of the following Heating Systems:

- Hot Water Boiler
 - Combustion Testing
 - Major Maintenance and Cleaning
- Boiler Controls
 - Hot Water Setup
 - Pump Parameters
 - Outdoor Reset
 - Cascade Programming
 - HW Night Setback
 - Ramp Delay
 - Low Water Cutoff and Feed Controls
- Low Pressure Steam Boiler
 - Combustion Testing
 - Major Maintenance and Cleaning
- High Pressure Steam Boiler
 - Combustion Testing
 - Major Maintenance and Cleaning
- Electric Boiler
- Industrial Burner
- Thermal Oil Heaters

Contact Information

mobile: (336) 592-5495

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1100, Morrisville, NC 27560

e-mail: kyle.gentry@iconboiler.com





Dylan Hall

Boiler Service Technician

Years of industry experience: 6 years

SIMILAR PAST PROJECTS

Dylan performs preventative maintenance and repairs for the following customers:

- ARE- Research Triangle Park
- American Board of Pediatrics
- Aurobindo Pharma
- Burleson Research Technology
- DuPont
- Durham Public Schools
- Phonic Devices
- Southeastern Baptist Seminary
- Truist

CERTIFICATIONS

- OSHA 10 Certification
- EPA Section 608 Technician Certification

TRAININGS

- Boiler Combustion Training
- Boilers Operators Workshop: Classroom & Hands-on
- Arc Flash and Electrical Safety (NFPA 70E)
- Qualified Rigger
- Fall Protection Competent Person
- Lockout Tagout for Authorized Workers

Technical Qualifications

Capable of maintenance, troubleshooting, diagnosis, and repair of the following Heating Systems:

- Hot Water Boiler
 - Combustion Testing
 - Major Maintenance and Cleaning
- Boiler Controls
 - Hot Water Setup
 - Pump Parameters
 - Outdoor Reset
 - Cascade Programming
 - HW Night Setback
 - Ramp Delay
 - Low Water Cutoff and Feed Controls
- Low Pressure Steam Boiler
 - Combustion Testing
 - Major Maintenance and Cleaning
- Electric Boiler
- Industrial Burner
- Thermal Oil Heaters

Contact Information

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Proposal- Durham County



Tab 6- Qualifications and Experience

Brady has an extensive track record providing comprehensive mechanical and boiler preventative maintenance services for public and private customers over the past sixty (60) years with approximately 1,500 active service agreements.

Brady has partnered with the following organizations to provide preventative maintenance services like those outlined in this proposal. Due to confidentiality provisions within existing client agreements, Brady does not disclose specific annual contract pricing. The references included are authorized to discuss Brady's performance, contract duration, and general contract scale directly with the Owner at their discretion.

Customer	Contact	Phone Number
City of Durham	Roger Thomerson, Facilities Operations Manager	919-560-4197 Ext. 21286
Durham Public Schools	Clifton Williams, Executive Director of Facilities	919-560-2000 Ext. 29239
Durham Technical College	Dwight Williams, Facilities Director	(919) 536-7200

Licenses and Certifications

Brady Trane Service, Inc. is an NC Engineering Corporation and holds the following licenses:

- Brady Trane Service, Inc. holds the following licenses:
- NC Engineering Corporation (License #F-1317)
- NC Mechanical Contractor (License #20378- Heating Group 1 Class I, Heating Group 2, Heating Group 3- Class I and Plumbing Class I)
- NC General Contractor (License #63159)
- NC Low Voltage Electrical License (25289-SP.FA/LV)
- Brady Trane Service (dba Icon Boiler) has an ASME R-Stamp certification

Brady (dba Icon Boiler) is one of the few boiler service providers in North Carolina and, to our knowledge, the only responding bidder to this RFP, that holds an R-stamp certification. The R-Stamp certification is an internationally recognized quality mark awarded by The National Board of Boiler and Pressure Vessel Inspectors. This certification demonstrates Icon Boiler's compliance with the industry's most stringent standards for the repair and alteration of boilers and other pressure vessels. With this certification, Icon Boiler is equipped to provide full-service solutions including exceptional code repairs and alterations to boilers, ensuring they meet the highest standards and comply with all regulatory requirements. Without R-Stamp certification, the provider would need to bring in outside specialists or subcontractors, which may increase costs and complexities regarding multiple points of contacts for boiler service and repair.