



TXMAS 03FAC-10-070

**State of Texas
Multiple Award Schedule
Authorized 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 the Window on State Government, a menu-driven database system. The internet address for TXMAS purchasing by schedule is: <http://portal.cpa.state.tx.us/txmas/>

Schedule Title: 03FAC Facilities Maintenance and Management

NIPG Commodity Class: 031, 220, 280, 285, 290, 670, 691, 720, 740, 820, 910, 925, 936

SIN(s): 811 004 Electrical, and all Utility Services limited to Facility Maintenance
811 005 Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance
871 202 Energy Management Planning and Strategies
871 206 Building Commissioning Services

Contract Number: TXMAS 03FAC-10-070
Contract Period: 06.21.2010 – 03.30.2015

Contractor's Name: The Brandt Companies, LLC.
Address: 1728 Briercroft Ct.
Carrollton, TX 75006

Phone Number: (972) 395-6000
Fax Number: (214) 774-1788

Point of Contact: John Dunn
Phone Number: (512) 491-9100
Fax Number: (512) 491-9104
Email Address: jdunn@brandt-companies.com
Website: www.brandt-companies.com

Business Size: Large



INFORMATION FOR ORDERING ACTIVITIES:

1a. Awarded Special Item Numbers (SIN's):

811 004 Electrical, and all Utility Services limited to Facility Maintenance

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

871 202 Energy Management Planning and Strategies

871 206 Building Commissioning Services

1b. Lowest Priced Model Number:

Not applicable.

1c. Hourly Rates:

See Attached Pricelist.

2. Maximum Order:

\$1,000,000

3. Minimum Order:

\$100

4. Geographic Coverage:

Domestic

5. Point(s) of Production:

1340 Airport Commerce Drive, Suite 575
Austin, TX 78741

1728 Briercroft Ct
Carrollton, TX 75006

6. Basic Discount:

6%



7. Volume Discount(s):

Not applicable.

8. Prompt Payment Terms:

Net 30 days

9a. Government Purchase Cards Below Micro-purchase Threshold:

Contractor will accept the Government Commercial Credit Card below threshold.

9b. Government Purchase Cards Above Micro-purchase Threshold:

Contractor will accept the Government Commercial Credit Card above threshold.

10. Foreign Items:

None

11.a. Time of Delivery:

30 Days ARO

11.b. Expedited Delivery:

1 day ARO

11.c. Overnight and 2-day Delivery:

Available and agencies can contact contractor's representative for a faster delivery.

11.d. Urgent:

Available and agencies can contact contractor's representative for a faster delivery.

12. F.O.B:

Destination



13a. Ordering Address:

1340 Airport Commerce Drive, Suite 575
Austin, TX 78741

13b. Ordering Procedures:

For supplies and services, the ordering procedures, information on Texas Multiple Award Schedule purchasing please see Window on State Government at <http://www.window.state.tx.us/procurement/prog/txmas/>.

14. Payment Address(es):

1340 Airport Commerce Drive, Suite 575
Austin, TX 78741

15. Warranty Provision:

Standard Commercial Warranty

16. Export Packing Charges:

Not applicable.

17. Terms and Conditions of Government Purchase Card Acceptance (any thresholds above the micropurchase level):

Not applicable.

18. Terms and Conditions of rental, maintenance, and repair (if applicable):

Not applicable.

19. Terms and conditions of Installation (if applicable):

Not applicable.

20. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices:

Not applicable.



20a. Terms and conditions for any other services (if applicable):

Not Applicable.

21. List of service and distribution points (if applicable):

1340 Airport Commerce Drive, Suite 575
Austin, TX 78741

22. List of participating dealers:

Not applicable.

23. Preventive maintenance (if applicable):

Per Schedule Contract.

24. Special attributes such as environmental attributes (e.g. recycled content, energy efficiency, and/or reduced pollutants):

Not applicable.

25. Data Universal Number System (DUNS) number:

007508120

26. Notification regarding registration in Central Contractor Registration (CCR) database:

Active; The Contactor has registered with the Central Contractor Registration Database and has been assigned Cage Code 1C3R2.



TXMAS Pricing

SIN 811 005 Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance

Job Title	Hourly Rate
HVAC Mechanic	\$ 93.76
Pipefitter	\$ 84.29
Plumber	\$ 93.76
Sheet Metal Worker	\$ 84.29
Engineer	\$ 113.65
Project Manager	\$ 113.65
HVAC Commercial A/C Technician	\$ 87.13
HVAC Field Supervisor	\$ 91.87
HVAC Filter Technician	\$ 91.87
HVAC Building Automation Technician	\$ 91.87
HVAC Helper	\$ 56.83

SIN 811 004 Electrical, and all Utility Services limited to Facility Maintenance

Job Title	Hourly Rate
Electrician	\$ 64.40
Project Manager	\$ 113.65
Engineer	\$ 113.65

SIN 871 202 Energy Management Planning and Strategies

Job Title	Hourly Rate
Engineer	\$ 113.65
Project Manager	\$ 113.65

SIN 871 206 Building Commissioning Services

Job Title	Hourly Rate
Engineer	\$ 113.65
Project Manager	\$ 113.65
HVAC Mechanic	\$ 93.76
Electrician	\$ 64.40



TXMAS 03FAC-10-070

HVAC Helper	\$	56.83
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Manufactured Parts and Components are quoted per project.

Brandt does not have ODCs which are identifiable at this time. Brandt acknowledges and accepts that ODCs will be listed as separate line items and identified as "open market charges." The task-ordering official will negotiate any ODC prior to the issuance of a task order. When ODC's are valued over the micro-purchase threshold, all pertinent acquisition regulations will be followed.

Job Descriptions

Title: HVAC Mechanic (Lead)

Functional Duties/Responsibilities: Supervises HVAC maintenance staff and reviews work completed by others. Installs, services and repairs environmental-control systems in residences, department stores, office buildings and other commercial establishments, utilizing knowledge of refrigeration theory, pipefitting and structural layout. Mounts compressor and condenser units on platform or floor, using hand tools, following blueprints or engineering specifications. Fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment. Installs evaporator unit in chassis or in air-duct system, using hand tools. Cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools. Cuts and threads pipe, using machine-threading or hand-threading equipment. Joins tubing or pipes to various refrigerating units by means of sleeves, couplings or unions, and solders joints, using torch, forming complete circuit for refrigerant. Installs expansion and discharge valves in circuit. Connects motors, compressors, temperature controls, humidity controls and circulating ventilation fans to control panels and connects control panels to power source. Installs air and water filters in completed installation. Injects small amount of refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. Observes pressure and vacuum gauges and adjusts controls to insure proper operation. Tests joints and connections for gas leaks, using gauges or soap-and-water solution. Wraps pipes in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker controls, thermostats, switches, fuses and electrical wiring to repair installed units, using electrician's hand tools and test equipment. May install, repair and service air conditioners, ranging from fifteen to twenty tons cooling capacity, in warehouses and small factory buildings.

Minimum Education: Possesses a high school diploma or as required per task order.

Minimum Experience Requirements: Must have three years of experience or as required per task order.

Required/Supplemental Certifications: As required per task order.

Title: Pipefitter, Maintenance

Functional Duties/Responsibilities: Installs or repairs water, steam, gas or other types of pipe and pipefittings. Work involves most of the following: Laying out work and measuring to locate position of pipe from drawings or other written specifications; cutting various sizes of pipe to correct lengths with chisel and hammer, oxyacetylene torch or pipe-cutting machines; threading pipe with stocks and dies, bending pipe by hand-driven or power-driven machines; assembling pipe with couplings and fastening pipe to hangers; making standard shop computations relating to pressures, flow and size of pipe required; and making standard tests to determine whether finished pipes meet specifications. In general, the work of the maintenance pipefitter requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience. Workers primarily engaged in installing and repairing building sanitation or heating systems are excluded.

Minimum Education: Possesses a high school diploma or as required per task order.

Minimum Experience Requirements: Must have one year of experience or as required per task order.

Required/Supplemental Certifications: As required per task order.

Title: Plumber, Maintenance

Functional Duties/Responsibilities: Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. Inspects structure to ascertain obstructions to be avoided to prevent weakening of structure resulting from installation of pipe. Locates and marks position of pipe and pipe connections and passage holes for pipes in walls and floors, using ruler, spirit level and plumb bob. Cuts openings in walls and floors to accommodate pipe and pipe fittings, using hand tools and power tools. Cuts and threads pipe, using pipe cutters, cutting torch, and pipe-threading machine. Bends pipe to required angle by use of pipe-bending machine or by placing pipe over block and bending it by hand. Assembles and installs valves, pipe fittings, and pipes



TXMAS 03FAC-10-070

composed of metals, such as iron, steel, brass and lead, and nonmetals, such as glass, vitrified clay, and plastic, using hand tools and power tools. Joins pipe by use of screws, bolts, fittings, solder, plastic solvent, and calks joints. Fills pipe system with water or air and reads pressure gauges to determine whether system is leaking. Installs and repairs plumbing fixtures, such as sinks, commodes, bathtubs, water heaters, hot water tanks, garbage disposal units, dishwashers, and water softeners. Repairs and maintains plumbing by replacing washers in leaky faucets, mending burst pipes, and opening clogged drains. May weld holding fixtures to steel structural members.

Minimum Education: Possesses a high school diploma or as required per task order.

Minimum Experience Requirements: Must have one year of experience or as required per task order.

Required/Supplemental Certifications: As required per task order.

Title: Sheet Metal Worker

Functional Duties/Responsibilities: Work involves responsibility for the construction, installation and repair of sheet metal parts and fittings and the fabrication of sheet metal fixtures and equipment

Minimum Experience Requirements: Considerable knowledge of the occupational hazards involved and safety precautions necessary in the sheet metal trade, ability to understand and follow oral and written instructions and to work from sketches and plans. High school graduate or GED equivalent.

Title: Professional Engineer

Functional Duties/Responsibilities: Design HVAC, Mechanical, Electrical, and Plumbing systems. Determine load and power requirements for efficient building systems. Specific equipment and/or Commission existing equipment. Provided stamped drawings for construction.

Minimum Education: Possesses a Bachelors Degree in Engineering.

Minimum Experience Requirements: Must have three years of experience or as required per task order.

Required/Supplemental Certifications: Licensed Professional Engineer in the State of Texas

Title: Project Manager

Functional Duties/Responsibilities: Leads Projects. Provides supervision of design and construction efforts. Accountable for project schedule, budget and quality. Secures input from Principal for significant project decisions.

Minimum Experience Requirements: Bachelors Degree in Construction Management or Engineering

Title: HVAC Mechanic

Functional Duties/Responsibilities: Installs, services and repairs environmental-control systems in residences, department stores, office buildings and other commercial establishments, utilizing knowledge of refrigeration theory, pipefitting and structural layout. Mounts compressor and condenser units on platform or floor, using hand tools, following blueprints or engineering specifications. Fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment. Installs evaporator unit in chassis or in air-duct system, using hand tools. Cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools. Cuts and threads pipe, using machine-threading or hand-threading equipment. Joins tubing or pipes to various refrigerating units by means of sleeves, couplings or unions, and solders joints, using torch, forming complete circuit for refrigerant. Installs expansion and discharge valves in circuit. Connects motors, compressors, temperature controls, humidity controls and circulating ventilation fans to control panels and connects control panels to power source. Installs air and water filters in completed installation. Injects small amount of refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. Observes pressure and vacuum gauges and adjusts controls to insure proper operation. Tests joints and connections for gas leaks, using gauges or soap-and-water solution. Wraps pipes in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker controls, thermostats, switches, fuses and electrical wiring to repair installed



TXMAS 03FAC-10-070

units, using electrician's hand tools and test equipment. May install, repair and service air conditioners, ranging from fifteen to twenty tons cooling capacity, in warehouses and small factory buildings.

Minimum Education: Possesses a high school diploma or as required per task order.

Minimum Experience Requirements: Must have one year of experience or as required per task order.

Required/Supplemental Certifications: As required per task order.

Title: Maintenance Trades Helper

Functional Duties/Responsibilities: Assists one or more workers in the skilled maintenance trades by performing specific or general duties of lesser skill, such as keeping a worker supplied with materials and tools; cleaning working area, machine, and equipment; assisting journeyman by holding materials or tools; and performing other unskilled tasks as directed by journeyman. The kind of work the helper is permitted to perform varies from trade to trade. In some trades the helper is confined to supplying, lifting, and holding materials and tools, and cleaning working areas; and in others the worker is permitted to perform specialized machine operations, or parts of a trade that are also performed by workers on a full-time basis.

Minimum Education: Possesses a high school diploma or as required per task order.

Minimum Experience Requirements: Must have one year of experience or as required per task order.

Required/Supplemental Certifications: As required per task order

Title: Electrician, Maintenance

Functional Duties/Responsibilities: Performs a variety of electrical trade functions such as the installation, maintenance, or repair of equipment for the generation, distribution, or utilization of electric energy. Work involves most of the following: Installing or repairing any of a variety of electrical equipment such as generators, transformers, switchboards, controllers, circuit breakers, motors, heating units, conduit systems, or other transmission equipment; working from blueprints, drawings, layouts, or other specifications; locating and diagnosing trouble in the electrical system or equipment; working standard computations relating to load requirements of wiring or electrical equipment; and using a variety of electrician's hand tools and measuring and testing instruments. In general, the work of the maintenance electrician requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.

Minimum Education: Possesses a high school diploma or as required per task order.

Minimum Experience Requirements: Must have one year experience or as required per task order.

Required/Supplemental Certifications: As required per task order.



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.

811 004 Electrical, and all Utility Services limited to Facility Maintenance - Service includes all labor, materials, tools, equipment and supervision necessary to supply and deliver firm uninterrupted electrical energy, and Utility Services necessary to meet the Government's needs, resulting contracts could be responsible for the operation, maintenance, repair, future upgrades, and future utility system replacements labor, materials, tools, and equipment necessary to own, maintain and operate the utility system(s) shall manage the maintenance, repairs, replacement, etc., of the system(s) to ensure continuous, adequate, and dependable service for each Government or tenant. Including, Electrical, all types of cabling, Telephone, Gas and Water Utility Service, Drinking water and Waste Water Services. Procurement of natural gas and/or electricity and other energy related services refer to the Energy Management Schedule.

871 202 Energy Management Planning and Strategies - 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.

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

