

## **HOW TO USE TECHNICAL BUILDING SERVICES, (TBS) INC.'s SUBCONTRACTORS:**

As a Total Solutions provider under Group 77201 Security Systems and Solutions, Technical Building Services Inc. is often responsible for the complete turnkey solutions. Occasions for which TBS chooses to subcontract services outside of our core business to meet customer need, include but may not be limited to:

- Heating, ventilating, air conditioning (HVAC) specialists to install, modify, and/or furnish material for HVAC systems including, but not limited to, building management controls, access, digital video management & access systems, fan control, smoke control, smoke/fire dampers, ductwork, etc. as necessary.
- Mechanical & electrical contractors to install, modify, and/or furnish material for electrical & mechanical systems including, but not limited to, raceway, cabling (fiber), line voltage supply, control wiring, trenching, duct banks, water meters, steam meters, natural gas (utility) meters, variable frequency drives, etc. as necessary.
- General contractor specialists to install, modify, and/or furnish material for structural changes, soffits, painting, patching, etc. as necessary.
- Locksmiths to install, modify, and/or furnish material including, but not limited to, door strikes, door closures, etc. as necessary.
- Providing Split Air Conditioning or localized AC systems to keep equipment running at proper operating temperature.
- Energy engineering and engineering design services

TBS is permitted under the Security Systems & Solutions procurement contract (NYS Centralized Contract #PT65558) to utilize subcontracting services. TBS will work in conjunction with the authorized user to ensure the utilization of qualified subcontractors who can provide professional quality installation at competitive pricing to meet the project requirements.

To do so, TBS will act as the single point of contact for the authorized user and takes full ownership of the installation including warranty provisions as set forth in the NYS Centralized contract. As with any other NYS customer, TBS will oversee all aspects of the project as it relates to our scope of work, including that of the subcontractor's.

TBS will offer these services at a fee not to exceed cost plus 25% of the subcontractor's invoice. Subcontractors will provide services on a fixed price/lump sum or time & material estimate basis, depending on customer requirements, and will be required to meet current prevailing wage mandates for their respective trades.

TBS will demonstrate the cost of these services by submitting the original subcontractors' quote to the authorized user for review prior to the commencement of work. In addition, TBS will attach a copy of the subcontracts' invoice upon customer's request, with our fee clearly noted when applying for payment.

The fee includes direct expenses for, but may not be limited to, the following back office administrative services:

1. Developing a scope of work for subcontractors
2. Procuring subcontracting services
3. Managing subcontractor project documents, e.g., certified payroll, payments and project close out documents
4. Overall responsibility for subcontractor meeting project plans and specifications
5. Coordinating project activity between subcontracted trades
6. Verifying subcontractor compliance with any prevailing wage requirements.

Over the course of providing emergency service, maintenance, repair, inspection, and testing to life safety and integrated systems under the TBS Contract PT65558 (NYS Contract), TBS will at times utilize the services of a subcontractor. Technical Building Services will offer these services at a fee not to exceed cost plus 25% of the subcontractors invoice. Subcontractors will provide services on a “fixed price/lump sum” or “Time & Material” basis. The subcontractor will be required to meet current prevailing wage mandates for their respective trade.

**TECHNICAL BUILDING SERVICES, INC. LIST OF SUBCONTRACTORS:**

<b>Advanced Comfort Systems 12B Commerce Drive Ballston Spa, NY 12020</b>	HVAC Equipment Manufacturer’s Rep	Regions 3,4,5,6
<b>T Lemme Mechanical 67 Erie Blvd. Albany, NY 12204</b>	Mechanical Contractor	Regions 5,6
<b>Northern Mechanical 30 progress Blvd. Queensbury, NY 12804</b>	Mechanical Contractor	Region 6
<b>HT Lyons 3 Rexford way Halfmoon, NY 12065</b>	Mechanical Contractor	Regions 3,4,5,6
<b>Collett Mechanical 138 Sicker Rd Latham, NY 12110</b>	Mechanical Contractor	Regions 5,6
<b>Vermont Heating and Ventilating 16 Tigan Street Winooski, VT 05404</b>	Mechanical Contractor	Region 6

<b>Vermont Mechanical, Inc</b> <b>4050 Williston Rd</b> <b>South Burlington, VT 05403</b>	Mechanical Contractor	Region 6
<b>T. McGilligott</b> <b>589 River St</b> <b>Troy, NY 12180</b>	Mechanical Contractor	Regions 5,6
<b>Campito Plumbing and Heating</b> <b>3 Hemlock Street</b> <b>Latham, NY 12210</b>	Mechanical Contractor	Regions 5,6
<b>FPI Mechanical</b> <b>11 Green Mountain Dr</b> <b>Cohoes, NY 12047</b>	Mechanical Contractor	Regions 5,6

<b>CB Strain and Sons</b> <b>329 Manchester Road</b> <b>Poughkeepsie, NY 12603</b>	Mechanical Contractor	Regions 3,4
<b>Family Danz Heating and Cooling</b> <b>404 N. Pearl St</b> <b>Albany, NY 12207</b>	Mechanical Contractor	Regions 5,6
<b>DJ Heating and Cooling</b> <b>1409 RT 9W North</b> <b>Marlboro, NY 12542</b>	Mechanical Contractor	Regions 3,4
<b>K&amp;L Plumbing and Heating</b> <b>7 Kaycee Loop Road</b> <b>Plattsburgh, NY 12901</b>	Mechanical Contractor	Region 6
<b>J Hogan Refrigeration</b> <b>12 Chamberlain Road</b> <b>Peru, NY 12972</b>	Refrigeration Contractor & Mechanical	Region 6
<b>Freidman Fisher Associates</b> <b>22 Aviation Road</b> <b>Albany, NY 12205</b>	Engineering Firm	Regions 3,4,5,6
<b>Excel Engineering PC</b> <b>52 James Street</b> <b>Albany, NY 12207</b>	Engineering Firm	Regions 3,4,5,6
<b>M/E Engineering P.C.</b> <b>433 State Street</b> <b>Schenectady, NY 12305</b>	Engineering Firm	Regions 3,4,5,6

<b>Guth DeConzo Engineering</b> <b>5 Pine West Plaza</b> <b>Washington Ave. Ext.</b> <b>Albany, NY 12205</b>	Engineering Firm	Regions 3,4,5,6
<b>CHA</b> <b>3 Winners Circle</b> <b>Albany, NY 12205</b>	Engineering Firm	Regions 3,4,5,6
<b>CS Arch Engineering</b> <b>40 Beaver Street</b> <b>Albany, NY 12207</b>	Engineering Firm	Regions 3,4,5,6
<b>Engineered Solutions</b> <b>646 Plank road</b> <b>Clifton Park, NY 12065</b>	Engineering Firm	Regions 3,4,5,6
<b>Sage Engineering</b> <b>1211 Western Ave.</b> <b>Albany, NY 12203</b>	Engineering Firm	Regions 3,4,5,6
<b>W.P.S. Engineering</b> <b>172 Ridge Street</b> <b>Glens Falls, NY 12801</b>	Engineering Firm	Regions 3,4,5,6
<b>Novus Engineering</b> <b>25 Delaware Ave</b> <b>Delmar, NY 12054</b>	Engineering Firm	Regions 3,4,5,6
<b>Fellenzer Engineering</b> <b>22 Mulberry Street</b> <b>Middletown, NY 10940</b>	Engineering Firm	Regions 3.4,5
<b>Gerard Associates</b> <b>223 Main Street</b> <b>Goshen, NY 10924</b>	Engineering Firm	Regions 3.4,5
<b>Crawford and Associates</b> <b>551 Warren Street</b> <b>Hudson, NY 12534</b>	Engineering Firm	Regions 3.4,5
<b>SJM Associates</b> <b>58 Brookside Drive</b> <b>West Shokan, NY 12494</b>	Engineering Firm	Regions 3.4,5