

21481 Carlo Drive Clinton Twp, MI 48038

Phone (586) 997-3300 Fax (586) 997-3306

Regarding City of Ann Arbor RFP 26-21

Professional Qualifications

To Whom it may concern

Miller Boldt Inc Fully licensed and Incorporated in the State of Michigan

Miller Boldt Inc has been in continuous operation since 2003, the company was founded primarily as a commercial, institutional, and industrial installation contractor.

The company has steadily grown due to our professionalism and quality approach to servicing our customers. This has allowed us to begin a fully operational service department which was established in 2012. The service department is fully proficient and maintains its own fleet of vehicles that are equipped with all the necessary tooling and equipment to perform comprehensive preventive maintenance and service repairs

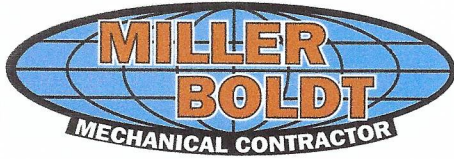
We are proficient at maintaining and servicing almost any brand or type of equipment weather it be maintenance or breakdowns we currently have 6 service technicians that are specifically trained for this environment.

Our service manager has 30+ years' experience in the HVAC industry, he utilizes the most up to date means and methods for performing service-related tasks, such as computer dispatching, account history tracking, maintenance scheduling, and repair pricing.

He, along with the service technicians form a team whose goal is to deliver the best value-added service possible for your building needs.

The service technicians are local 636 trained journeymen who receive on going education for the latest system and equipment releases. And all are UA Starr Certified and EPA compliant.

Our emergency service is simply provided by calling the office and requesting the service department an appropriate individual will handle the call and determine the best technician to send based on the issue at hand. If the call is after hours simply call the main office line and you will be prompted to the emergency call procedure you will leave a message and the service manager will receive a text who then will address the situation there is a fall back procedure of internal contacts in the event that the service manager does not respond in a timely manner.



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Regarding City of Ann Arbor RFP 22-68

Professional Qualifications

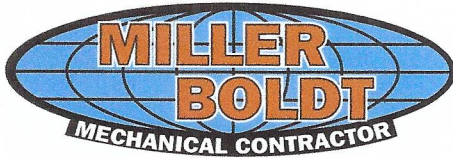
To Whom it may concern

Our technicians are dispatched from their home locations reducing response time as there is no need for them to start from the office. And again, their trucks are equipped with all the proper tooling and equipment to service most HVAC related issues.

We also have in place a full service construction division consisting of 25 individuals that is available for larger repairs and installation projects.

We can respond to the smallest issues through major renovations and installations we own a fleet of vehicles, including delivery stake trucks, welders, pumps, lifting and rigging equipment, scaffolding, reclaimers, vacuum pumps, freeze kits, combustion analyzers, power washers and a host of other trade and specialty related tooling. Generally, the only thing we need to outsource on a regular basis is cranes and specialty lifts when the situations require.

Respectfully Submitted
Paul Cornett
Service Manager



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Regarding City of Ann Arbor RFP 26-21

Past Involvement

To Whom it may concern

City of Ann Arbor Larkum City Hall Chiller Replacement

Install new chiller and associated specialties

Contract Value \$361,056.75

Customer Project Number ITB4576

Customer Contact Matthew Kulhanek mjkulhanek@a2gov.org (734)794.6312

City of Ann Arbor Larkum City Hall Evaporator Coil Replacement

Install customer supplied condenser coil in existing AHU

Contract Value \$8670.00

Customer Project Number 2022-00000777

Customer Contact Matthew Kulhanek mjkulhanek@a2gov.org (734)794.6312

City of Ann Arbor Larkum City Hall Condenser Replacement

Install customer supplied condensing unit converting water cooled condenser to air cooled condenser.

Contract Value \$16,635.00

Customer Project Number 2022-00000862

Customer Contact Matthew Kulhanek mjkulhanek@a2gov.org (734)794.6312

City of Ann Arbor FD#3 Replace Boilers

Contract Value \$58,110.00

Customer Contact Doug Thompson dothompson@a2gov.org (734) 780-6296

Wayne State University Preferred T&M Vendor

Perform service repairs, emergency service calls, coil replacements, equipment replacement, tower repairs, piping repairs, area renovations, pump repair and replacements, fume hood services, duct repair all manner of HVAC service calls, repairs, and installations

Contract Value 2019 to present \$687,000.00

Customer Project Number Numerous

Customer Contact Ekta Kamalia ba4542@wayne.edu 313 577-1975



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Regarding City of Ann Arbor RFP 26-21

Professional Qualifications

To Whom it may concern

Eastern Market PM and Repairs

Perform Preventative maintenance, emergency services and repairs for all campuses and facilities

PM contract value Proprietary

T&M, Quoted to Date Approximately \$276,000.00

Customer Contact Jim Sutherland jsutherland@easternmarket.org 313 833-9300

City of Plymouth PM and Repairs

Perform Preventative maintenance, emergency services and repairs

PM Contract Proprietary

T&M, Quoted to Date Approximately \$187,000.00

Customer Contact Nick Johns njohns@plymouthmi.gov 734 453-7737 Ext 113

Oak Park Schools

Perform on call preventative maintenance, emergency services and repairs

T & M, Quoted to Date Approximately \$174,918.00

Macomb Community College PM and Repairs

Perform Preventative maintenance, emergency services and repairs for all campuses and facilities

PM contract value Proprietary

Customer Project Numbers Numerous

T&M, Quoted to Date Approximately \$425,000.00

Customer Contact Eric Crump crumpe@macomb.edu 586 286-2247

Respectfully Submitted
Paul Cornett
Service Manager

FEE PROPOSAL FORM
RFP #26-21 – On-Call HVAC Services

Respondent's Name: Miller-Boldt Inc.

Provide Hourly Billing Rates for the following periods:

Initial Contract Term	Regular Hourly Rate Monday-Friday (7a-5p)	Overtime Hourly Rate	Sunday/Holiday Overtime Hourly Rate	Travel/Show Up Charge
Start of contract - June 30, 2026	\$107.00	\$144.45	\$174.71	N/A
July 1, 2026 - June 30, 2027	\$109.00	\$147.15	\$177.67	N/A
Optional Contract Extension Term				
July 1, 2027 - June 30, 2028	\$110.00	\$148.50	\$179.30	N/A
July 1, 2028 – June 30, 2029	\$112.00	\$151.20	\$182.56	N/A

The regular hourly rate shall be applicable during normal business hours Monday through Friday (7am – 5 pm). The overtime rate shall apply outside of normal work hours Monday through Friday, and all day on Saturday. The Sunday and Holiday hourly rate shall be applicable all day on Sunday and City observed Holidays. Please identify any exceptions to proposed hourly rates and associated time periods below:

Regular rate applies Mon-Friday 7:00 AM-3:30 PM

Saturdays are overtime rate Sundays and Holidays are double time rates

Please append any equipment hourly costs for equipment owned by the proposing firm.

If work is performed by a subcontractor to the proposing firm, an additional markup of five percent (5%) shall be added to the fees of the subcontractor.

If repair parts, materials, permits or rental equipment are required, an additional markup of fifteen percent (15%) shall be added to those costs.

Provide the maximum anticipated response times for both standard and emergency tasks:

Standard Response Time (Hours): 24 Hours

Emergency Response Time (Hours): 4 Hours

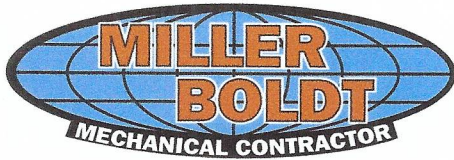
The initial term of the contract starts upon the contract approval date and ends on June 30, 2027 with a City optional extension for an additional two (2) years. It is understood that the submitted hourly rate proposals are to be honored over the term of the contract.

The undersigned hereby declares that he/she has carefully examined the conditions of this request for proposal and will provide the services as specified for the prices set for in this proposal.

Representative's Name: Paul Cornett

Signature: 

Date: 04-01-26



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Phone (586) 997-3300 Fax (586) 997-3306

Regarding City of Ann Arbor RFP 26-21

Authorized Negotiators

To Whom it may concern

Miller Boldt Inc acknowledges the following individuals to negotiate on behalf of Miller-Boldt Inc

Paul Cornett
Service Manager
586 977-3300
paulc@miller-boldt.com

Matthew D Miller
President
586 997-3300
mattm@miller-boldt.com

Respectfully Submitted
Paul Cornett
Service Manager

SECTION IV - ATTACHMENTS

Attachment A – Prevailing Wage Declaration of Compliance Form

Attachment B - Legal Status of Offeror

Attachment C – Non-Discrimination Ordinance Declaration of Compliance Form

Attachment D – Living Wage Declaration of Compliance Form

Attachment E – Vendor Conflict of Interest Disclosure Form

Attachment F – Non-Discrimination Ordinance Poster

Attachment G – Living Wage Ordinance Poster

**ATTACHMENT A
CITY OF ANN ARBOR
PREVAILING WAGE DECLARATION OF COMPLIANCE**

The "wage and employment requirements" of Section 1:320 of Chapter 14 of Title I of the Ann Arbor City Code mandates that the city not enter any contract, understanding or other arrangement for a public improvement for or on behalf of the city unless the contract provides that all craftsmen, mechanics and laborers employed directly on the site in connection with said improvements, including said employees of subcontractors, shall receive the prevailing wage for the corresponding classes of craftsmen, mechanics and laborers, as determined by statistics for the Ann Arbor area compiled by the United States Department of Labor. Where the contract and the Ann Arbor City Code are silent as to definitions of terms required in determining contract compliance with regard to prevailing wages, the definitions provided in the Davis-Bacon Act as amended (40 U.S.C. 278-a to 276-a-7) for the terms shall be used. Further, to the extent that any employees of the contractor providing services under this contract are not part of the class of craftsmen, mechanics and laborers who receive a prevailing wage in conformance with section 1:320 of Chapter 14 of Title I of the Code of the City of Ann Arbor, employees shall be paid a prescribed minimum level of compensation (i.e. Living Wage) for the time those employees perform work on the contract in conformance with section 1:815 of Chapter 23 of Title I of the Code of the City of Ann Arbor.

At the request of the city, any contractor or subcontractor shall provide satisfactory proof of compliance with this provision.

The Contractor agrees:

- (a) To pay each of its employees whose wage level is required to comply with federal, state or local prevailing wage law, for work covered or funded by this contract with the City,
- (b) To require each subcontractor performing work covered or funded by this contract with the City to pay each of its employees the applicable prescribed wage level under the conditions stated in subsection (a) or (b) above.
- (c) To provide to the City payroll records or other documentation within ten (10) business days from the receipt of a request by the City.
- (d) To permit access to work sites to City representatives for the purposes of monitoring compliance, and investigating complaints or non-compliance.

The undersigned states that he/she has the requisite authority to act on behalf of his/her employer in these matters and has offered to provide the services in accordance with the terms of the wage and employment provisions of the Chapter 14 of the Ann Arbor City Code. The undersigned certifies that he/she has read and is familiar with the terms of Section 1:320 of Chapter 14 of the Ann Arbor City Code and by executing this Declaration of Compliance obligates his/her employer and any subcontractor employed by it to perform work on the contract to the wage and employment requirements stated herein. The undersigned further acknowledges and agrees that if it is found to be in violation of the wage and employment requirements of Section 1:320 of the Chapter 14 of the Ann Arbor City Code it shall have been deemed a material breach of the terms of the contract and grounds for termination of same by the City.

Miller-Boldt Inc.

Company Name


Signature of Authorized Representative

04-01-26
Date

Paul Cornett Service Manager

Print Name and Title

21481 Carlo Drive Clinton Twp, MI 48038

Address, City, State, Zip

586 997-3300 paulc@millier-boldt.com

Phone/Email address

Questions about this form? Contact Procurement Office City of Ann Arbor Phone: 734/794-6500

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**ATTACHMENT B
LEGAL STATUS OF OFFEROR**

(The Respondent shall fill out the provision and strike out the remaining ones.)


The Respondent is:

- A corporation organized and doing business under the laws of the state of Michigan _____, for whom Paul Cornett _____ bearing the office title of Service manager _____, whose signature is affixed to this proposal, is authorized to execute contracts on behalf of respondent.*

*If not incorporated in Michigan, please attach the corporation's Certificate of Authority

- A limited liability company doing business under the laws of the State of _____, whom _____ bearing the title of _____ whose signature is affixed to this proposal, is authorized to execute contract on behalf of the LLC.
- A partnership organized under the laws of the State of _____ and filed with the County of _____, whose members are (attach list including street and mailing address for each.)
- An individual, whose signature with address, is affixed to this RFP.

Respondent has examined the basic requirements of this RFP and its scope of services, including all Addendum (if applicable) and hereby agrees to offer the services as specified in the RFP.

 Date: 04-01-26,
Signature

(Print) Name Paul Cornett Title Service Manager

Firm: Miller-Boldt Inc.

Address: 21481 Carlo Drive Clinton Twp, MI 48038

Contact Phone 586-997-3300 Fax 586-997-3306

Email paulc@miller-boldt.com

**ATTACHMENT C
CITY OF ANN ARBOR DECLARATION OF COMPLIANCE**

Non-Discrimination Ordinance

The "non discrimination by city contractors" provision of the City of Ann Arbor Non-Discrimination Ordinance (Ann Arbor City Code Chapter 112, Section 9:158) requires all contractors proposing to do business with the City to treat employees in a manner which provides equal employment opportunity and does not discriminate against any of their employees, any City employee working with them, or any applicant for employment on the basis of actual or perceived age, arrest record, color, disability, educational association, familial status, family responsibilities, gender expression, gender identity, genetic information, height, HIV status, marital status, national origin, political beliefs, race, religion, sex, sexual orientation, source of income, veteran status, victim of domestic violence or stalking, or weight. It also requires that the contractors include a similar provision in all subcontracts that they execute for City work or programs.


In addition the City Non-Discrimination Ordinance requires that all contractors proposing to do business with the City of Ann Arbor must satisfy the contract compliance administrative policy adopted by the City Administrator. A copy of that policy may be obtained from the Purchasing Manager

The Contractor agrees:

- (a) To comply with the terms of the City of Ann Arbor's Non-Discrimination Ordinance and contract compliance administrative policy.
- (b) To post the City of Ann Arbor's Non-Discrimination Ordinance Notice in every work place or other location in which employees or other persons are contracted to provide services under a contract with the City.
- (c) To provide documentation within the specified time frame in connection with any workforce verification, compliance review or complaint investigation.
- (d) To permit access to employees and work sites to City representatives for the purposes of monitoring compliance, or investigating complaints of non-compliance.

The undersigned states that he/she has the requisite authority to act on behalf of his/her employer in these matters and has offered to provide the services in accordance with the terms of the Ann Arbor Non-Discrimination Ordinance. The undersigned certifies that he/she has read and is familiar with the terms of the Non-Discrimination Ordinance, obligates the Contractor to those terms and acknowledges that if his/her employer is found to be in violation of Ordinance it may be subject to civil penalties and termination of the awarded contract.

Miller-Boldt Inc.

Company Name	
	04/01/26
Signature of Authorized Representative	Date

Paul Cornett

Print Name and Title
21481 Carlo Drive Clinton Twp, MI 48038
Address, City, State, Zip
586-997-3300 paulc@miller-boldt.com
Phone/Email address

Questions about the Notice or the City Administrative Policy, Please contact:
Procurement Office of the City of Ann Arbor
(734) 794-6500

**ATTACHMENT D
CITY OF ANN ARBOR
LIVING WAGE ORDINANCE DECLARATION OF COMPLIANCE**

The Ann Arbor Living Wage Ordinance (Section 1:811-1:821 of Chapter 23 of Title I of the Code) requires that an employer who is (a) a contractor providing services to or for the City for a value greater than \$10,000 for any twelve-month contract term, or (b) a recipient of federal, state, or local grant funding administered by the City for a value greater than \$10,000, or (c) a recipient of financial assistance awarded by the City for a value greater than \$10,000, shall pay its employees a prescribed minimum level of compensation (i.e., Living Wage) for the time those employees perform work on the contract or in connection with the grant or financial assistance. The Living Wage must be paid to these employees for the length of the contract/program.

Companies employing fewer than 5 persons and non-profits employing fewer than 10 persons are exempt from compliance with the Living Wage Ordinance. If this exemption applies to your company/non-profit agency please check here No. of employees__

The Contractor or Grantee agrees:

- (e) To pay each of its employees whose wage level is not required to comply with federal, state or local prevailing wage law, for work covered or funded by a contract with or grant from the City, no less than the Living Wage. The current Living Wage is defined as \$17.42/hour for those employers that provide employee health care (as defined in the Ordinance at Section 1:815 Sec. 1 (a)), or no less than \$19.42/hour for those employers that do not provide health care. The Contractor or Grantor understands that the Living Wage is adjusted and established annually on April 30 in accordance with the Ordinance and covered employers shall be required to pay the adjusted amount thereafter to be in compliance with Section 1:815(3).

Check the applicable box below which applies to your workforce

- Employees who are assigned to any covered City contract/grant will be paid at or above the applicable living wage without health benefits
- Employees who are assigned to any covered City contract/grant will be paid at or above the applicable living wage with health benefits

- (f) To post a notice approved by the City regarding the applicability of the Living Wage Ordinance in every work place or other location in which employees or other persons contracting for employment are working.
- (g) To provide to the City payroll records or other documentation within ten (10) business days from the receipt of a request by the City.
- (h) To permit access to work sites to City representatives for the purposes of monitoring compliance, and investigating complaints or non-compliance.
- (i) To take no action that would reduce the compensation, wages, fringe benefits, or leave available to any employee covered by the Living Wage Ordinance or any person contracted for employment and covered by the Living Wage Ordinance in order to pay the living wage required by the Living Wage Ordinance.

The undersigned states that he/she has the requisite authority to act on behalf of his/her employer in these matters and has offered to provide the services or agrees to accept financial assistance in accordance with the terms of the Living Wage Ordinance. The undersigned certifies that he/she has read and is familiar with the terms of the Living Wage Ordinance, obligates the Employer/Grantee to those terms and acknowledges that if his/her employer is found to be in violation of Ordinance it may be subject to civil penalties and termination of the awarded contract or grant of financial assistance.

Miller-Boldt Inc.

Company Name

21481 Carlo Drive

Street Address



Signature of Authorized Representative

04/01/26

Date

Clinton Twp, MI 48038

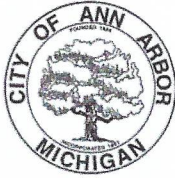
City, State, Zip

Paul Cornett Service Manager

Print Name and Title

586 997-3300 paulc@miller-boldt.com

Phone/Email address



ATTACHMENT E

VENDOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors interested in conducting business with the City of Ann Arbor must complete and return the Vendor Conflict of Interest Disclosure Form in order to be eligible to be awarded a contract. Please note that all vendors are subject to comply with the City of Ann Arbor's conflict of interest policies as stated within the certification section below.

If a vendor has a relationship with a City of Ann Arbor official or employee, an immediate family member of a City of Ann Arbor official or employee, the vendor shall disclose the information required below.

1. No City official or employee or City employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor's Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.
5. Please note any exceptions below:

Conflict of Interest Disclosure*	
Name of City of Ann Arbor employees, elected officials or immediate family members with whom there may be a potential conflict of interest.	<input type="checkbox"/> Relationship to employee <input type="checkbox"/> Interest in vendor's company <input type="checkbox"/> Other (please describe in box below)
None Known	

*Disclosing a potential conflict of interest does not disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City, vendor will be exempt from doing business with the City.

I certify that this Conflict of Interest Disclosure has been examined by me and that its contents are true and correct to my knowledge and belief and I have the authority to so certify on behalf of the Vendor by my signature below:		
Miller-Boldt Inc.	586-997-3300	
Vendor Name	Vendor Phone Number	
	04/01/26	Paul Cornett Service Manager
Signature of Vendor Authorized Representative	Date	Printed Name of Vendor Authorized Representative

Questions about this form? Contact Procurement Office City of Ann Arbor Phone: 734/794-6500, procurement@a2gov.org

**ATTACHMENT F
CITY OF ANN ARBOR NON-DISCRIMINATION ORDINANCE**

Relevant provisions of Chapter 112, Nondiscrimination, of the Ann Arbor City Code are included below.
You can review the entire ordinance at www.a2gov.org/humanrights.

Intent: It is the intent of the city that no individual be denied equal protection of the laws; nor shall any individual be denied the enjoyment of his or her civil or political rights or be discriminated against because of actual or perceived age, arrest record, color, disability, educational association, familial status, family responsibilities, gender expression, gender identity, genetic information, height, HIV status, marital status, national origin, political beliefs, race, religion, sex, sexual orientation, source of income, veteran status, victim of domestic violence or stalking, or weight.

Discriminatory Employment Practices: No person shall discriminate in the hire, employment, compensation, work classifications, conditions or terms, promotion or demotion, or termination of employment of any individual. No person shall discriminate in limiting membership, conditions of membership or termination of membership in any labor union or apprenticeship program.

Discriminatory Effects: No person shall adopt, enforce or employ any policy or requirement which has the effect of creating unequal opportunities according to actual or perceived age, arrest record, color, disability, educational association, familial status, family responsibilities, gender expression, gender identity, genetic information, height, HIV status, marital status, national origin, political beliefs, race, religion, sex, sexual orientation, source of income, veteran status, victim of domestic violence or stalking, or weight for an individual to obtain housing, employment or public accommodation, except for a bona fide business necessity. Such a necessity does not arise due to a mere inconvenience or because of suspected objection to such a person by neighbors, customers or other persons.

Nondiscrimination by City Contractors: All contractors proposing to do business with the City of Ann Arbor shall satisfy the contract compliance administrative policy adopted by the City Administrator in accordance with the guidelines of this section. All city contractors shall ensure that applicants are employed and that employees are treated during employment in a manner which provides equal employment opportunity and tends to eliminate inequality based upon any classification protected by this chapter. All contractors shall agree not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of any applicable protected classification. All contractors shall be required to post a copy of Ann Arbor's Non-Discrimination Ordinance at all work locations where its employees provide services under a contract with the city.

Complaint Procedure: If any individual believes there has been a violation of this chapter, he/she may file a complaint with the City's Human Rights Commission. The complaint must be filed within 180 calendar days from the date of the individual's knowledge of the allegedly discriminatory action or 180 calendar days from the date when the individual should have known of the allegedly discriminatory action. A complaint that is not filed within this timeframe cannot be considered by the Human Rights Commission. To file a complaint, first complete the complaint form, which is available at www.a2gov.org/humanrights. Then submit it to the Human Rights Commission by e-mail (hrc@a2gov.org), by mail (Ann Arbor Human Rights Commission, PO Box 8647, Ann Arbor, MI 48107), or in person (City Clerk's Office). For further information, please call the commission at 734-794-6141 or e-mail the commission at hrc@a2gov.org.

Private Actions For Damages or Injunctive Relief: To the extent allowed by law, an individual who is the victim of discriminatory action in violation of this chapter may bring a civil action for appropriate injunctive relief or damages or both against the person(s) who acted in violation of this chapter.

**THIS IS AN OFFICIAL GOVERNMENT NOTICE AND
MUST BE DISPLAYED WHERE EMPLOYEES CAN READILY SEE IT.**

ATTACHMENT G

CITY OF ANN ARBOR LIVING WAGE ORDINANCE

RATE EFFECTIVE APRIL 30, 2026 - ENDING APRIL 29, 2027

\$17.42 per hour

If the employer provides health care benefits*

\$19.42 per hour

If the employer does **NOT** provide health care benefits*

Employers providing services to or for the City of Ann Arbor or recipients of grants or financial assistance from the City of Ann Arbor for a value of more than \$10,000 in a twelve-month period of time must pay those employees performing work on a City of Ann Arbor contract or grant, the above living wage.

ENFORCEMENT

The City of Ann Arbor may recover back wages either administratively or through court action for the employees that have been underpaid in violation of the law. Persons denied payment of the living wage have the right to bring a civil action for damages in addition to any action taken by the City.

Violation of this Ordinance is punishable by fines of not more than \$500/violation plus costs, with each day being considered a separate violation. Additionally, the City of Ann Arbor has the right to modify, terminate, cancel or suspend a contract in the event of a violation of the Ordinance.

* Health Care benefits include those paid for by the employer or making an employer contribution toward the purchase of health care. The employee contribution must not exceed \$.50 an hour for an average work week; and the employer cost or contribution must equal no less than \$1/hr for the average work week.

The Law Requires Employers to Display This Poster Where Employees Can Readily See It.

**For Additional Information or to File a Complaint contact
Colin Spencer at 734/794-6500 or cspencer@a2gov.org**