



Commissioning & Green Building Solutions, Inc.

1885 Lawrenceville-Suwanee Rd., Suite 110

Lawrenceville, GA 30043

770-831-6760 | www.cxgbs.com



Contract Holder

Women-Owned Small Business (WOSB)

2021–2026 GSA CATALOG

MULTIPLE AWARD SCHEDULE FACILITIES

Contract Number: GS-21F-0069X

Contract Period: Jan. 25, 2021 through Jan. 25, 2026

Unexercised Option Period through Jan. 25, 2031

NAICS 541690

SIN 541690E – Energy Services

SIN OLM – Order-Level Materials

BUILDING PERFORMANCE RIGHT FROM THE START



Catalog of Services Offered

Contract GS-21F-0069X

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ABOUT COMMISSIONING & GREEN BUILDING SOLUTIONS, INC.

Established in 2002, Commissioning & Green Building Solutions, Inc. (CxGBS®), a woman-owned small business, is a professional services consultancy providing innovative solutions to achieve high performance through the life of a building. Our history and DNA are high performance, sustainable buildings, which are applied to both new and existing facilities. Our Holistic Commissioning® process, developed from years of design, construction, and operations experience, and forensic investigation of building system problems, is a collaborative and comprehensive approach that help owners and their project team's reduce risk. Our holistic view encompasses sustainability, building enclosure, mechanical, electrical, and plumbing systems integration into harmonic and efficient operating facilities—right from the start.

Our value to owner's and their project teams is knowing how and where to find issues but also when issues typically occur during the life of a building. Our process identifies, documents, and provides assistance with solutions and tracks these issues to resolution. CxGBS's process provides a single thread of information that yields valuable documentation to assist with improving building performance and occupant satisfaction and helping to maintain a persistently high-performance building by offering opportunities for continuous improvement. The structure of our documentation sets a foundation to be used as a repository for the essential information needed for continuous improvement, giving operation and maintenance teams the information needed to maintain the highest efficiency possible.

A graphic featuring a background image of a modern building's glass facade. Overlaid on this are two semi-transparent text boxes. The left box is light blue and contains the heading 'CORE COMPETENCIES & SERVICES' followed by a bulleted list of seven services. The right box is a darker teal and contains the headings 'MISSION STATEMENT' and 'PHILOSOPHY', each followed by descriptive text or a bulleted list of five principles.

CORE COMPETENCIES & SERVICES

- Commissioning
- Energy Audits
- Sustainable Design and Operations Consulting Including LEED®
- Building Condition Assessments
- Energy Modeling
- Forensic Investigations

MISSION STATEMENT

CxGBS® is committed to raising the standards for design, construction, and operation of healthy, high-performing buildings.

PHILOSOPHY

- Put people first
- Practice personal, social, and environmental accountability
- Seek innovative, realistic solutions
- Lead by example
- Continually strive for excellence



Collectively the CxGBS team has a century of experience in sustainable building performance consulting and individually decades of experience in both MEP and building enclosure systems throughout the United States. CxGBS's clients include both public and private sector projects of all types: research facilities, vivarium's (large and small animals), medical schools, public safety facilities, museums, office and classroom buildings, dormitories, courthouses, manufacturing facilities, recreation, public utilities, and healthcare.

New Building Commissioning	21,600,000 SF	Energy Assessments	7,500,000 SF
Existing Building Commissioning	8,900,000 SF	Energy Modeling	2,200,000 SF
Building Enclosure Commissioning	18,000,000 SF	O&M Plans, Training, and Analysis of Facilities Efficiency	25,000,000 SF

CXGBS SERVICES

SIN 541690E – ENERGY SERVICES

CxGBS® provides services through the GSA schedule under Special Item Number (SIN) 541690E as follows: Includes services related to energy management to include renewable energy studies and projects, energy services related to training, resource efficiency management (REM) services, water conservation, building commissioning, re-commissioning and retro-commissioning, energy audits, energy consumption metering services, testing and evaluation of networked energy management systems, energy security, LEED, Green Globes, Energy Star, Energy Savings Performance Contracts (ESPC), Power Purchase Agreements, consulting on carbon emissions trading programs, renewable energy credits/certificates, greenhouse gas measurement and management, high performance sustainable buildings and sustainable design principles, resilience of federal infrastructure and operations, energy services consulting, etc.

These services are also classified under the following:

NIGP Codes:

91841	Energy Conservation Consulting
91842	Engineering Consulting
92507	HVAC Engineers
92534	Energy Management Engineering
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



Energy Management Planning and Strategies

The primary objective of energy management and planning strategies is to develop an energy management strategy that takes building utility usage, operational information (occupancy schedules, HVAC, lighting, and process loads), utility rates, and building characteristics information to convert this data into easy-to-understand information that is utilized to develop building improvement plans and monitor and verify the effectiveness of each strategy selected by GSA or using agency. Some of the tools we provide include visualization tools to illustrate opportunities and gains in building performance. These tools help provide essential information facility managers need to make informed decisions regarding allocation of financial and human resources.

CxGBS in-house services offered:

- Design review services
- Life cycle and cost benefit analyses
- Daylighting and energy modeling
- Sustainable Design Consulting including LEED, Energy Star, Green Globes, Living Building Challenge, Well Building plaques/Certifications, ASHRAE bEQ, and Peach (GA)
- Building condition assessments
- Energy modeling
- Measurement and verification

Building Commissioning Services

CxGBS building commissioning services can be a la carte by building system type or bundled to include the whole building (building enclosure, mechanical, electrical, plumbing, fire alarm, smoke control, etc.). Independent of the building systems included within the commissioning scope, CxGBS takes a holistic perspective in commissioning those systems, which includes evaluating sustainability and system interaction. Our Holistic Commissioning® process is applied to the system or systems being commissioned. Our process is focused on maintainability, durability, and performance from a people, economic, and planet perspective as part of our holistic project approach. The measure of performance and sustainability is how low operating costs and energy/carbon emissions are for the life of the building.

CxGBS in-house services offered:

- Holistic Commissioning®
- Monitoring Based Commissioning
- Retro-Commissioning
- Re-Commissioning
- Building Enclosure Commissioning
- Fundamental Commissioning prerequisite and Enhanced Commissioning credit for LEED projects
- Development of Current Facility Requirements (CFR) and Owners Project Requirements (OPR)
- Energy Information System and Fault Detection



Energy Audit Services

Energy audit services provide federal agencies evaluations and studies on how to improve energy efficiency within their facilities. Energy audits may range from basic survey and analysis to more comprehensive feasibility studies. These include the identification of conservation opportunities that when implemented, reduce energy consumption and costs. Energy audits are used to identify financially viable projects that improve energy usage and/or efficiency, improve application and utilization of alternative-energy sources or strategies, and reduce operations and maintenance costs.

CxGBS in-house services offered:

- ASHRAE Level I, II, III Energy Audits

Building Forensics Services

Building forensics is the science and art of identifying the causes of problems affecting buildings, such as material deterioration, mold, moisture intrusion, poor indoor environmental quality, and high utility consumption. With our knowledge of design, construction, and operation of building systems, our investigative services help to determine the root cause of problems and associated contributing factors. Knowing why and how a building system issue occurred allows us to develop a cost-effective solution for consideration and implementation that significantly reduces the risk of issue recurrence.

SIN – OLM

OLMs are supplies and/or services acquired in direct support of an individual task or delivery order placed against a schedule contract or BPA.

OLMS are:

- Purchased under the authority of the FSS Program
- Unknown until an order is placed
- Defined and priced at the ordering activity level in accordance with GSAR clause 552.238-115
- Only authorized for use in direct support of another awarded SIN
- Only authorized for inclusion at the order level under a Time-and-Materials (T&M) or Labor-Hour (LH) Contract Line Item Number (CLIN)
- Subject to a Not To Exceed (NTE) ceiling price



SCHEDULE DETAILS

Contract Number GS-21F-0069X

Effective Jan. 26, 2021–Jan. 25, 2026

- Awarded Special Item Numbers: 541690E – Energy Services
- Maximum Order: \$1,000,000
- Minimum Order: \$100
- 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, Austin TX, and (Harrisburg) East Berlin PA.
- 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 Road, Suite 110
Lawrenceville, GA 30043
- 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 Road, Suite 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
- CxGBS® is registered with the System for Award Management Database
- Cage Code: 3XCQ5
- Security Clearance: Department of Homeland Security

CONTACT INFORMATION

Commissioning & Green Building Solutions, Inc. (CxGBS®)			
Corporate Headquarters	1885 Lawrenceville-Suwanee Rd. Lawrenceville, GA 30043	(770) 831-6760 office (770) 831-6761 fax	www.CxGBS.com
Branch Office	1000 Highland Colony Parkway Building 5000, Suite 5203 Ridgeland, MS 39157	(770) 831-6760 x141 (770) 831-6761 fax	
Branch Office	901 North Mopac Expressway South Building 1, Suite 300 Austin, TX 78746	(770) 831-6760 x140 (770) 831-6761 fax	
Branch Office	2200 Stoney Point Road East Berlin, PA, 17316	(770) 831-6760 x101 (770) 831-6761 fax	
Primary Contact	Jay Enck, Chief Technical Officer	(770) 831-6760 x101 hjenck@cxgbs.com	
Form of Ownership	CxGBS is a Georgia Corporation (18 years), a City of Atlanta Certified Female Business Enterprise (FBE), a City of Atlanta Certified Small Business Enterprise (SBE), and a Women-Owned Small Business (WOSB).		

Certifications, Industry Ratings, and Achievement Recognitions

- ASHRAE Chair for Commissioning
- ASHRAE Distinguished Service Award
- USGBC LEED Fellow
- Professional Engineers (P.E.)
- Certified Commissioning Firm (CCF)
- Building Commissioning Association Certified Commissioning Provider (CCP)



- ASHRAE High Performance Building Design Professional (HBDP)
- ASHRAE Building Energy Assessment Professional (BEAP)
- ASHRAE Building Commissioning Professional (BCxP)
- USGBC LEED® Accredited Professionals Building Design and Construction (LEED AP BD+C)

Project Awards

- “Construction Owners Project Leadership Award” - Construction Owners Association of America
New Museum for the Little White House Historic Site, CxGBS Holistic Commissioning
- “Development of Excellence Award” - Urban Land Institute
Balzer Theatre at Herren’s, CxGBS Holistic Commissioning and LEED Project Administration
- “GSA Office of Design and Construction 2012 Project Management Award” – General Services Admin.
Tuscaloosa Federal Building & Courthouse, CxGBS LEED Project Administration
- “GSA Office of Design and Construction 2012 Project Management Award” – General Services Admin.,
John C. Godbold Building/Elbert P. Tuttle Federal Courthouse Annex, CxGBS Holistic Commissioning
- “U.S. Department of State, Assistant Secretary’s 2017 Award for Excellence” - U.S. Diplomacy Center, CxGBS Holistic Commissioning
- “ASCE Project of the Year 2017” – Shaw Industries T-1 Plant, CxGBS Holistic Commissioning®, LEED® Project Administration, and Energy Modeling

Innovations

- To better serve long term building owners, CxGBS developed a proprietary commissioning process called Holistic Commissioning®. This comprehensive process goes beyond the traditional industry model by not only addressing the interaction between the building’s mechanical, electrical, and plumbing systems, but also addressing the building’s exterior envelope (enclosure), sustainability goals, and unique project-specific requirements.
- CxGBS developed the first USGBC-approved Policy and Plan for Green Operations in the Southeast, implemented by the Arthur M. Blank Family Office Building who still uses it today.
- CxGBS worked with curriculum developers to create CxGBS School as a Teaching Tool Curriculum, a hands-on exploration of sustainable topics for grades 6–12 which correlates to national STEM initiatives.



Don Stuart Russell Courthouse
Spartanburg, SC
CxGBS Services:
Retro-Commissioning



Charleston Post Office
Charleston, SC
CxGBS Services:
Retro-Commissioning



Sidney Yates Federal Building
Washington, D.C.
CxGBS Services:
Enhanced and Fundamental
Commissioning for LEED



SCHEDULE PRICING

Price list for all awarded SINS (includes IFF):

Labor Category	Grade	Year 11 1/26/21 through 1/25/22	Year 12 1/26/22 through 1/25/23	Year 13 1/26/23 through 1/25/24	Year 14 1/26/24 through 1/25/25	Year 15 1/26/25 through 1/25/26
Sr. Project Manager/Facilitator	E6	\$171.47	\$171.47	\$171.47	\$171.47	\$171.47
Project Manager	E5	\$150.90	\$150.90	\$150.90	\$150.90	\$150.90
Engineer III/Architect III	E4	\$129.61	\$129.61	\$129.61	\$129.61	\$129.61
Engineer II/Architect II	E3	\$114.44	\$114.44	\$114.44	\$114.44	\$114.44
Engineer I/Architect I	E2	\$94.76	\$94.76	\$94.76	\$94.76	\$94.76
Technical Support Staff	E1	\$80.64	\$80.64	\$80.64	\$80.64	\$80.64
Support Staff	E0	\$62.31	\$62.31	\$62.31	\$62.31	\$62.31

Labor Category Descriptions:

Grade	Job Title	Required Experience	Duties
E0	Support Staff	Bachelor's degree or equivalent experience in appropriate field. Solid written and oral communication skills. Proficient computer skills including online document sharing. Able to operate independently as well as part of a team.	Assist with preparation of all materials for trainings, workshops, meetings, and proposals. Identify, coordinate & execute required documents per CxGBS process. Maintain files of same.
E1	Technical Support Staff	Bachelor's degree from accredited university in engineering OR technical related field or appropriate certificates and five plus years of experience in chosen field. Solid written and oral communication skills. Proficient computer skills including online document sharing. Able to operate independently as well as part of a team.	Assists with performance of field data collection or measurement under supervision of senior engineering staff. Assists with preparation of reports and documentation in a neat and organized fashion. Assists with modeling or other analytical investigations of building energy, lighting, HVAC and building enclosure systems. Identify, coordinate and execute required documents per CxGBS process. Maintain files of same.



E2	Technical Staff/ Engineer I	Bachelor's degree from an accredited university in engineering and hold EIT status. Builds experience and skills toward one or more certifications from ASHRAE, BCA, USGBC, or Univ. of WI. Possess strong knowledge of construction documents. Solid written and oral communication skills. Proficient computer skills including online document sharing. Able to operate independently as well as part of a team.	Work within project budgets to meet contract requirements. Perform field data collection or measurement. Complete required reports, charts, and documentation per CxGBS process in a timely manner and according to schedule. Become proficient in CxGBS Holistic Commissioning® process.
E3	Engineer II	Bachelor's degree from accredited university in engineering or related field plus four years of experience in facility operations/management, construction, design, OR master's degree plus three years of experience. Licensed professional engineer or qualified to sit for the exam. Hold one or more certifications from ASHRAE, BCA, USGBC, or U of WI. Possess strong knowledge of construction documents. Solid written and oral communication skills. Proficient computer skills including online document sharing. Able to operate independently as well as part of a team.	E2 plus manage project resources to ensure staffing needs, budget compliance, contract and schedule requirements ensuring successful completion of CxGBS contracts. Read and interpret drawings, schematics, and submittals. Provide engineering analysis on large scale or complicated tasks. Provide point of contact for clients. Provide directed technical leadership to project teams. Supervise or prepare reports in a neat and organized manner.



E4	Engineer III	Bachelor's degree from accredited university in engineering or related field plus ten years of experience in facility operations/ management, construction, design, OR master's Degree plus five years of experience. Licensed professional engineer. Hold one or more certifications from ASHRAE, BCA, USGBC, or U of WI. Possess strong knowledge of construction documents. Solid written and oral communication skills. Proficient computer skills including online document sharing. Able to operate independently as well as part of a team.	E3 plus assess client needs, set client expectations. Develop strong client relations. Proficient in seeking solutions to building system operational issues. Able to supervise junior engineering staff.
E5	Project Manager	Bachelor's degree from accredited university in engineering or related field plus fifteen years of experience in facility operations/ management, construction, design, OR master's Degree plus ten years of experience. Licensed professional engineer. Hold one or more certifications from ASHRAE, BCA, USGBC, or Univ. of WI.	E4 plus ability to troubleshoot multiple types of building systems, including HVAC, controls, security, plumbing, building enclosure and proficient in conducting forensic investigations of same systems. Manages large scale projects/programs. Ensures quality and continuity in all projects per CxGBS processes and procedures. Monitors and stays abreast of industry, technological, legal, and operational changes that affect the activities. Participates in CxGBS long term planning. Represents CxGBS on a national level through association committee leadership, educational presentations/ speaking, publication of articles.



E6	Program Manager/ Project Executive/ Principal	Bachelor's degree from accredited university in engineering or related field plus twenty years of experience in facility operations/management, construction, design, OR master's degree plus fifteen years of experience. Licensed professional engineer or equivalent experience. Hold one or more certifications from ASHRAE, BCA, USGBC, or Univ. of WI.	E5 plus serves as member of management team providing key input to overall operations and long-term planning. Serves as mentor and advisor. Provides guidance and direction to individual project managers and their teams.
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GSA PROJECT EXPERIENCE



ELBERT P. TUTTLE U.S. COURT OF APPEALS

JOHN C. GODBOLD BUILDING

Atlanta, GA

The John C. Godbold Federal Building provides administrative office space for the 11th Circuit Court of Appeals. The building was created as an annex to the Tuttle Courthouse through the restoration and joining of two existing historic buildings in downtown Atlanta. The facility includes open office areas, private offices, workrooms, storage areas and conference rooms. Retrofitting and combining these two buildings into a modern, efficient office space presented unique challenges. CxGBS provided Holistic

Commissioning®, Sustainable Design Consulting, LEED Certification Administration Services, and Energy Modeling for the new five story 129,000 SF addition to the historical court complex. *“GSA Office of Design and Construction 2012 Project Management Award”*



U.S. DIPLOMACY CENTER

Washington, D.C.

The U.S. Diplomacy Center project was a new, two-phase addition to the 1.5 million SF Harry S. Truman building in Washington, D.C. housing the U.S. Department of State. The center, constructed by the General Services Administration, is a museum and educational resource on the history, practice, and challenges of U.S. diplomacy and showcases the work of the U.S. Department of State. CxGBS provided Holistic Commissioning® services during the design, construction, and warranty phases for building enclosure,

HVAC, HVAC controls, lighting controls, electrical, domestic water, and plumbing systems. Unique to the Diplomacy Center, CxGBS also commissioned exhibits within the facility. *“U.S. Department of State Assistant Secretary’s 2017 Award for Excellence.”*



TUSCALOOSA FEDERAL BUILDING AND COURTHOUSE

Tuscaloosa, AL

The 128,000 SF Tuscaloosa Federal Building and Courthouse is home to the U.S. District Court, the U.S. Probation Court, the U.S. Marshals Service, the U.S. Attorney’s Office, the U.S. Bankruptcy Court, congressional and senator offices, the Social Security Administration, and the Federal Bureau of Investigation. CxGBS® provided LEED® Project Administration services, energy and water efficiency guidance, and energy modeling services for the development of the new federal building and courthouse in downtown Tuscaloosa. Specifically, CxGBS guided the design team relative to building

enclosure, lighting, heating, ventilation, plumbing and air conditioning in support of achieving Region 4 energy goals and efficiencies for new construction, LEED®, as well as integration of measurement and verification into the building design to allow tracking of performance after project completion. *“GSA Office of Design and Construction 2012 Project Management Award”*