

# 03FAC Facilities Maintenance and Management

**GS-21F-0069X**

**2011-2016**

**GSA Catalog**



## **Commissioning & Green Building Solutions, Inc.**

**Federal Supply Group: 871 Class: R425**

**(770) 831-6760**

**871 202 Energy Management Planning and Strategies**

**871 206 Building Commissioning**

**871 207 Energy Audit Services**

# Catalog of services offered under 03FAC

CONTRACT GS-21F-0069X

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## ABOUT COMMISSIONING & GREEN BUILDING SOLUTIONS, INC.

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**Commissioning & Green Building Solutions, Inc. (CxGBS®)** is a nationally recognized leader in building commissioning and the application of sustainable design and development principles.

A professional services consultancy headquartered just outside of Atlanta, Georgia, CxGBS® serves clients nationwide by helping building owners achieve high-performing buildings. As a project team member, CxGBS® applies our Holistic Commissioning® process to assist the team in meeting the owner's performance goals, reducing total cost of building ownership and improving occupant satisfaction.

Since its founding in 2002, CxGBS® has served as the Commissioning Authority for over \$5 billion in construction and assisted teams in achieving LEED certification for more than 50 projects. As a result, the CxGBS® staff has extensive experience across a wide range of building types and project scopes. CxGBS® is comprised of a highly-skilled staff including Professional Engineers and Architects, Project Managers, LEED® Accredited Professionals, and Certified Commissioning Authorities who are dedicated to delivering the owners' requirements and providing sustainability services of the highest quality and value to our clients.

CxGBS® is a Women-Owned Small Business (WOSB).

CxGBS® provides services through the GSA schedule under 3 Special Item Numbers (SIN). Examples of some of the types of services that can be provided under each SIN are provided, but this is not a comprehensive list of services that CxGBS® can provide. These services are also classified under the following:

**NAICS Codes:**

541330	Engineering Services
541690	Engineering Consulting Services
561210	Facilities Support Services
561990	All Other Support Services

**NIGP Codes:**

91842	Engineering Consulting
92507	HVAC Engineers
92536	Engineering Services
92556	Inspecting, Structural/Engineering
96114	Commissioning of Facilities

**PSC/FSC Codes:**

B540	Building Technology Studies
B543	Energy Studies
C213	Inspection Services
C219	Other A/E Services
R425	Engineering & Technical Services



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## SIN 871 -202 – ENERGY MANAGEMENT PLANNING AND STRATEGIES

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SIN 871 202 Energy Management Planning and Strategies is a four-phase Comprehensive Energy Management Solution consisting of all four phases of an energy project and could pertain to a variety of energy projects that include, but are not limited to, renewable energy, sustainable energy, and energy efficient buildings certification programs such as LEED.

1. Consulting/Auditing/Energy Management Solutions - The strategic planning, energy assessments e.g. feasibility, vulnerability and other detailed assessments, developing and executing of energy audits, audit plans and energy management solutions.
2. Concept Development and Requirements Analysis - The analysis of the audit results and outlined requirements to design a detailed energy management project concept.
3. Implementation and Change Management - The implementation and integration of more energy efficient practices and systems and training in using them effectively.
4. Measurement and Verification - The performance assessment and measurement of the effectiveness and energy efficiency of the project and can include long term monitoring, verification of savings and benchmarking.

CxGBS® identifies owners' goals and requirements and show how sustainable principles can blend with stated objectives. We reduce the learning curve, project cost, and start the project team on the road to success in the earliest design stages with “greening” of specifications, software, project tools and management systems.

### ***Sustainable Design Consulting***

We offer design review services to identify incorrect application of principles, missing information or serviceability problems. We also provide life cycle and cost benefit analyses of various approaches to help teams select the most appropriate products, materials and design alternatives.

Our daylighting and energy modeling services maximize performance, enhance productivity and provide financial advantages for the life of facilities. We evaluate building operations practices to find opportunities for reducing energy consumption, enhancing indoor environmental quality and improving occupants' psychological and physiological perceptions of their indoor environment. We provide procedures such as measurement and verification plans to alert owners when corrective actions are required to maintain performance.

With its knowledge and experience in building operations CxGBS® has pioneered Green Operations™, a set of policies and procedures that carry sustainable design principles and Leadership in Energy and Environmental Design (LEED) certification practices beyond design and construction into the continuing operation of the building.

Services offered:

- Design review services
- Life cycle and cost benefit analyses
- Daylighting and energy modeling



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- Building operations evaluation
- LEED Certification and Documentation Services
- Energy Management Solutions
- Feasibility Studies
- Energy Modeling
- Innovative Design Guidance
- Operations and Maintenance Training
- Measurement and Verification

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## SIN 871-206 – BUILDING COMMISSIONING SERVICES

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SIN 871 206 Building Commissioning Services includes, but is not limited to, comprehensive building commissioning services on new construction, major modernization projects, and existing energy consuming buildings and facilities designed to ensure the building systems are designed and built to operate as efficiently as possible. This includes re-commissioning and retro-commissioning services. Energy efficient buildings certification programs such as LEED may be included.

Commissioning is a quality process to document that building systems are designed to meet the building owner's requirements are constructed and working as designed to meet performance goals. Commissioning is the only common thread that runs from the design phase and continues all the way to the occupancy and operation of the building. Commissioning can help anticipate potential problems, reduce project risks, and develop solutions to guide the project team in delivering a healthy, productive environment for occupants.

### ***Holistic Commissioning®***

Holistic Commissioning® is a comprehensive approach for achieving sustainability and high performance in new and existing facilities. It encompasses building attributes the stakeholders have defined necessary to effectively and efficiency support stakeholder's mission, occupant satisfaction, increasing financial return on investment, and achievement of environmental goals for the life of the building.

Holistic Commissioning® provides the greatest benefit when started in predesign because it allows implementation of high performance strategies at their lowest possible cost and establishes the foundation for maintaining and improving performance for the life of the building. Implementing Holistic Commissioning® at an existing facility also provides significant financial returns raising occupant satisfaction, improving operational efficiency, and environmental stewardship for both new and existing facilities. Holistic Commissioning® provides the tools owners and their staff need to increase financial rate of return for the facility.

### ***Monitoring Based Commissioning***

CxGBS® on-going monitoring based commissioning is one of the most important phases of the commissioning process. It provides the data necessary for tracking facility performance by identifying the factors that impact building performance and occupant satisfaction. CxGBS® on-going monitoring based commissioning can provide significant financial benefits to the owner.



On-going monitoring based commissioning can quickly pin point systems and components performance degradation. Doing so facilitates reliability centered maintenance, and improves O&M staff efficiency by quickly providing diagnostic analysis in real time which can significantly reduce trouble shooting efforts.

### ***Retro-Commissioning / Re-Commissioning***

Retrocommissioning (RCx) is a documented process of examining existing building systems and providing low and no-cost solutions to increase building performance. RCx is a team effort that detects problems and potential problems in the operation of systems and develops solutions to provide a healthy, productive environment for occupants.

CxGBS® begins the retro-commissioning process by helping the owner develop the Owner's Facility Requirements (OFR). This process facilitates better understanding of a building owner's needs and goals. The OFR serves as the basis for recommendations made during the retro-commissioning process.

Once building investigation is complete, CxGBS® provides the owner with a retro-commissioning report which details the result of testing and examinations and recommendations for improving building performance in line with the Owner's Facility Requirements.

### ***Building Forensic Investigation***

Building forensics is the science and art of identifying the causes of problems affecting buildings, such as structural failure, mold and results from moisture intrusion, poor indoor air quality, high utility consumption and power quality issues.

CxGBS® offers investigative services and cost-effective remedial recommendations that can significantly reduce the risk of recurrence. With our knowledge of design, construction and operation of the building's systems, we are equipped to recognize the cause of problems, identify contributing factors and provide sound, permanent solutions.

Drawing on our extensive testing experience, we use varying techniques from simple spray testing to thermography, ultrasonic, vibration analysis, pressure mapping, bulk and bio-aerosol sampling to isolate and prove the root causes of the problem. Our strength is knowing which set of techniques works best for given sets of circumstances. Once we identify how the failure was caused, we formulate solutions for reduced cost remediation.

Services offered:

- Holistic Commissioning®
- Monitoring Based Commissioning
- Retro-Commissioning
- Re-Commissioning
- Building Envelope Commissioning
- Fundamental Commissioning prerequisite and Enhanced Commissioning credit for LEED projects
- Investigative services
- Litigation support
- Workable remedial solutions
- Development of Owner's Facility Requirements



- Levels 1, 2 or 3 Energy Auditing
- Measurement and verification implementation
- Operations and Maintenance staff training
- MEP Commissioning
- Commissioning for LEED

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## SIN 871-207 – ENERGY AUDIT SERVICES

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SIN 871 207 Energy Audit Services includes, but is not limited to, developing, executing, and reporting on audit plans and/or performing energy and water audit services. Energy audits may range from cursory to comprehensive. Including, but not limited to data collection, data analysis, benchmarking with tools such as Energy Star, and written recommendations of suggested upgrades of electrical and mechanical infrastructure, including their impact on energy consumption and pollution can include recommendations for using alternative Energy Sources. Audit services can include computerized control systems using analytical software and a network of electronic devices to assist Federal agencies with achieving energy conservation goals. Energy efficient buildings certification programs such as LEED may be included.

Energy auditing is the study of a building's energy consumption and operational statistics to find opportunities for energy savings. Energy audits are broken into three levels by ASHRAE (American Society of Heating, Refrigerating and Air-conditioning Engineers), classified by breadth and depth of examination and analysis.

- **Level I** : Examination of utility bills and walk-through assessment of facility. Analysis reports "low-hanging fruit," no/low cost initiatives for improving energy performance. Analysis also includes recommendations of potential capital improvements meriting further investigation.
- **Level II** : A more thorough investigation of building energy consumption is performed. Analysis provides breakdown of energy consumption in building. Cost/benefit analysis of energy reducing measures are provided. Potential capital-intensive improvements are also provided for further consideration
- **Level III** : The most thorough energy audits are typically performed to analyze the cost-effectiveness of specific capital-intensive improvements as recommended in a Level II audit.

CxGBS® provides investigation and analysis of facilities to determine current energy efficiency of a building and identify potential improvements, at the level required by client. Our knowledge of design, construction and operation of the building systems enables us to recognize the cause of problems, identify contributing factors and provide sound, permanent solutions to increase building efficiency.

Services offered:

- ASHRAE Level I,II, III Energy Audits
- Building Condition Assessments
- Energy Star
- LEED Consulting
- Energy Modeling
- Review of Current and Historical Energy Consumption



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- Current Energy Consumption Breakdown Analysis
- Cost/Benefit Analysis of Energy Saving Initiatives
- Data collection & analysis
- Benchmarking



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## 03FAC SCHEDULE DETAILS: COMMISSIONING & GREEN BUILDING SOLUTIONS

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Contract Number GS-21F-0069X

Effective January 26, 2011 – January 25, 2016

- Awarded Special Item Numbers:
  - SIN 871-202 Energy Management Planning and Strategies
  - SIN 871-206 Building Commissioning Services
  - SIN 871-207 Energy Audit Services
- Maximum Order: \$1,000,000.00
- Minimum Order: \$100.00
- Geographical Coverage: Domestic Delivery
- Points of Production: Services to be performed on project site and from CxGBS® offices in (Atlanta) Lawrenceville, GA, (Jackson) Ridgeland, MS, and Austin, TX.
- Basic Discount from Commercial Prices: 4%
- Quantity Discounts: 3% for task orders over \$500,000 completed within one year
- Prompt Payment Terms: 2% discount when paid within 30 days
- CxGBS® will accept Government purchase cards for orders below the micro-purchase level.
- CxGBS® will accept Government purchase cards for orders above the micro-purchase level.
- Foreign items: No foreign items
- Time of delivery after receipt of order (ARO):
  - Normal: Per task order
  - Emergency: Per task order
  - Expedited: Per task order
- Urgent Requirement: Clause I-FSS-140-B of the contract applies. Agencies can contact contractor's representative to possibly affect faster delivery.
- F.O.B. point(s): Destination
- Ordering Address:

Commissioning & Green Building Solutions, Inc.  
1885 Lawrenceville Suwanee Rd Ste 110  
Lawrenceville, GA 30043



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- Ordering Procedures: For supplies and service, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3.
- Payment Address:
  - Commissioning & Green Building Solutions, Inc.
  - 1885 Lawrenceville Suwanee Rd Ste 110
  - Lawrenceville, GA 30043
- Warranty provision: Not applicable
- Export packing charges: Not applicable
- Terms and conditions of Government purchase card acceptance: Government purchase cards are accepted.
- Terms and conditions of rental, maintenance, and repair: Not applicable
- Terms and conditions of installation: Not applicable
- Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices: Not applicable
- Terms and conditions for any other services: CxGBS® complies with all previously stated and agreed upon terms and conditions.
- Service and distribution points: Same as Points of Production
- Participating dealers: Not applicable
- Preventative maintenance: Not applicable
- Special attributes such as environmental attributes: Not applicable
- Section 508 compliance: Not applicable
- Data Universal Number System (DUNS) Number: 145087602
- Notification regarding registration in Central Contractor Registration (CCR) database:
- CxGBS® is registered with the System for Award Management (formerly Central Contractor Registration) Database
- Cage Code: 3XCQ5



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## CONTACT INFORMATION FOR COMMISSIONING & GREEN BUILDING SOLUTIONS

Commissioning & Green Building Solutions, Inc.  
 1885 Lawrenceville Suwanee Rd Ste 110  
 Lawrenceville, GA 30043

Sales contact: Buddy Bishop  
 Telephone: (770) 831-6760  
 Email: [sales@cxgbs.com](mailto:sales@cxgbs.com)  
 Website: [www.cxgbs.com](http://www.cxgbs.com)

## SCHEDULE PRICING

Price List for all awarded SINs

<b>Labor Category</b>	<b>Year 1 01/26/11 through 01/25/12</b>	<b>Year 2 01/26/12 through 01/25/13</b>	<b>Year 3 01/26/13 through 01/25/14</b>	<b>Year 4 01/26/14 through 01/25/15</b>	<b>Year 5 01/26/15 through 01/26/16</b>	<b>Year 6 01/26/16 through 01/26/17</b>
Principal/Partner	\$188.42	\$192.75	\$197.19	\$201.72	\$206.36	\$206.36
Program Manager/Project Executive	\$172.36	\$176.32	\$180.37	\$184.52	\$188.77	\$188.77
Sr. Project Manager / Facilitator	\$156.56	\$160.16	\$163.84	\$167.61	\$171.47	\$171.47
Project Manager	\$137.78	\$140.94	\$144.19	\$147.50	\$150.90	\$150.90
Engineer III / Architect III	\$118.34	\$121.07	\$123.85	\$126.70	\$129.61	\$129.61
Engineer II / Architect II	\$104.49	\$106.90	\$109.35	\$111.87	\$114.44	\$114.44
Engineer I / Architect I	\$86.52	\$88.51	\$90.55	\$92.63	\$94.76	\$94.76
Technical Support Staff	\$73.63	\$75.32	\$77.05	\$78.83	\$80.64	\$80.64
Support Staff	\$56.89	\$58.20	\$59.54	\$60.91	\$62.31	\$62.31

### Labor Category Descriptions

<b>Category</b>	<b>Education and Experience (typical)</b>
<b>Principal/ Partner</b>	Partners of the firm have overall responsibility for all projects. They have achieved this position by virtue of experience, ability and investment. They provide high level technical guidance and review of



	senior staff. Partners formulate, implement and oversee the strategic plan that guides the direction of the business.
<b>Program Manager/ Project Executive</b>	Twenty or more years' experience in technical fields related to building systems design and/or operations. Experience must include extensive management experience in directing large scale contracts and project teams. It is expected that a program manager will have been an active participant in national or international professional organizations (ASHRAE, USGBC, BCA, NCBC, NEBBS, IESNA, etc.) and hold one or more certifications from these or other industry recognized entities.
<b>Senior Project Manager/ Facilitator</b>	Minimum Bachelor's degree in engineering, architecture, or related field from an accredited institution of higher learning and a minimum of 15+ years' facility operations/management, construction, design or consulting experience. Government recognized license as professional engineer or architect and/or hold one or more certifications from industry recognized entities.
<b>Project Manager</b>	Minimum Bachelor's degree in engineering, architecture, or related field from an accredited institution of higher learning and a minimum 10+ years facilities operations/management, construction, design or consulting experience. OR, Associate's Degree or High School Diploma (or equivalent) with construction related trades training or building operations training from a nationally or internationally recognized trade association with a minimum 15 years' experience. Membership, training and/or certifications from one of more industry recognized entities preferred.
<b>Engineer III/ Architect III</b>	Minimum of Bachelor's degree in engineering, architecture or related field from an accredited institution of higher learning and 5+ years' experience in facility operations/management, construction, design or consulting. OR, Master's degree and 3+ years' experience. Government recognized license as professional engineer or architect or qualified to sit for the exam.
<b>Engineer II/ Architect II</b>	Minimum Bachelor's degree in engineering, architecture or related field from an accredited institution of higher learning and 2+ years' experience in facility operations/management, construction, design or consulting. OR Master's degree. Government recognized license as a professional engineer or architect or qualified to sit for the exam.
<b>Engineer I/ Architect I</b>	Bachelor's degree from and accredited college or university in an engineering or technically related field and hold EIT status. OR Bachelor's degree from an accredited college or university in an engineering, architecture or technically related field. OR completion of some form of technical training and/or certification in a relevant field



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	is expected and has passed the LEED exam. Must be proficient in at least one LEED program plus LEED online.
<b>Technical Support Staff</b>	Bachelor's degree from an accredited college or university in engineering or technically related field is preferred. OR appropriate certifications and 6+ years' experience in chosen field.
<b>Support Staff</b>	Bachelor's degree from an accredited college or university in an engineering or technically related field is preferred. OR appropriate certifications in chosen field.