



PRIMARY INTEGRATION SOLUTIONS // NEXT GENERATION SOLUTIONS FOR HIGH PERFORMANCE ENVIRONMENTS



## **FACILITIES MAINTENANCE AND MANAGEMENT (03FAC)**

**SOLICITATION No.: 6FEC-E6-030292-B**

**STANDARD INDUSTRY GROUP: 8744**

**CONTRACT NUMBER: GS-21F-604AA**

**CONTRACT PERIOD: 1/21/2013 - 1/22/2018**

**SIN: 871-206 (Building Commissioning Services)**

*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 GSA Advantage! is: [GSAAdvantage.gov](http://GSAAdvantage.gov).*



DELIVERING INDUSTRY LEADING

**KNOWLEDGE. PERFORMANCE. COMMITMENT.**

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### 871-206 Building Commissioning Services

Including, but 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.

- 1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s). **See Pricelist Below**
- 1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. This price is the Government price based on a unit of one, exclusive of any quantity/ dollar volume, prompt payment, or any other concession affecting price. Those contracts that have unit prices based on the geographic location of the customer, should show the range of the lowest price, and cite the areas to which the prices apply. **NA Services**
- 1c. If the Contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided. If hourly rates are not applicable, indicate "Not applicable" for this item. **See Pricelist Below**
2. Maximum order **\$1,000,000.00**
3. Minimum order. **\$5,000.00**
4. Geographic coverage (delivery area). **CONUS**
5. Point(s) of production (city, county, and State or foreign country). **N/A**
6. Discount from list prices or statement of net price. **See Pricelist**
7. Quantity discounts. 1% with a minimum purchase of **\$750,000.00**
8. Prompt payment term. **None, NET 30 DAYS**
- 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold. **Yes**
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold. **No**
10. Foreign items (list items by country of origin). **N/A**
- 11a. Time of delivery. (Contractor insert number of days.) **N/A**
- 11b. Expedited Delivery. The Contractor will insert the sentence "Items available for expedited delivery are noted in this price list." under this heading. The Contractor may use a symbol of its choosing to highlight items in its price lists that have expedited delivery. **N/A**
- 11c. Overnight and 2-day delivery. The Contractor will indicate whether overnight and 2-day delivery are available. Also, the Contractor will indicate that the schedule customer may contact the Contractor for rates for overnight and 2-day delivery. **N/A**
- 11d. Urgent Requirements. The Contractor will note in its price list the "Urgent Requirements" clause of its contract and advise agencies that they can also contact the Contractor's representative to effect a faster delivery.



12. F.O.B. point(s). Destination McLean, VA
- 13a. Ordering address(es).  
8180 Greensboro Drive  
Suite 700  
McLean, VA 22102
- 13b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3. **N/A**
14. Payment address(es).  
8180 Greensboro Drive, Suite 700  
McLean, VA 22102
15. Warranty provision. **N/A**
16. Export packing charges, if applicable. **N/A**
17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level).  
**None**
18. Terms and conditions of rental, maintenance, and repair (if applicable). **N/A**
19. Terms and conditions of installation (if applicable). **N/A**
20. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable).  
**N/A**
- 20a. 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 (e.g., recycled content, energy efficiency, and/or reduced pollutants). **N/A**
- 24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.)  
The EIT standards can be found at: [www.Section508.gov/](http://www.Section508.gov/).
25. Data Universal Number System (DUNS) number. **078291178**
26. Notification regarding registration in Central Contractor Registration (CCR) database. **Primary Integration Solutions, Inc, is registered.**



## **Labor Description**

### **Project Executive**

Minimum Education: Bachelor's degree in Engineering, Science or Business; or comparable work experience

Minimum Years' Experience: 10

Responsibilities: Manages the overall, firm-wide commissioning program and contract support operations, often involving multiple projects and groups of personnel at multiple locations. Directs and coordinates the planning and production of all programmatic contract activities. Has authority and responsibility to identify and commit company resources to support contract execution. Provides senior corporate-level oversight to ensure enforcement of quality control and safety program objectives. Pursues business development opportunities at the client's corporate level while ensuring client satisfaction at the project level.

### **Project Manager**

Minimum Education: Bachelor degree in Arts or Science; or comparable work experience

Minimum Years' Experience: 5 years

Responsibilities: Responsible for the successful execution of mission critical facility commissioning projects from a financial, technical and quality perspective. Has authority and responsibility to identify and commit company resources to support project execution within limits defined by the Project Executive. Provides project level oversight to ensure enforcement of quality control and safety program objectives. Pursues business development opportunities and ensures client satisfaction at the project level.

### **Senior Commissioning Engineer**

Minimum Education: Bachelor degree in Arts or Science; or comparable work experience

Minimum Years' Experience: 5

Responsibilities: Provides engineering and technical support to plan, schedule, coordinate and execute full life cycle commissioning of critical facilities on large and complex projects. Participates in the MEP design process; witnesses the static and dynamic testing of complex mechanical, electrical and controls systems and operates the system in normal, maintenance and failure modes of operations.

### **Commissioning Engineer**

Minimum Education: Bachelor degree in Arts or Science; or comparable work experience

Minimum Years' Experience: 2

Responsibilities: Provides engineering and technical support to plan, schedule, coordinate and execute full life cycle commissioning of critical facilities that are small and have a low degree of complexity. Participates in the MEP design process; witnesses the static and dynamic testing of complex mechanical, electrical and controls systems and operates the system in normal, maintenance and failure modes of operations.



**GSA PRICE MATRIX**

<b>Year 1 2013</b>	
Project Executive	\$202.02
Project Manager	\$179.57
Senior Commissioning Engineer	\$166.11
Commissioning Engineer	\$134.68

<b>Year 2 2014</b>	
Project Executive	\$208.08
Project Manager	\$184.96
Senior Commissioning Engineer	\$171.09
Commissioning Engineer	\$138.72

<b>Year 3 2015</b>	
Project Executive	\$214.43
Project Manager	\$190.61
Senior Commissioning Engineer	\$176.31
Commissioning Engineer	\$142.95

<b>Year 4 2016</b>	
Project Executive	\$220.75
Project Manager	\$196.23
Senior Commissioning Engineer	\$181.51
Commissioning Engineer	\$147.17

<b>Year 5 2017</b>	
Project Executive	\$227.38
Project Manager	\$202.11
Senior Commissioning Engineer	\$186.95
Commissioning Engineer	\$151.58



**Primary Integration Solutions, Inc.** (PI-Solutions) is an independent, industry-certified, 3rd party commissioning authority (CxA) with a concentrated focus on the commissioning and operational sustainability of “Mission Critical” facilities.

Our capabilities offer complete services, from initial planning stages, to design, through construction and ongoing operations of mission critical facilities. Our clients range from financial institutions and investment banks to some of the largest telecommunication companies in the world to top-secret government agencies.

Our industry leading professionals bring innovative solutions to our clients’ team. Our end-to-end services for mission critical facilities include:

❖ **Full Life Cycle Commissioning**

- New Construction
- Live Data Centers
- Re-Commissioning
- Retro-Commissioning
- LEED Fundamental / Enhanced Commissioning

❖ **Transitional Services**

- Normal & Emergency Operational Procedure Development
- Maintenance Program Design
- Staff Training
- Vendor Support Requirements

❖ **Sustainable Operations Services**

- Staff Training Program Development & Delivery
- Operating Procedure Development
- Site Reliability & Due Diligence Assessments
- O&M (CMMS) Development & Implementation
- Infrastructure Performance Testing & Validation

❖ **Energy Services**

- Energy Auditing
- Controls Systems Integration
- Energy Conservation Measure (ECM) Development and Implementation
- Measurement & Verification (M&V)

Our Headquarters is located in McLean, VA with offices in Charlotte, NC (Commissioning Headquarters); Beltsville, MD; Fort Collins, CO; and San Francisco, CA.

## COMMISSIONING CAPABILITIES

Our experienced staff consistently faces the unique challenges of the higher levels of complexity in both equipment and operation that exist in Mission Critical facilities.

### Types of Facilities Commissioned

- ❖ Data Centers, Command Centers, Server Farms, MDF/IDF Rooms
- ❖ Health Care Facilities, Hospitals, Research Facilities, Laboratories
- ❖ Clean Rooms, FAB Plants
- ❖ Bio-Chemical Facilities
- ❖ LEED Facilities, Office Buildings, Central Plants

We aid the designers, contractors and vendors in delivering a quality and fully-integrated facility **the first time**, thereby minimizing the schedule and budget impacts commonly experienced on complex projects. Our services include comprehensive planning and implementation to commission and test all electrical and mechanical facility equipment and controls, and take the following into account: master construction schedule, safety, start-up, training, recommended maintenance program and close-out.

### Commissioning Background:

- ❖ Mission Critical Facility Experts
- ❖ 75% of projects are “Mission Critical”
- ❖ Independent, 3rd party Commissioning Authority (CxA)
- ❖ Solely focused on commissioning
- ❖ Team of 80 professionals
- ❖ 75% of staff has hands on critical facilities operations experience



## FULL LIFE CYCLE COMMISSIONING

Using our proven commissioning processes, our team is able to ensure that your new or existing facility operates at peak performance. Our knowledgeable staff of commissioning engineers perform a full evaluation of the electrical and mechanical systems; including communications, interoperability, component working conditions, occupant and managerial requirements and other parameters to confirm whether critical infrastructure systems are designed and subsequently installed properly and maintained successfully over time. Our commissioning team works with the design and construction team throughout the Full Life Cycle Commissioning process.

- **Pre-Design / Programming Phase**
  - Owners Project Requirements
  - Basis of Design (BOD)
  - Rigor of Cx
- **Design Phase**
  - Design Review
  - Cx Specifications
  - Cx Plan
  - Cx Schedule
- **Construction Phase**
  - Installation QA/QC
  - Cx Schedule Coordination
  - Start Up Acceptance Testing
  - Functional Performance Testing
  - Integrated Systems Testing
  - Discrepancy Log / Corrections
- **Occupancy Phase**
  - Integrated Systems Testing
  - Training
  - Close-out Documentation
  - Standard Operating Procedures
  - O&M Programming
- **Post Occupancy Phase**
  - Methods of Procedures
  - Seasonal Testing
  - 10-month Warranty Review
  - Reliability Assurance Testing
  - Maintenance Planning
  - Load (Power & Cooling) Management

## SUSTAINABLE OPERATIONS SERVICES

Our **Sustainable Operations Services** offering is a comprehensive consulting program to help owners, operators and managers of mission critical facilities achieve long-term reliability, systems availability and energy efficiency. The SOS program provides a specific focus on the critical electrical, mechanical, plumbing and control systems that support or can impact facility operations. PI will evaluate the operations, maintenance, testing and training required to achieve the data center mission as well as its specific service level agreements (SLAs) and will implement corrective actions to achieve optimum results. Broken down into three primary components -- Operations, Maintenance and Energy -- the SOS program encompasses a series of specific analytical and proactive elements:

### Operations

- Operations Procedure Development
- Operations Standard Development
- Staff Training
- SLA / KPI Assessment
- Operations Planning and Coordination
- Staff Evaluation and Recruiting
- Hazardous Material & Waste Management
- Organization Structure
- Record Keeping & Document Control

### Maintenance

- Maintenance Audit
- Maintenance Standards Development
- Risk Management / Reliability Assurance
- Performance Validation & Testing

### Energy

- Data Center Energy Commissioning - eCx
  - Initial Survey
  - Energy Saving Recovery Scope Development
  - Energy Commissioning Program Implementation

## TESTING CAPABILITIES

PI-Solutions is capable of performing a variety of performance testing normally associated with the commissioning process including but not limited to:

- ❖ Electrical performance testing – transient testing, harmonics measurement, IEEE 450 battery testing
- ❖ Verification of sequence of operations – electrical switchgear and mechanical plant
- ❖ Critical Space Heat Run – measurement of environmental conditions under casualty conditions



## WHAT MAKES US UNIQUE

- ❖ Our sole focus is Commissioning and Sustainable Operations Services.
- ❖ Team Organization/ Structure – We have the unique ability to staff a project with personnel representing numerous disciplines/centers of excellence:
  - Professional Engineers
  - LEED Accredited Professionals
  - Mechanical Engineers
  - Electrical Engineers
  - Controls Engineers
  - Technicians with Navy Nuclear backgrounds
  - Professional Training Instructors and Course Developers
  - Personnel with data center operations experience

- ❖ Our ISO 9001-2008 Total Quality Management System

We exceed industry standards as the first, and currently the only, commissioning firm in the world to achieve ISO 9001-2008 Certification. Recognized globally as a benchmark for superior quality management processes, ISO 9001-2008 certification is an on-going process of evaluation and assessment. No matter the complexity or size of the project, our technical staff maintains criteria that assures each project achieves the same level of quality. Our ISO 9001-2008 certification ensures that despite distinctions between projects, our advanced quality approach to the production and implementation of commissioning is exercised with consistency.

- ❖ Our Total Quality Management System includes processes used to operate the business, meet and exceed client requirements and continually improve client satisfaction and business operations. These processes are described in Standard Operating Procedures (SOPs). We have defined processes for providing technical services to clients supporting the delivery of technical services and ensuring the system and business operate effectively. All processes are measured, monitored and operated to produce consistent outcomes. To ensure that the management of PI conforms to the needs of our clients, the requirements of stakeholders and ISO 9001-2008, we have created our SOPs. Among these, SOP E1 Management addresses long term planning, provision and management of resources, formal employee communication, organization responsibility and authority and management of the SOPs. PI regularly audits its operation, against the documented SOPs.
- ❖ PI “Cloud” Team – We have a dedicated team of engineers that support the production of all Cx documentation, including Cx Plans, Test Script development, Close-out documentation, etc. This approach improves quality and document control, gains efficiency and accuracy resulting in a higher level of service to you, our client.
- ❖ Digital Technology - Our field technicians utilize the latest tablet technology when testing equipment and capturing data. This data collection tool enhances accuracy of reporting, efficiency in the field, and quality of commissioning documentation and eliminates the delay from paper to electronic reporting.
- ❖ Blending Engineering & Operational Experience – our team is comprised of professionals who have operated facilities as well as designed them, this unique perspective provides insight into what works and what doesn't. Our staff treats every client's facility as if it were their own and protects the client's interest at every step of the project.



## PI-Solutions by the Numbers:



### Within the past 36 months Primary Integration Solutions has Commissioned:

- ❖ 22 Greenfield data center projects
- ❖ 19 Live data center projects
- ❖ 29 Data center projects with 1500 ton or greater central plants

### Primary Integration Solutions has Commissioned:

- ❖ 10 Data centers with PLC controls
- ❖ 24 Data centers with SCADA Systems
- ❖ 13 Reinforced DDC controls or hybrid controls systems
- ❖ 12 Data centers with DDC controls
- ❖ 15 Data centers with medium voltage generators and utility inter-connects
- ❖ 5 Data centers with medium voltage UPS systems

### Primary Integration Solutions has:

- ❖ 50+ Commissioning Engineers
- ❖ 10+ Professional Engineers
- ❖ 12 LEED Accredited Professionals
- ❖ 4 AABC-ACG Certified Commissioning Agents
- ❖ 6 DCEP's and Certified DCEP Instructors
- ❖ 6 Certified Energy Managers (CEM's)

## COMMISSIONING CERTIFICATIONS / MEMBERSHIPS

### Corporate

- ❖ Building Commissioning Authority (BCA) Corporate Provider
- ❖ Member of the Associated Air Balance Council (AABC) Commissioning Group (ACG)
- ❖ AABC Commissioning Group (ACG) Certified Commissioning Authority
- ❖ 7x24 Exchange National Member Company
- ❖ Member of AFCOM (Association for Data Center Management Professionals)
- ❖ ISO 9001:2008 Certified
- ❖ Certified Instructor for Department of Energy Data Center Energy Practitioner (DCEP)
- ❖ American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE)

### Personnel

- ❖ President of the Board of Directors for the Southeast Region Building Commissioning Authority (SERBCA)
- ❖ University of Wisconsin Professional Engineering School Qualified Commissioning Process Provider (QCxP)
- ❖ Member of the Board of Directors for 7x24 Carolinas Chapter, DC Chapter, and Northern California Chapter
- ❖ Certified Energy Manager (CEM)
- ❖ Certified Instructor for Department of Energy Data Center Energy Practitioner (DCEP)
- ❖ Registered Professional Engineers
- ❖ LEED Accredited Professionals
- ❖ Voting Member of ASHRAE TC 9.9, GPC - 1.2, and SPC-127