



# GENERAL SERVICES ADMINISTRATION



*Federal Supply Service*

*Authorized Federal Supply  
Schedule Price List*

*03 FAC Facilities Maintenance  
and Management*

**Contract Number: GS-21F-0057W**

Contract Date: January 7, 2010 to  
January 6, 2015

Business Size: Small Business, Woman  
Owned

Contact: James Bochat, President

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Mod I: 7-13-2010

**Mechanical Concepts, LLC dba**

**Commissioning Concepts**

1010 East Coral Gables Dr.

Phoenix, AZ 85022

(602) 758-0501

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[www.cxconcepts.com](http://www.cxconcepts.com)



## GENERAL SERVICES ADMINISTRATION

Federal Supply Service

Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!, a menu-driven database system. The INTERNET address for GSA Advantage! is: GSAAvantage.gov.

### 03 FAC Facilities Maintenance and Management

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For more information on ordering from Federal Supply Schedules click on the FSS Schedule button at [fss.gsa.gov](http://fss.gsa.gov).

Contract date: January 7, 2010 through January 6, 2015

<u>SIN</u>	<u>Description</u>
811 005	Refrigeration, Heating, Ventilation, A/C, Boiler and Chiller HVAC Maintenance
871 202	Energy Management Planning and Strategies
871 206	Building Commissioning Services
871 207	Energy Audit Services

### Mechanical Concepts, LLC dba Commissioning Concepts

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GSA Contact: James Bochat, President

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Small Business, Woman Owned Business



**Commissioning Concepts** is a dba of Mechanical Concepts, LLC, a licensed and insured Arizona Corporation. It is a legally defined and certified Small Business by the City of Phoenix and is also a non-certified woman owned company (certification has been applied for in 2010).

Commissioning Concepts (CxC) provides a diverse range of commissioning and energy related services to building owners. We have extensive experience in the industry providing sustainable commissioning services as a LEED AP<sup>®</sup> and as a NEBB certified commissioning firm. CxC is also certified as a NEBB Test & Balance firm providing system troubleshooting and correction services. The combined experience of past projects of Commissioning Concepts coupled with the experience of James Bochat, our principal, offers a broader range of experience and services than any other commissioning provider. This experience includes LEED Platinum, Gold and Silver project commissioning, standard project commissioning for HVAC, Building Controls, Plumbing, Electrical, Building Envelope, Fire Protection, Fire Alarm, Security and communication systems.

We have an extremely strong team with over 40 years of experience in designing, building, commissioning and operating building technical systems to provide the best service available.

Our services include:

- Commissioning
- LEED Commissioning
- Retro Commissioning
- Energy Reduction Retro Commissioning
- Comfort Improvement Retro Commissioning
- System Operational And Functional Testing
- System Assessments
- Certified Air And Water Balancing
- Energy Measurement & Verification Programs
- Water Measurement & Verification Programs
- Energy & Water Studies
- Thermal Image Studies
- Facility Operations Review
- Operator Training
- Preventive And Predictive Maintenance Programs
- Troubleshooting & Diagnostic Services
- System Repair & Replacement Services



As a summary of our qualifications:

- NEBB Certified Commissioning and Retro-Commissioning Consulting
- NEBB Certified Test & Balance Professionals
- Experienced LEED-NC & LEEB-EB Commissioning Consulting
- Member of BCA, Building Commissioning Association
- Member of USGBC
- Certified LEED-AP
- 40 plus years of experience
- Technical Cx Provider for HVAC, Plumbing, Electrical, Special Electrical, Life Safety, Green Buildings, Fire Protection, and Building Envelope Systems

Our projects include LEED Commissioning projects, border stations, medical centers, university facilities, laboratories, communication facilities, transit facilities, office facilities, commercial, entertainment, restaurants, and more.



We have the expertise and experience to provide Commissioning services for any size facility and any type technical system required. We strive for client satisfaction by delivering a finished and fully functional building.

For more information, please contact:

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**1a. Table of Awarded Special Item Number (SINs)**

<u>SIN</u>	<u>Description</u>
811 005	Refrigeration, Heating, Ventilation, A/C, Boiler and Chiller HVAC Maintenance
871 202	Energy Management Planning and Strategies
871 206	Building Commissioning Services
871 207	Energy Audit Services

**1b. Identification of the Lowest Priced Model Number / Price for Each SIN: N/A**

**1c. Hourly Rates:** Prices listed below

**2. Maximum Order by SIN:**

811 005 - \$1,000,000  
871 202 - \$1,000,000  
871 206 - \$1,000,000  
871 207 - \$1,000,000

**3. Minimum Order:** \$100

**4. Geographic Coverage (delivery area):** Domestic Delivery – The 48 Contiguous States, D.C., Alaska, Hawaii, Puerto Rico, and U.S. Territories

**5. Point(s) of Production:** N/A

**6. Discount from List Prices or Statement of Net Price:** 15% off commercial pricing

**7. Quantity Discount(s):** Additional 4% for orders over \$100,000

**8. Prompt Payment Terms:** 2% 10 days, Net 30 days

**9a. Notification that Government Purchase Cards are Accepted Below the Micropurchase Threshold:** Notified and Accepted

**9b. Notification Whether Government Purchase Cards are Accepted or Not Above the Micropurchase Threshold:** Accepted

**10. Foreign Items:** No

**11a. Time of Delivery:** 30 days

**11b. Expedited Delivery:** 15 days

**11c. Overnight and 2-Day Delivery:** N/A



**11d. Urgent Delivery:** N/A

**12. FOB Terms:** N/A

**13a. Ordering Address(es):** Mechanical Concepts, LLC dba Commissioning Concepts  
1010 East Coral Gables Dr.  
Phoenix, AZ 85022

**13b. Ordering Procedures:** Ordering activities shall use the ordering procedures described in Federal Acquisition Regulations 8.405 when placing an order or establishing a BPA for supplies or services. The ordering procedures, information on Blanket Purchase Agreements (BPA's) and a sample BPA can also be found at the GSA/FSS Schedule Homepage ([fss.gsa.gov/schedules](http://fss.gsa.gov/schedules))

**14. Payment Address(es):** Mechanical Concepts, LLC dba Commissioning Concepts  
1010 East Coral Gables Dr.  
Phoenix, AZ 85022

**15. Warranty Provision:** N/A

**16. Export Packing Charges (if applicable):** N/A

**17. Terms and Conditions of Government Purchase Card Acceptance (any threshold ABOVE the micro-purchase level):** Accepted

**18. Terms and Conditions of Rental, Maintenance, and Repair (if applicable):** N/A

**19. Terms and Conditions for any other services (if applicable):** N/A

**20a. Terms and Conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable):** N/A

**20b. Terms and Conditions for any other services (if applicable):** N/A

**21. List of Service and Distribution Points (if applicable):** (N/A)

**22. List of participating dealers (if applicable):** N/A

**23. Preventive Maintenance (if applicable):** N/A

**24a. Special attributes such as environmental attributes:** N/A

**24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services show where full details can be found:**  
[www.cxconcepts.com](http://www.cxconcepts.com)

**25. Data Universal Number System (DUNS) Number:** 165674362

**26. Notification regarding Registration in Central Contractor Registration (CCR) database:** Currently registered and active through 09/21/2010



## GSA Pricing

SIN(s) Proposed	Serviced Proposed (e.g. Job Title/Task)	Education/ Certification Level	Unit of Issue	Discount % Offered to GSA (off CPL or Market Prices)	Price Offered to GSA (Includin g IFF)
<b>811-005</b> <b>871-202</b> <b>871-206</b> <b>871-207</b>	Commissioning Principal	Commissioning Principal – An owner or partner of the firm who has achieved this position by virtue of experience, ability and investment, Partners carry ultimate responsibility for a project. They provide high-level technical guidance, management oversight and quality assurance. Partners ensure appropriate company resources are available for projects and tasks.	Per Hour	15.00%	\$140.25
<b>811-005</b> <b>871-202</b> <b>871-206</b> <b>871-207</b>	Commissioning Engineer/Mana ger	Commissioning Engineer / Manager An engineer with an engineering degree and a minimum of 6 yrs of experience in commissioning buildings, or an individual who has more than 10 yrs of experience in providing technical commissioning services and has demonstrated expertise in managing and directing commissioning efforts. The commissioning engineer or manager functions as the project manager and lead commissioning engineer / manager for commissioning and retro-commissioning projects. Makes decisions independently regarding commissioning and retro-commissioning issues and has responsibility for project planning, organization and successful completion.	Per Hour	15.00%	\$114.75
<b>811-005</b> <b>871-202</b> <b>871-206</b> <b>871-207</b>	Commissioning Technician	Commissioning Technician – An individual who has a minimum of 6 years of commissioning experience and has demonstrated expertise in providing technical field commissioning of building systems for both commissioning and retro-commissioning projects. Has successfully completed the NEBB Building Systems Commissioning training seminar. Provides building systems inspection, commissioning tests and system adjustments as required to verify or	Per Hour	15.00%	\$108.80



		produce system performance.			
<b>811-005</b>	Test and	TAB Commissioning Technician - An	Per	15.00%	\$102.00
<b>871-202</b>	Balance (TAB)	individual who has a minimum of 6 years	Hour		
<b>871-206</b>	Commissioning	of TAB commissioning experience and			
<b>871-207</b>	Technician	has demonstrated expertise in providing			
		technical field commissioning of building			
		systems for both commissioning and			
		retro-commissioning TAB projects. Has			
		successfully completed the NEBB			
		Certified TAB Technician program.			
		Provides building systems inspection,			
		commissioning tests and system			
		adjustments as required to verify or			
		produce system performance.			
<b>811-005</b>	Commissioning	Commissioning Clerk – An individual with	Per	15.00%	\$56.95
<b>871-202</b>	Clerk	experience in the use of office systems to	Hour		
<b>871-206</b>		support the technical work of			
<b>871-207</b>		commissioning engineers and technicians			
		in the production technical reports.			
		Provides documentation control, office			
		coordination, word processing and other			
		office administration functions.			