



BAISTAR

DESIGN · CONSTRUCT · MAINTAIN · CONSERVE

SBA 8(a) CERTIFIED MINORITY BUSINESS ENTITY

BAISTAR MECHANICAL, INC., dba BAISTAR is a Facility HVAC Maintenance Company that serves the Washington DC metropolitan area established in 1986. BAISTAR now operates and maintains privately-owned buildings that are over 1.5 million square feet in 15 facilities in the Washington DC, Maryland and Virginia areas. Baistar is reaching out to the federal market to provide the same responsive and sound solutions that have earned the respect from the owners for last 20 years. BAISTAR currently provides the facilities maintenance and management services (Schedule 03FAC) under our GSA Schedule Contracts:

REFRIGERATION, HEATING, VENTILATION AND AIR CONDITIONING: SIN 811-005

- Master, Journeyman and Apprentice Level Technical Staff
- 24/7 Emergency Response Services
- Coordination Center for Quick Responses
- Disciplined Preventive Maintenance Programs

OTHER DIRECT COSTS: SIN 811-1000

- Charges in direct support of services
- Ancillary support and services
- Professional Engineering and design
- Energy Management Control Systems
- Energy Conservation Measures and Retrofits



Schedule

Contract GS-06F-0008T

CONTRACT ADMINISTRATION

HK Jun, PE
President

Baistar Mechanical, Inc.
7369 McWhorter Place
Annandale, VA 22003
Phone: 703-941-9582
Fax: 703-941-7505
Email: hk@baistar.com
Website: www.baistar.com

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: <http://www.fss.gsa.gov>.



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CONTRACT INFORMATION

- Schedule Contract for Facilities Maintenance and Management Schedule 03FAC
- Contract Number: GS-06F-0008T
- SIN 811-005 (Refrigeration, Heating, Ventilation and Air Conditioning (R-HVAC))
- SIN 811-1000 (Other Direct Costs)
- Additional 4% handling fee for SIN 811-1000 (Other Direct Costs)
- Labor Rate: \$95.00 (This is a 9.3% discount in labor rate relative to the labor rate Baistar offers to the best customers)
- Minimum Order Amount: \$100.00
- Maximum Order Amount: \$750,000.00
- Current Geographic Coverage: Washington DC, Virginia, Maryland
- Payment terms: Net 30 days, credit card payments accepted
- Payment Discounts: 1% Discount for Payments Received before 20 days.
- Duns Number: 15-770-1947
- CCR Registered: Yes

CAPABILITIES

Refrigeration, Heating, Ventilation and Air Conditioning (HVAC) (SIN 811-005)

BAISTAR is capable of meeting repair and service needs by providing mobile response with journeymen to master level HVAC technicians. Service Technicians are located through the region to have quick responses with guidance and instructions from the central location. Baistar provides annual inspection and maintenance schedule calendar to the building supervisors and provide periodic reports and updates on the maintenance. Service Technicians are available 24 hours a day for emergency services. All Baistar service technicians have cell phones to be able to respond to any calls. Examples of typical services include:

- | | |
|-------------------------------------|---|
| ✓ All types of mechanical equipment | ✓ Chemical Treatment |
| ✓ Chillers | ✓ HVAC Controls |
| ✓ Boilers | ✓ Damper actuators |
| ✓ Make-up air systems | ✓ Refrigerant systems |
| ✓ Make-up water | ✓ Steam traps and piping systems |
| ✓ Filter changes | ✓ Provide Engineering and Phasing to |
| ✓ Valve repacking | Minimize Downtime Impact for End Users |
| ✓ Valve gaskets | ✓ Provide Full Maintenance Services and |
| ✓ Pumping resealing | Staff including 24/7 Emergency Services |



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- **HVAC Distribution Systems:** Monthly and quarterly inspections and preventive maintenance on entire distribution systems. Service and repair air handling units of all capacity, VAV systems, fan coil units, PTAC units, heat pumps, valves, piping systems and associated control systems.
 - ✓ Fan Coil Units
 - ✓ Unit Ventilator
 - ✓ Air Handling Units
 - ✓ Split System Units
 - ✓ Computer Room A/C Units
 - ✓ Temporary A/C Units
 - ✓ Variable Air Volume Systems
 - ✓ Constant Air Volume Systems
 - ✓ Pumping System
 - ✓ Duct Installations and Modifications
 - ✓ Piping Installations and Insulation
 - ✓ Refrigerant Piping Installations
 - ✓ Operations/Repairs of End User Equipment
 - ✓ Exhaust Systems
 - ✓ Make-up Air Units – Dedicated or heat recovery
 - ✓ Air and System Balance
 - ✓ Provide Full Maintenance Services including 24/7 Emergency Services

Baistar has provided HVAC maintenance and support services in Washington DC, Maryland and Virginia customers over 20 years with quality and responsiveness. Our performance has been proven by our current customers whom have been using Baistar's service from the inception of the business.

CURRENT CLIENTS FOR REFERENCE

19th Street Baptist Church, Washington D.C., Tom Montague: (202) 829-2773

District of Columbia, Department of Human Services, Susie King: (202) 541-3961

Kastle Systems, Arlington VA, Bill Dietrich: (703) 528-8800

Vermont Avenue Baptist Church, Washington D.C., Reverend Cornelius Wheeler: (202) 667-1078

Legum & Norman Property Management, Alexandria VA, Joe Dilworth: (703) 848-0900

National Presbyterian Church, Washington D.C.: (202) 537-0800

4600 Connecticut Avenue Condominiums, Washington D.C., Walter Cole: (202) 362-8700

St. Paul's Parish, Washington D.C., Melva Willis: (202) 337-2020

Shrine of Sacred Heart, Washington D.C., Jenny Grover: (202) 234-8000

St. Albans, Washington DC., Mr. Ron Hicks: (202) 363-8286

Strategic Contracting, Mr. Zeb Congdon: (215) 925-3399

Takoma Park Baptist Church, Mr. Burlon Boone: (202) 723-4700