



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 GSA Advantage! is: GSAAdvantage.gov.

03FAC: Facilities Maintenance and Management

Contract Number: GS-21F-0169X

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at fss.gsa.gov.

Effective Dates: August 19, 2011-August 18, 2016

AMERICAN MECHANICAL SERVICES
13300 MID ATLANTIC BLVD
LAUREL, MD 20708
PHONE: 301-206-5070
FAX: 301-206-2520
WWW.AMSOFUSA.COM
E-MAIL: JSHELLHARDT@AMSOFUSA.COM

Business Size: Large



American Mechanical Services

Customer Information

1A. Table of Awarded SINS

SIN	ITEM DESCRIPTION	PRICING
003-01	Smart Building Systems Integration	See Page 4
003-97	Ancillary Repair and Alterations	See Page 4
811-005	Refrigeration, Heating, Ventilation, A/C, Boiler and Chiller HVAC Maintenance	See Page 4

1B. & 1C. Please see Page 4 for corresponding rates and labor descriptions

- 2. Maximum Order:** \$1,000,000
- 3. Minimum Order:** \$250
- 4. Geographic Coverage:** Continental United States and Washington, D.C.
- 5. Points of Production:** Same as company address
- 6. Basic Discount:** GSA pricelist on Pg 5 reflects basic discount
- 7. Quantity Discounts:** N/A (Negotiable on orders over \$25,000)
- 8. Prompt Payment Terms:** 20 days, 0.5% discount (Net 30)
- 9. Government Purchase Cards Accepted:** Yes.
- 10. Foreign Items:** None
- 11. Time of Delivery**
- a. Time of Delivery:** Varies per service performed
 - b. Expedited Delivery:** N/A
 - c. Over-night and 2-Day Delivery:** N/A
 - d. Urgent Requirements:** Clause I-FSS-140-B of contract applies. Agencies can contact contractor's representative to possibly affect faster delivery.
- 12. F.O.B. Points:** Destination



American Mechanical Services

- 13. Ordering Address:** 13300 Mid Atlantic Blvd.
Laurel, MD 20708
- 14. Payment Address:** Same as ordering address.
- 15. Warranty Provision:** Company's standard commercial warranty (See Pg 6).
- 16. Export Packing Charges:** N/A
- 17. Terms & Conditions of Government Purchase Card Acceptance:** Contact contractor.
- 18. Terms & Conditions of rental, maintenance & repair:** N/A
- 19. Terms & Conditions of Installation:** N/A
- 20. Terms & Conditions of repair parts indicating date of parts price lists and any discounts from list prices:** N/A
- 21. List of Service Distribution Points:** See list of branches on Pg 12
- 22. List of Participating Dealers:** N/A
- 23. Preventative Maintenance:** Contractor to provide written proposal including all terms.
- 24. Environmental Attributes:** N/A
- 25. DUNS Number:** 799458054
- 26. Notification regarding registration in Central Contractor Registration (CCR) database:** Registered, Cage Code "5NY43"



GSA Price List

JOB TITLE	YEAR 1	003-01	003-97	811-005
HVAC Service Technician	\$105.19		X	X
Plumbing Service Technician	\$105.19		X	X
Control System Application Engineer	\$105.19	X	X	X
Control System Programmer	\$105.19	X	X	X
Control System Technician	\$105.19	X	X	X
Commissioning Technician	\$105.19	X	X	X
HVAC Journeyman	\$105.19		X	X
HVAC Apprentice	\$78.89		X	X
Plumbing Journeyman	\$105.19		X	X
Service Truck Charge (Per Trip)	\$35.06		X	X

Rates are hourly and include Industrial Funding Fee (IFF)

Descriptions of Labor Categories

HVAC Service Technician

Description: Install, maintain, troubleshoot, and repair various HVAC systems. Education/Qualification: High school diploma. Must have successfully completed an apprenticeship training program in the pipefitting industry.

Plumbing Service Technician

Description: Install, maintain, troubleshoot, and repair various plumbing systems. Education/Qualification: High school diploma. Must have successfully completed an apprenticeship training program in the plumbing industry.



Descriptions of Labor Categories (Continued)

Control System Application Engineer

Description: To coordinate the planning, design, and installation of a control system using knowledge of engineering and programming as well as sophisticated instruments and computers to meet the intent on the job's drawings and specifications. Education/Qualification: Minimum of 8 years of applicable experience in the theory, installation and operation of Control equipment, computer systems, and Cadd experience.

Control System Programmer

Description: Program HVAC Control systems. Education/Qualification: High school diploma. Computer knowledge and years of applicable experience in the theory, maintenance, and trouble shooting of HVAC control programs.

Control System Technician

Description: Install, maintain, troubleshoot, and repair various HVAC Control systems. Education/Qualification: High school diploma. Must have successfully completed an apprenticeship training program in the plumbing, pipefitting industry.

Commissioning Technician

Description: Perform the commissioning process on all new major work, ensuring that projects fulfill the customer's expectations and design intent, meet corporate quality standards, gain acceptance on schedule, and perform reliably and efficiently through the warranty period and thereafter. Education/Qualification: Minimum of 8 years of applicable experience in the theory, installation, operation, maintenance, and trouble-shooting of HVAC equipment and systems.

HVAC Journeyman

Description: Must be able to install and understand various HVAC piping systems (chilled water, condenser water, hot water, air, fuel, natural gas, medical gas, etc.), read blueprints, take-off material, and supervise apprentices, helpers, and laborers. Education/Qualification: High school diploma. Must have successfully completed an apprenticeship training program for the pipefitting industry.

HVAC Apprentice

Description: To directly assist a journeyman pipe fitter with daily HVAC work activities. Education/Qualification: High School Diploma and be enrolled in an accredited apprenticeship program with the pipe fitters.

Plumbing Journeyman

Description: Must be able to install and understand various plumbing piping systems (domestic hot and cold water, sanitary waste and vent, storm, natural gas acid waste medical gas, etc.), read blueprints, take-off material, and supervise apprentices, helpers, and laborers. Education/Qualification: High school diploma. Must have successfully completed an apprenticeship training program in the plumbing industry.



Standard Commercial Warranty

Regular Service/Maintenance Warranty:

When performing regularly scheduled service or maintenance work, AMS warrants its services to be free from defects in workmanship and materials for a period of ninety (90) days from delivery of such services. AMS' sole obligation shall be to repair or to replace defective materials or to properly perform any defective service. Except as expressly provided by the applicable agreement governing the relationship between AMS and the Customer or as otherwise limited by law, AMS hereby expressly disclaims and negates any other representation or warranty, express or implied, relating to the services or work provided, including without limitation, any implied or express warranty of merchantability, fitness for a particular purpose, or conformity to models, samples or materials. AMS will transfer the benefits of any applicable manufacturer's warranty to Customer upon request of Customer; any warranty claim for goods or equipment shall be made against the manufacturer.

Construction/Installation Warranty:

When performing construction and/or installation work other than regularly scheduled service or maintenance work, AMS warrants its services to be free from defects in workmanship and materials for a period of one (1) year from delivery of such services. AMS' sole obligation shall be to repair or to replace defective materials or to properly perform any defective service. Except as expressly provided by the applicable agreement governing the relationship between AMS and the Customer or as otherwise limited by law, AMS hereby expressly disclaims and negates any other representation or warranty, express or implied, relating to the services or work provided, including without limitation, any implied or express warranty of merchantability, fitness for a particular purpose, or conformity to models, samples or materials. AMS will transfer the benefits of any applicable manufacturer's warranty to Customer upon request of Customer; any warranty claim for goods or equipment shall be made against the manufacturer.



Company Capabilities

Service Solutions

Our Service department can customize proposals to meet any mechanical or budgetary needs. Customers' choose AMS because we employ the very latest in diagnostic service procedures, state-of-the-art tools and test equipment, and professional development training for all of our employees.

Additionally, AMS is proud to provide the following services:



- Detailed service reports upon completion of our inspections. We will provide you with a list of our recommendations to help keep your facility operating at peak efficiency.
- Prompt turn-around time for emergency service calls.
- Expansive service fleet, allowing 24-hour service.
- Four service personnel on call 24/7.
- Four diverse service crews specializing in large tonnage chillers, small to medium tonnage, boilers and hydronics, and an installation crew.
- Service Contracts Manager to assure AMS is in compliance with our agreements.
- Highly trained personnel necessary to solve any HVAC related problem. We have many factory trained representatives to handle any manufacturer's equipment.
- Complete trending information on all critical components in your system.

AMS is **MSCA STAR** qualified. This designation is given to an elite group of mechanical contractors in recognition of unsurpassed support, quality workmanship and safe, reliable service. The MSCA is the nation's leading trade association for the HVAC service industry.





Company Capabilities

Maintenance Programs

Many consumers do not realize that a mechanical system with an effective preventative maintenance program pays for itself by cutting energy costs and increasing the equipment's life span.

To better satisfy a variety of needs, AMS offers four different service plans:

- Inspection Service Plan
- Preventative Service Plan
- Comprehensive Labor Service Plan
- Comprehensive Maintenance Service Plan



Our service plans cover a wide variety of manufacturers. Listed below are the types of equipment our Service Plans typically cover:

- Building Automation Systems(DDC)
- Chillers
- Cooling Towers
- Circulating pumps
- VAV Systems
- Variable Frequency Drives
- Air and Liquid Heat Exchangers
- Heat Pumps
- Split Systems
- Multizone Units & Air Compressors
- Computer and Clean Room Systems
- Boilers
- Refrigeration Systems
- Air Handling Units
- Vane Axial Fans
- Exhaust/Make-up Air Systems
- Roof Top Units
- Humidification Systems
- Evaporative Condensers



Company Capabilities

Construction Solutions

AMS provides a full range of equipment installation and replacement services. This includes design build, plan and spec, and retro-fit projects on the following types of equipment:

- Centrifugal Chillers
- Packaged Equipment
- Humidification Systems
- Screw Chillers
- Water Source Equip
- Cooling Towers
- Reciprocating Chillers
- Split Systems
- Evaporative Condensers
- Absorption Chillers
- Heat Pumps
- Rooftop Equipment
- Boilers
- Control Systems
- Heat Exchangers
- Ventilation Equipment
- Plumbing Systems
- Exhaust/Make-up Air Systems
- Pumps
- Air Cooled Chillers
- Built-up Systems
- Condensate Systems
- Hot Water Heaters
- Steam Specialties
- Computer Room Equipment
- Air Handling Units
- VAV/VVT Systems
- Piping Systems
- Data Centers





Company Capabilities

Plumbing Solutions

Ranging from routine maintenance programs to major underground pipe repairs, AMS is staffed to handle any plumbing situation.

We specialize in the following areas:

- Remodels and Retrofits
- Pro-temp Boiler Controls
- Propress and GroveLock repairs
- Pipe and Main Drain Cleaning
- Pipe Repair and Replacement
- Drain Maintenance Products
- Electronic Pipe Locating
- Back Flow and RPZ Certification
- Water Heaters
- Low-use Fixture Conversion
- Lift Station Repair and Installation
- 24-Hour Repair Service
- Tenant Finish-Outs
- Gas Piping
- ADA Upgrades
- Plumbing Repairs
- Hydro-Jetting
- Flexible Probe Cameras
- Leak Detection
- Boiler Repairs and Replacement
- Fixture Replacements
- Commercial Kitchen Systems
- Pneumatic Gas Test and Repair
- Preventative Maintenance
- Clean Room/Labs

Our Plumbing services and systems are designed to:

- Decrease Water Costs
- Promote Safety
- Extend System Life
- Reduce Emergency Service Calls
- Decrease Energy Consumption
- Conserve Water
- Reduce Complaints



Company Capabilities

Building Automation

With our expertise in various systems and brands of equipment, AMS is uniquely qualified to help you manage, maintain and service your existing control systems. You can rely on AMS for advice on system upgrades or replacements, as well as new system installation.

In sophisticated modern facilities, the building's control system is vital. Our controls experts manage, service and design systems that fit the needs of any customer.



Our overall knowledge of buildings and HVAC systems enhances our building automation expertise.

Systems we routinely service include*:

- Novar
- Johnson
- Siebe
- Staefa
- Honeywell
- Alerton
- Carrier
- Reliable Controls
- Trend

*Manufacturers may vary by location





American Mechanical Services

Branch Locations

American Mechanical Services, Inc. is a national company with 11 locations in six states. Listed below is the contact information for each of our branches.

AMS of Maryland

13300 Mid Atlantic Blvd.
Laurel, MD 20708
Phone: 301-206-5070/Fax: 301-206-2520
Dave Schellhardt, General Manager

AMS of Virginia

14516-F Lee Road
Chantilly, VA 20151
Phone: 703-961-1910/Fax: 703-961-1914
Dave Schellhardt, General Manager

Tri-Pacific Heating & Air-Conditioning

2116 E. Walnut Ave.
Fullerton, CA 92831-4910
Phone: 714-888-6820/Fax: 714-888-2695
Chip Knight, General Manager

AMS of Indianapolis

1230 Brookville Way
Indianapolis, IN 46239
Phone: 317-240-3200/Fax: 317-240-3280
Dave Colip, General Manager

Anderson Air Conditioning

2100 E. Walnut Ave.
Fullerton, CA 92831-4910
Phone: 714-888-6800/Fax: 714-888-2697
Mitch Haynam, General Manager

AMS of Houston

13627 Stafford Road
Stafford, TX 77477
Phone: 281-403-1701/Fax: 281-403-1201
Dave Douglas, General Manager

Southcoast Heating & Air Conditioning

2373 La Mirada Drive
Vista, CA 92081-7863
Phone: 760-941-7000/Fax: 760-941-8342
Mike Lepak, General Manager

AMS of Dallas

6115 W Campus Circle Dr.
Irving, TX 75063
Phone: 972-702-8674/Fax: 972-701-0479
Keith Henigan, General Manager

AMS of Denver

3231 South Zuni St.
Englewood, CO 80110
Phone: 303-806-7300/Fax: 303-806-7360
Ron Timmons, General Manager

AMS of Colorado Springs

842 S Sierra Madre
Colorado Springs, CO 80903
Phone: 719-633-1322/Fax: 719-633-2164
Steven Peacore, General Manager

Air Conditioning Associates

1954 S. Cherokee St.
Denver, CO 80223
Phone: 303-744-3141/Fax: 303-744-3116
Jerry Sievers, General Manager