

# 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: <http://GSAAvantage.gov>

## Facilities Maintenance and Management – Schedule 03FAC *SINs 811-005, 871-206, 871-211*

**Contract #: GS-21F-125BA**

Contract Period: 8/25/14 – 8/24/2019

SystemWorks, LLC is a Small Business

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at <http://fss.gsa.gov>.

## Contract Administrators

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**SystemWorks<sub>LLC</sub>**  
*Commissioning Sustainable Buildings*

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

### 1a. Special Item Numbers:

**811-005 Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance:**

Services related to providing heating and ventilation services. Service could include, but are not limited to, cleaning; air balancing; restoration and de-contamination of HVAC systems or any combination of providing plant equipment; materials; tools; transportation; supervision; labor to perform all repairs; periodic preventative maintenance (PPM); and emergency service work calls to ensure continual operations of refrigeration; heating; ventilation; air conditioner; boiler; Geothermal heat pump systems; renewable energy systems; and boiler and chiller systems.

**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.

**871-211 Energy Consulting Services:** Contractors shall provide expert advice, assistance, guidance or counseling on energy related projects or initiatives to assist agencies in adhering to energy legislation and policy such as EPACT 2005, Executive Orders 13423 and 13514. Consulting services covered by this SIN include:

- Energy management or strategy
- Energy program planning and evaluations
- Energy related studies, analyses, benchmarking and reporting such as feasibility studies, vulnerability assessments, and energy security
- Assistance in meeting energy efficient building standards such as Leadership in Energy and Environmental Design (LEED), Green Globes and Energy Star.
- Advisory services in obtaining alternative financing for energy projects such as Energy Savings Performance Contracts, Power Purchase Agreements or Enhanced Use Leases
- Consulting on carbon emissions trading programs
- Consulting on where to obtain renewable energy credits/certificates
- Consulting on greenhouse gas measurement and management
- Strategic sustainability performance planning
- Consulting on obtaining high performance sustainable buildings
- The implementation, testing and evaluation of networked energy management systems and services that utilize Internet Protocol - Next Generation (IPv6) enabled systems

### 1b. Lowest priced model number and price for each SIN:

Not Applicable

### 1c. Schedule Pricing and Labor Category Descriptions

SystemWorks offers the GSA a 2% discount for Commissioning (SIN 871-206), Energy Consulting Services (SIN 871-211) and Certified Testing, Adjusting, and Balancing (SIN 811-005). Our commercial rate for Commissioning and Energy Consulting Services is \$120/hour, and our commercial rate for Certified TAB is \$110/hour. For all labor categories, continued education and manufacturer training in products, application and installation is highly encouraged but not required. Opportunities include the Bell and Gossett Pump School, Phoenix Lab Systems Factory Training, JCI Controls, etc. SystemWorks sponsors employees to attend these trainings.

Labor Category	Description	Education & Experience	Required Training & Certifications	2014-2015
Professional Engineer	Leads Retro-Commissioning and energy reduction projects. Performs energy audits, benchmarking, trend data analysis and energy modeling. Performs Peer-to-Peer design reviews.	BS - Mechanical Engineer 5 years HVAC Experience	Licensed Professional Engineer in the State of Iowa  Certified Energy Manager (CEM) with the Association of Energy Engineers	\$118.50/hr
Energy Engineer	Performs energy audits, benchmarking, trend data analysis and energy modeling.	BS - Mechanical Engineer None, internship experience preferred	Engineer-in-Training (has passed the Fundamentals of Engineering exam)	\$118.50/hr
Commissioning Agent <i>Professional Engineer</i>	Leads Commissioning projects. Creates Construction Checklists and Functional Test Procedures. Performs design review of mechanical systems plans. Conducts commissioning meetings with building owner, design team, and contractors.  Performs and documents site visits. Performs and documents functional tests and equipment start-up. Maintains an 'Issues Log' to track all concerns until they have been addressed.	BS - Mechanical Engineer 5 years HVAC Experience	Licensed Professional Engineer in the State of Iowa  Certified Energy Manager (CEM) with the Association of Energy Engineers	\$118.50/hr

<p>Commissioning Agent <i>Controls Engineer</i></p>	<p>Leads Commissioning projects. Performs design reviews of equipment Sequences of Operation, troubleshoots and diagnoses Building Automation System issues, writes Functional Test Procedures for controls sequences, performs and documents functional performance tests, and assist in owner training.</p>	<p>10 years in the HVAC Controls industry.  AAS Degree in Electronics/Technology</p>	<p>BCA (Building Commissioning Association) Certified Commissioning Professional  Certified Measurement and Verification Professional by the Association of Energy Engineers</p>	<p>\$118.50/hr</p>
<p>Commissioning Agent <i>Controls Technician</i></p>	<p>Performs design reviews of equipment Sequences of Operation, troubleshoots and diagnoses Building Automation System issues, writes Functional Test Procedures for controls sequences, performs and documents functional performance tests, and assist in owner training.</p>	<p>10 years in the HVAC Controls industry.  Military or other post-secondary education in Electronics/Technology</p>	<p>Continued education and manufacturer training in products, application and installation is highly encouraged but not required. Opportunities include the Bell and Gossett Pump School, Phoenix Lab Systems Factory Training, JCI Controls, etc.</p>	<p>\$118.50/hr</p>
<p>Commissioning Agent <i>Building Envelope</i></p>	<p>Leads Building Envelope Commissioning projects. Performs design review of architectural plans. Creates Construction Checklists and Functional Test Procedures. Conducts commissioning meetings with contractors and the building owner.  Performs and documents multiple site visits. Inspects required architectural wall requirements, IBC Annual required testing for Fire/Smoke Dampers, Smoke Dampers, and Fire Dampers. Performs functional tests to verify proper installation of air and moisture barriers. Maintains an 'Issues Log' to track all concerns until they have been addressed.</p>	<p>10 years of experience with building envelope systems and components.  Successful completion of a post-secondary program or trade apprenticeship in Sheet Metal, Plumbing, or HVAC/Hydraulics.</p>	<p>Infrared Level 1 Technician  Air Barrier Association of America (ABAA) Certified Auditor  Continued education and manufacturer training in applicable products, application and installation is highly encouraged but not required. Opportunities include the Bell and Gossett Pump School, WR Grace Air/Vapor Barrier Certified Installer training, CETCO Certified Installer Training  HVAC Fire Life Safety Level I Certification through the International Training Institute.</p>	<p>\$118.50/hr</p>



<p>Commissioning Agent <i>MEP</i></p>	<p>Leads Commissioning projects. Creates Construction Checklists and Functional Test Procedures. Performs design review of mechanical systems plans. Conducts commissioning meetings with building owner, design team, and contractors. Performs and documents site visits. Performs and documents functional tests and equipment start-up. Maintains an 'Issues Log' to track all concerns until they have been addressed.</p>	<p>10 years of experience in the HVAC&amp;R industry.  Successful completion of a post-secondary program or trade apprenticeship in Sheet Metal, Plumbing, or HVAC/Hydronics.</p>	<p>BCA (Building Commissioning Association) Certified Commissioning Professional  State Licenses in HVAC, Refrigeration or Hydronics</p>	<p>\$118.50/hr</p>
<p>TABB Certified TAB Provider</p>	<p>Leads Testing, Adjusting and Balancing projects. Proportionally balances air flows, measures fan speed and amperage to ensure appropriate flow from air handling units, verifies dampers and control valves. Provides clients with a Certified Test and Balance Report.</p>	<p>10 years of experience in the HVAC&amp;R industry.  Successful completion of a post-secondary program or trade apprenticeship in Sheet Metal, Plumbing, or HVAC/Hydronics.</p>	<p>TABB (Testing, Adjusting and Balancing Bureau) Certified Supervisor  State License in HVAC</p>	<p>\$108.63/hr</p>
<p>TAB Technician</p>	<p>Proportionally balances air flows, measures fan speed and amperage to ensure appropriate flow from air handling units, verifies dampers and control valves. Provides clients with a Certified Test and Balance Report.</p>	<p>10 years of experience in the HVAC&amp;R industry.  Successful completion of a post-secondary program or trade apprenticeship in Sheet Metal, Plumbing, or HVAC/Hydronics.</p>	<p>TABB (Testing, Adjusting and Balancing Bureau) Certified Technician highly recommended.  State License in HVAC</p>	<p>\$108.63/hr</p>

*The above rates include an Industrial Funding Fee (IFF) of 0.75%.*

<b>2. Maximum Order</b>	\$3,000,000.00
<b>3. Minimum Order</b>	\$0.00
<b>4. Geographic Coverage</b>	Primarily Iowa and the surrounding states; however, SystemWorks has travelled nationwide to serve some commercial clients.
<b>5. Point of Production</b>	West Des Moines, Iowa
<b>6. Discount from List Prices</b>	2%
<b>7. Quantity Discount</b>	Additional 1% volume discount for single task orders over \$250,000 purchased at one time.
<b>8. Prompt Payment Terms</b>	Net 30 days
<b>9a. Government Purchase Cards Accepted Below \$2,500?</b>	Yes
<b>9b. Government Purchase Cards Accepted Above \$2,500?</b>	No
<b>10. Foreign Items</b>	N/A
<b>11a. Time of Delivery</b>	Determined by contract
<b>11b. Expedited Delivery</b>	N/A
<b>11c. Overnight and 2-day Delivery</b>	N/A
<b>11d. Urgent Requirements</b>	N/A
<b>12. FOB Points</b>	N/A
<b>13a. Ordering Address</b>	409 Fifth St West Des Moines, Iowa 50265
<b>13b. Ordering Procedures</b>	N/A
<b>14. Payment Address</b>	409 Fifth St West Des Moines, Iowa 50265
<b>15. Warranty Provision</b>	N/A



16.	<b>Export Packing Charges</b>	N/A
17.	<b>Terms and Conditions of Government Purchase Card Acceptance</b>	SystemWorks shall accept payment via Government purchase card in accordance with the terms and conditions of GSA Contract GS-21F-125BA. No special terms or conditions apply.
18.	<b>Terms and Conditions of Rental, Maintenance and Repair</b>	N/A
19.	<b>Terms and Conditions of Installation</b>	N/A
20a.	<b>Terms and Conditions of Repair Parts</b>	N/A
20b.	<b>Terms and Conditions for Any Other Services</b>	N/A
21.	<b>List of Service Distribution Points</b>	N/A
22.	<b>List of Participating Dealers</b>	N/A
23.	<b>Preventative Maintenance</b>	N/A
24a.	<b>Special Attributes</b>	To reduce paperwork, SystemWorks does provide electronic versions of Construction Checklists, Issue Logs and Final Commissioning Reports.
24b.	<b>Section 508 Compliance</b>	N/A
25.	<b>DUNS Number</b>	150968340
26.	<b>CCR Database</b>	Registered and Up-to-Date in SAM/CCR



## Our Company

Our company is an independent third-party commissioning, TAB, and energy services provider located in West Des Moines, Iowa. We are proud to be the first and only firm in Iowa to earn the Certified Commissioning Firm certification from the Building Commissioning Association. We are also a Qualified Service Provider for the MidAmerican Energy Commercial Energy Efficiency Rebate Programs.

SystemWorks believes that success is in the details. For the past 11 years, we have successfully followed ASHRAE Guidelines and the BCxA's Essential Attributes to deliver high quality commissioning, from thorough function testing to detailed documentation. SystemWorks has never been involved in litigation or arbitration, and performs work with a high level of professional integrity. We have no interest in selling engineering services or equipment, only in serving the owner to the best of our ability. Our goal is to deliver a fully functional, high performance building that meets the owner's expectations.



## Our People

Our team is comprised of 16 professional and technical personnel with an average of over 17 years experience in the construction and operation of high performance sustainable buildings. Our team includes BCxA Certified Commissioning Professionals, professional engineers and a Certified Energy Manager, a former Johnson Controls design engineer, technicians with their Masters and Journeyman's Licenses in HVAC, Plumbing and Refrigeration.

SystemWorks strives to foster long-term working relationships with owners, architects, engineers, and contractors. We communicate with the owner and design team during the commissioning process, we work in the field alongside the contractors to resolve issues, and we ensure the owner's staff is knowledgeable in the operation of the equipment.



## SIN 871-206 Building Commissioning



### About the Project

This facility is a five-story building with two partial lower levels and a rooftop penthouse. The lower level contains a dock, storage, central sterile services, maintenance space, staff locker rooms, and a staff break area. Level 1 is a medical mall and includes radiology facilities, a pharmacy, pathology lab and phlebotomy spaces, hearing aid center and audio booth, a shared education center, administrative offices, and a cafe. Levels 2 through 4 are clinical spaces including exam rooms, treatment rooms, and a cardiac rehabilitation area. Level 5 is a shell space for future expansion.

### Our Services

As the commissioning provider, SystemWorks was responsible for obtaining the LEED credits for fundamental and enhanced commissioning. SystemWorks assisted the owner in preparing the OPR and provided commissioning design reviews of the BOD, control sequences and submittals. Other services included preparation of a commissioning plan and specification, organizing a kick-off meeting, site visits during construction, functional performance testing, tracking deficiencies and resolutions on an issue log, a systems manual, and a 10 month review.

The owner anticipates 30 percent energy reduction compared to similar sized buildings from the use of natural lighting, LED lighting, an innovative cooling system using variable refrigerant flow (VRF) technology, exterior shades that minimize solar heating, and energy-efficient insulated glass.

## Iowa River Landing LEED Enhanced Cx Iowa City, IA

### Owner

*University of Iowa  
Hospitals and Clinics*

### Architect

*Neumann Monson Architects*

### Engineer

*MODUS*

### Square Footage

*167,000*

### Owner Contact

*Jennifer Ratner (319) 356-1486*

### SystemWorks' Role

*Commissioning Authority  
LEED Fundamental & Enhanced*

### Systems Commissioned

*VRV zones, AHUs, ERVs, exhaust fans, unit heaters, sump pumps, chiller, generator, emergency power, fire alarm, security, lighting and day lighting controls, domestic hot water, snow melt, building pressure control, verification of BAS control features*



***SIN 811-005 HVAC-R, Boiler, Chiller Maintenance  
Certified Testing, Adjusting and Balancing (TAB)***



### *About the Project*

The U.S. Federal Courthouse for the Northern District of Iowa is situated on the Cedar River in downtown Cedar Rapids. It houses 19 governmental agencies and includes five courtrooms, judges' chambers, jury assembly space, grand jury suite, prisoner holding cells, and offices for the U.S. Marshals Service, U.S. Attorneys, and state senators and representatives.

### *Our Services*

SystemWorks provided air and hydronic testing and balancing on the following systems: AHUs, make-up air units, blower coil units, stairwell pressurization fans, VAVs and fan coil units, exhaust fans, computer room units, pumps, and unit heaters.

The TAB scope included reviewing construction documents, preparing a TAB Plan, leading a TAB meeting, generating a log to track deficiencies identified during field testing, and preparing a final TAB report for review by the Cx Authority.

SystemWorks also provided testing and verification to support the commissioning agent during the smoke control, make-up air and stairwell pressurization testing.

U.S. Federal Courthouse  
Northern District of Iowa

#### **Square Footage**

*289,000 ft<sup>2</sup>*

#### **TAB Services**

*\$43,000*

*+\$29,600 for Chilled Water System and Heating/Glycol System troubleshooting, rework, and additional meetings*

#### **Owner Contact**

*Brad Thomason, Construction Mgr  
Ryan Companies US, Inc.  
(319) 389-9145*

#### **SystemWorks Team**

*Project Leader*

*Scott Talbot*

*TAB Technicians*

*Ryan Robinson*

*Brian Van Houten*

*Jeremy Carroll*

*John Vande Kamp*

#### **System Features**

*Magnetic Frictionless Chillers  
Boilers*

*Heat Exchangers for Domestic  
Water*

*Dedicated Outside Air Units*

*AHUs and VAVs with reheat*

*Lighting and Daylighting Systems*

*Renewable Energy*

*Holding Cell Pressurization*

#### **LEED Rating**

*Gold*



### SIN 871-211 Energy Consulting Services



#### The Challenge

The ARL expected higher performance from their new building, which requires 100% outside air to ventilate the animal living areas and veterinary spaces.

#### Our Method

SystemWorks worked closely with the controls contractor to set equipment trends. This allowed us to identify the current sequences, what areas needed adjustments, and how to optimize the system. Understanding the occupancy schedules and space usage was key to implementing the correct strategies.

#### The Result

SystemWorks identified 9 ECMs and 7 FIMs. A couple of the bigger issues were exhaust fans that were not operating which was causing building pressurization issues, and the in-floor heating system was active year-round, even when the building was calling for cooling.

### Animal Rescue League Des Moines, Iowa

**Square Footage**

42,000 ft<sup>2</sup>

**Location**

Des Moines, IA

**Year Built**

2008

**Duration**

ECM Identification: 2 weeks

Final Report: 2 weeks

**Annual Cost Savings Identified**

\$15,089 by implementing ECMs

**Cost of Implementation**

\$32,435 ECMs and FIMs

\$12,996 ECMs only

**Rebates Received**

\$11,000

**Owner Contact**

Tom Colvin, Executive Director  
(515) 473-9103

**SystemWorks Team**

Project Manager  
Randy Teed, PE, CEM  
Commissioning Technicians  
Brian Van Houten  
Ryan Robinson  
Dan Sumpter

