

Plumbing

We deliver full scale commercial plumbing repair and installation solutions designed to keep facilities operating without interruption. Our team provides advanced drain and sewer services—including hydro-jetting, camera inspections, and storm drain maintenance—using high-pressure vac-truck technology for deep, efficient cleaning. Businesses also rely on our expertise in lift station preventive maintenance, backflow testing, and compliance services to ensure environmental and regulatory safety. Boiler start-ups, combustion analysis, and annual plumbing PM programs round out their specialized capabilities for mission-critical environments.



HVAC

Our team provides comprehensive HVAC installation, repair, and energy-efficient system upgrades for commercial facilities across Florida. Our highly skilled technicians perform detailed diagnostics, emergency repairs, and full preventive maintenance programs to maintain optimal comfort and performance. Indoor air quality assessments and improvements help businesses maintain safe, healthy environments year-round. Large scale HVAC solutions including chiller inspections, coil cleaning, and performance evaluations support complex mechanical systems in high demand properties.



Refrigeration

We specialize in commercial refrigeration system installation, replacement, and high-accuracy diagnostics for walk-in coolers and freezers. Our technicians inspect key components—such as condensers, evaporators, refrigerant levels, and motors—to ensure consistent temperature control and product integrity. Full-system repair and maintenance programs help prevent downtime and extend the lifespan of refrigeration units across food service and medical environments.



Electrical

Our team delivers professional electrical diagnostics, troubleshooting, and repair services built for mission-critical commercial facilities. Our team handles electrical panel upgrades, power distribution solutions, and safety inspections to maintain code compliance and prevent operational hazards. We also design and implement advanced lighting systems and energy-efficient electrical improvements tailored to modern business infrastructure.



Plumbing



- Plumbing Repairs and Installations
- Pipe Installation and Repair
- Emergency Services
- Water Heater Systems
- Drain Cleaning
- Sewer Line Cleaning
- Storm Drain Cleaning
- Sewer Line Camera Inspections
- Vactor Truck Services
- Stormwater Boxes and Manholes
- Hydro-Excavation (Vactor Truck)
- Hydro-Jetting for Sewer Systems
- Lift Station Maintenance
- Electronic Lift Station Monitoring
- Backflow Testing and Prevention
- Water Pump Maintenance
- Grease Trap / Grease Line Repairs
- Grease and Septic Pump Outs
- Hydro-Jetting & Maintenance
- Leak Detection
- Storm Drain Camera Inspections

HVAC



- Air Conditioning Installation & Repair
- HVAC Preventative Maintenance
- Controls and Thermostats
- Air Quality Testing
- Indoor Air Quality Assessments
- Rooftop Units
- Heating Service and Replacement
- Chiller Inspection and Repair

Electrical



- Diagnostics and Troubleshooting
- System Design and Installation
- Panel Upgrades & Replacements
- Lighting System Design & Upgrades
- Power Distribution Solutions
- Emergency Electrical Repair Services
- Safety Inspections / Code Compliance
- Generator Installation and Service
- Energy-Efficient System Upgrades
- Electrical Repairs and Maintenance

Refrigeration



- Walk-In Coolers / Freezers
- Ice Machines Maintenance & Install
- Beverage / Display Coolers
- Rack Systems
- Refrigeration Preventative Maintenance

Boilers



- Boiler Services
- Boiler Preventative Maintenance
- Hot Water & Tankless
- Boilers for Chillers
- 199,000 to 1,000,000 BTUs
- A.O. Smith / Rheem / Lochinvar

STORM DRAIN JETTING

- Inspect & remove debris from stormwater catch basins
- Inspect & remove debris from stormwater manholes
- Hydro-jet and clear storm drain boxes and manholes
- Vacuum stormwater catch basins with Vactor Truck
- Dispose of collected debris



GREASE LINE HYDRO-JETTING

- Clean sewer lines with hydro-jet
- Inspect & record pipe integrity with sewer camera post-cleaning
- Provide recording of inspection
- Provide recurring pump-outs
- Submit all regulatory documents and ensure compliance





QUARTERLY

- Remove grease and debris from well
- Check power supply
- Check amp draw on pump
- Check the pump cycle
- Ensure float switches are working properly
- Maintain running log of activity
- Test isolation valves
- Clear debris around valves and pipe orifices

REMOTE MONITORING

- Receive high level, low level, and phase drop alerts
- Receive single or multi pump failure alerts
- Decrease response time with automatic call
- Reduce billable hours via remote diagnosis



HVAC

Preventative Maintenance

21 Point HVAC Maintenance Includes:

- Check Refrigerant
- Inspect Compressor
- Inspect Fan Amps
- Inspect & Clean Condensor Coil
- Inspect & Clean Evaporator Coil
- Inspect Capacitors
- Inspect Contactor Points
- Check Cap & Valve Seals
- Inspect Thermostat
- Inspect Blower Amps
- Inspect Heat Strip Amps & Circuits
- Evaluate Evap. Coil Buildup
- Evaluate Blower Wheel Buildup
- Inspect Integrity of Wires
- Inspect Temperature Splits
- Lubricate Moving Parts
- Flush & Drain Vacuum Line
- Inspect Float Switch
- Clean Equipment & Return Grills
- Performance Check
- Air Leak Check



QUARTERLY & ANNUAL PLANS AVAILABLE

- Inspect coils for damage or debris
- Clean condenser and evaporator coils
- Measure refrigerant temperatures and pressures
- Verify electronic controls and connections
- Confirm Thermostat reading
- Check door gaskets for proper seal



MONTHLY & ANNUAL PLANS AVAILABLE

- Inspect fan control system
- Measure condenser fan motor volts/amps, where applicable
- Measure condenser and evaporator pressures
- Leak-Measure and verify refrigerant, water, oil, etc.
- Check safety control settings
- Check operating control settings
- Inspect compressor motor operation
- Inspect moisture indicator
- Check chilled water temperature control
- Inspect belts, sheaves – tension and alignment
- Check fan speed controllers



MONTHLY & ANNUAL PLANS AVAILABLE

- Check thermal temperatures within breaker panel
- Resecure aluminum tie-downs in disconnect
- Physically check each breaker
- Conduct load test and amp draw on all breakers
- Test any smoke detection devices
- Verify GFI code compliance
- Identify any NEC or Florida Electrical Code violations
- Plug test all outlets for adequate voltage
- Correctly label all items within the panel



QUARTERLY (2 HRS)

- Inspect & verify area is clear of combustibles
- Inspect all water/gas piping for leaks
- Check water temperature & gas pressure
- Inspect exhaust piping & blower
- Check expansion tanks
- Check control settings & relief valve
- Inspect ignition system
- Replace intake filter
- Perform combustion analysis
- Check burner condition & flame performance



BI-ANNUAL (4 HRS)

- Remove outer access panels & access the interior
- Vacuum inside the appliance & clean components
- Inspect wiring
- Test boiler water heating
- Flush storage tank
- Operate relief valve
- Perform combustion analysis



ANNUAL (6 HRS)

- Begin boiler start-up sequence
- Test exhaust gases & adjust accordingly for performance
- Measure gas pressure as the burner fires
- Inspect operation safeties, reset, & test low water cutoff
- Perform combustion analysis



ANNUAL WATER PUMP (2 HRS)

- Clean pump motor & base
- Oil pump & touch up rust
- Check shaft alignment
- Inspect line strainers
- Test volt & amp readings under full load



FRANK GAY COMMERCIAL SERVICES

TRUSTED SINCE 1976

About Us and Service Area

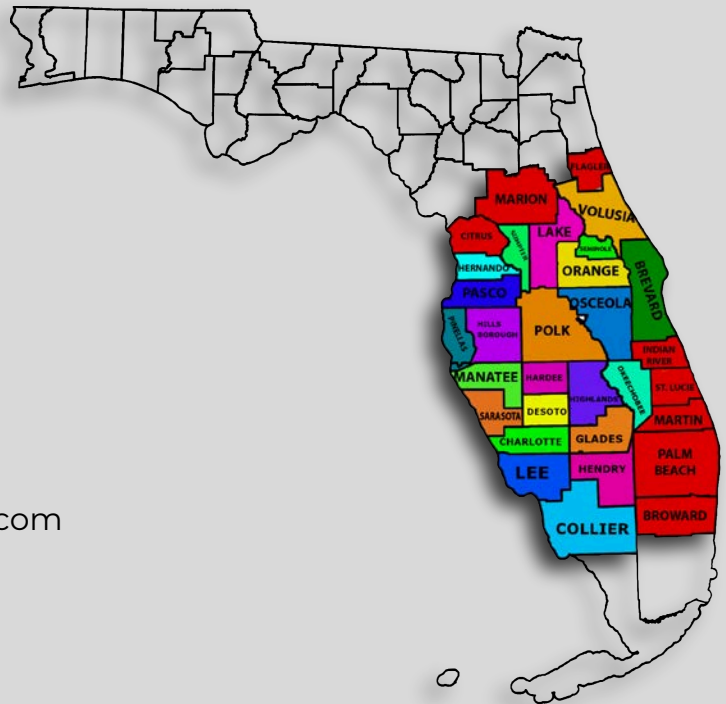
HVAC | REFRIGERATION | PLUMBING | ELECTRICAL

Emergency Service

(24 Hours / 365 Days a Year)



Service Area



About Us

Frank Gay Commercial

Corporation Name: Frank Gay Services LLC
Headquarters location: Orlando, FL
Website: <https://www.frankgaycommercial.com>
Year founded: 1976
Length of time in business: 50 years
Service Sector: Commercial Services
Total number of clients: 48,497
Number of personnel: 205

Mission Statement: To be the Gold Standard in our trades, to provide opportunities to those who seek meaningful work, and to serve as the backbone of our community.

STATE LICENSED

CFC-14227594

EC-13005023

CAC-1818012

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