



MESA MECHANICAL

**Mesa Mechanical Partners with our Clients to
Design, Install, Maintain, Service, and Replace:**

- ◆ Air Conditioning/ Heating
- ◆ Ventilation
- ◆ Plumbing
- ◆ Indoor Air Quality Systems
- ◆ Industrial Services
- ◆ Refrigeration
- ◆ Building Automation Controls
- ◆ Integrated Energy Services





MESA MECHANICAL

SAFETY & ENVIRONMENTAL

Director of Safety: Ross McCaslin
Direct Phone: 832-309-6887
Email: ross@mesamechanical.com



Member: Houston Area Safety Council
Member: Industrial Safety Training Council

Safety Statement:

Purpose: To provide a healthy and safe work environment for all employees.

The leaders of Mesa Mechanical believe the safety and health of employees is of primary importance. Safety does not just happen; it requires commitment by everyone. Mesa Mechanical's safety process is directed at the executive-level by the officers of the company. Mesa Mechanical's Director of Safety coordinates to assist in the success of programs and regulatory changes. Also integral to the safety process is working in cooperation with the operations managers, supervisors and foremen. They are responsible on a daily basis to ensure the corporate commitment to safety translates into a job site priority.

Mesa Mechanical's goal is to eliminate work-related safety and health injuries to employees and to provide a safe work environment. To achieve this goal, we will concentrate our efforts in the following areas:

- ◆ Safety is our number one priority.
- ◆ Provide employee training, education, certifications and PPE.
- ◆ Maintain active in-house safety committees.
- ◆ Assess hazards in the workplace.
- ◆ Maintain safe operating equipment.
- ◆ Maintain training with safety and health organizations.
- ◆ Follow all customer safety procedures

Additional Safety Information available upon request.

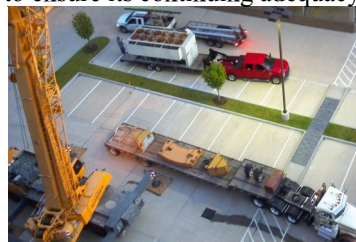
Environmental Policy:

Purpose: To protect the environment and conserve natural resources in the design, production and distribution of products and services.

It is the goal of Mesa Mechanical to be recognized by our customers, employees, and community as a responsible business committed to continual improvement in environmental recycling management and pollution prevention in all business activities.

To achieve this goal, Mesa Mechanical will:

- ◆ Comply with all applicable local, state and federal environmental laws and regulations.
- ◆ Promote the prevention of pollution, the reduction of waste and the minimization of resource consumption.
- ◆ Educate all employees on their relevant roles and responsibilities for protecting the environment.
- ◆ Manage routine reviews and revise our Environmental Policy to ensure its continuing adequacy and effectiveness.



MESA MECHANICAL

CORE VALUES & MISSION STATEMENT

Mesa Mechanical holds true to its core values:

- ♦ **Integrity** - Integrity means we always do what is right, not what is easy, cheap, popular, or convenient.
"We take pride and stand behind our work"
- ♦ **Accountability** - Accountability means taking responsibility for our actions which influence the lives of our customers and fellow workers. "Be a leader"
- ♦ **Teamwork** - Teamwork means the good of the company comes before the personal comfort or agenda of any individual team member. "Partnership"
- ♦ **Personal Growth** - Personal Growth means employees are expected to work as hard on themselves as they do on their job. "Getting better is not an option"
- ♦ **Attention to Detail** - Attention to Detail means we will become brilliant in the basics.
"Pay attention to getting the little things done right the first time"

At Mesa Mechanical, we have defined our mission as:

"To exceed our customers' expectations through quality workmanship and detail"

The difference is at Mesa Mechanical, we don't just hang this statement on the wall, but we strive to live by it every day.

We work hard to demonstrate our core values of Integrity, Accountability, Teamwork, Personal Growth, and Attention to Detail in every transaction we encounter with our customers and our employees.

Because of this attitude, we have built a strong base of quality, experienced staff who genuinely care about doing a great job for our customers. We have also earned a strong base of loyal customers who continuously rely on us for all of their Industrial Services, Mechanical and Plumbing needs on all projects, large or small.

The combination of these factors has enabled Mesa Mechanical to become one of the leading mechanical contractors.

As a customer or employee of Mesa Mechanical your needs are treated with the utmost respect and genuine concern.

And if we ever fall short of this, we want to hear about it.





MESA MECHANICAL

HVAC & PLUMBING CONSTRUCTION

Mesa Mechanical has successfully completed individual projects ranging from several thousand dollars to over several million dollars. Mesa Mechanical designs, furnishes, and installs Air Conditioning, Heating, Ventilation, Refrigeration, Building Automation Controls, and Plumbing Systems for:

Commercial, Industrial, Offshore Marine, Manufacturing, Educational, Medical / Health Care, Institutional, Data Centers, Entertainment, Retail, and Multi-Family Properties.

Mesa Mechanical is experienced in successfully providing pre-construction services to Owners, Architects, Engineers, General Contractors, and Construction Managers to maximize return on investment.



ENSURE A SEAMLESS PROJECT WITH:

- ◆ A complete understanding of the scheduling
- ◆ Timely procurement of project materials
- ◆ Alternative product selections
- ◆ Quality and/or performance comparisons
- ◆ Availability for better lead time with suppliers
- ◆ Improved coordination of equipment delivery and installations

SERVICES INCLUDE:

- ◆ Ability to begin with Design Build construction before final documents are completed
- ◆ Alternative materials and methods with comprehensive cost analysis
- ◆ Constructability and advanced coordination with equipment vendors and trade contractors

MESA MECHANICAL IS CAPABLE OF PROVIDING SEVERAL PROJECT DELIVERY OPTIONS:

- ◆ Pre-Construction Preparation of Budgets
- ◆ Design and Build
- ◆ Design Assist
- ◆ Cost plus agreed margin
- ◆ Guaranteed Maximum Price
- ◆ Negotiated Price
- ◆ Firm Bid from Plans and Specifications



Mesa Mechanical prefers to work together with the Owners and their design consultants from the earliest conceptual design phase in order to provide realistic budgets for the appropriate systems.



MESA MECHANICAL

VALUE ANALYSIS

Mesa Mechanical has extensive experience in performing value analysis and will work closely with the design team, the Construction team and the Owner to provide a systematic value analysis which will provide the critical information necessary to make early design decisions, ultimately producing the optimum design within budget. Our goals include:

- ◆ Achieve best value while eliminating unnecessary expense
- ◆ Review design documents for constructability with attention to simplification and standardization
- ◆ Provide decision-making information to the Team to maintain the project budget
- ◆ Identify long-lead items and recommend critical release dates to maintain construction schedule
- ◆ Maintain the Owner's design expectations and facility requirements

Mesa Mechanical's Value Analysis effort is divided into three categories which organizes the information into a format that will serve as a useful decision-making tool for the project team.

<p>"Traditional Value Engineering" No changes to program area or architectural design are allowed. No perceived changes to quality and materials are allowed. This category attempts to "build a better mousetrap"</p>	<p>Examples:</p> <ol style="list-style-type: none"> 1. Expand list of acceptable manufacturers (approved equals) 2. Methods of delivery or fabrication without reduction in quality or quantity 3. Review pump head, friction losses, pipe or duct sizes 4. Eliminate unnecessary items (buzzers, bells & whistles)
<p>"Quality Reductions" No reductions in program area or architectural design changes are allowed. Quality level changes are analyzed consistently with other similar projects.</p>	<p>Examples:</p> <ol style="list-style-type: none"> 1. Substitute less expensive (quality) products 2. Substitution of material (fiberglass vs. metal, snap-lock vs. spiral pipe) 3. T-drill, Pro-Press, or grooved pipe vs. weld, solder or threaded 4. ANSI/ASME B31.9 vs. B31.1
<p>"Reductions / Design Changes" Architectural changes, redesign of systems, substitutions of lesser quality, complete omission of desired items to squeeze the project into the budget. "You get what you pay for!"</p>	<p>Examples:</p> <ol style="list-style-type: none"> 1. Reduce building square footage or delay some areas to future phases 2. Redesign - DX for Chilled/hot water or air cooled vs. water cooled 3. Use back-to-back toilet layout 4. Eliminate upgrade items such as Lakos filtration on towers

The process of revising the project scope to achieve the budget will be an interactive and intensive process requiring open dialog between the Design Team and the Owner. Timely interaction is required to achieve a successful cost reduction analysis.

Nowhere throughout the course of a project does Mesa Mechanical have as great an opportunity to influence project costs as during the initial value analysis phase. Each VA option provides immediate feedback that confirms budget constraints or identifies the elements of a design which are over or under the target budget. It is important to react to either extreme, because a design which tracks below the anticipated budget may not thoroughly satisfy the Owner's requirements.





MESA MECHANICAL

INDUSTRIAL SERVICES



Many of our Industrial Services include:

- ◆ Process Piping (Carbon, Stainless, Alloy)
- ◆ Utility Piping (Carbon, Stainless, HDPE, PVC, Corrugated, RCP, Ductile, etc.)
- ◆ ASME / NBIC– Code Repair and Alterations
- ◆ Specialty Welding (Exotic Metals, etc.)
- ◆ Structural Steel– Steel Fabrication, Erection, Pipe Rack Modification, Process Skid Fabrication
- ◆ Civil- Sitework, Foundations, Secondary Containment, and more
- ◆ Plumbing– Facilities, Living Quarters, Lift Stations, Oil and Grease Traps, Domestic Pumps, Grinder Pumps, Backflow Prevention and Certifications, Storage Tanks, etc.
- ◆ HVAC and Process Chiller or Cooling Tower Service / Replacement
- ◆ HVAC Piping / Hot Taps
- ◆ Indoor Air Quality / Air Sample Testing
- ◆ HVAC Ductwork Repair / Replacement / Clean Rooms Lab Hood and Exhaust Systems
- ◆ Rotating Equipment
- ◆ HVAC Air / Water Balance / Tower / Coil Cleaning
- ◆ Planned Maintenance
- ◆ Unexpected Outages and Emergency Call Out Repairs

Mesa Mechanical has created a department with professional representatives with many years of experience in the industrial sector. Our industrial team is selected for the specific purpose of meeting your industrial project and maintenance needs.





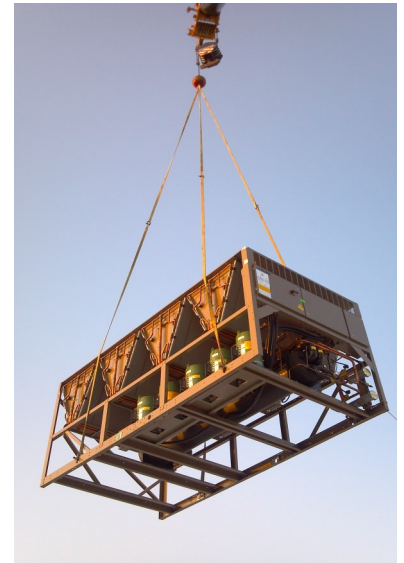
MESA MECHANICAL

COMBINED SPECIAL PROJECTS

Many projects find themselves too large to be considered a service call and not large enough to be considered new construction.

Combined Special Projects include:

- ♦ Chiller Replacement
- ♦ Cooling Tower Replacement
- ♦ Boiler Replacement
- ♦ Replacement of Large Rooftop or Air Handling Units
- ♦ Small Civil and Structure Steel Projects
- ♦ Process, Utilities & HVAC Piping / Hot Taps
- ♦ Plumbing Relocation or Renovation
- ♦ Tenant Improvement of Existing Space
- ♦ Computer / Data Rooms or Phone Equipment Rooms
- ♦ Medical Center applications such as MRI, PET, CAT or Radiology Rooms
- ♦ Indoor Air Quality / Air Sample Testing
- ♦ Ductwork Repair / Replacement
- ♦ Ductwork Cleaning
- ♦ Tower / Coil Cleaning
- ♦ Air / Water Balance
- ♦ Lab Hood & Exhaust Systems
- ♦ Kitchen Hood & Exhaust Systems



Mesa Mechanical has created a department with representatives from Service and Construction, working in concert, for the specific purpose of meeting your special project needs.





MESA MECHANICAL

MAINTENANCE AND SERVICE

Mesa Mechanical services HVAC, Refrigeration, and Plumbing needs of Industrial, Commercial, and Offshore Marine clients, in all types of Manufacturing, Medical / Health Care, Institutional, Data Centers, Entertainment, Retail, and Multi-Family Properties.

Mesa Mechanical maintains facilities environments, buildings, and the equipment they contain in good health. We define a healthy building as a facility that is responsibly serviced and maintained. A combination of planned preventive maintenance, practical energy efficiency measures, strong management, and cost control keeps buildings healthy.

Our goal is to help your company to attain the level of HVAC and temperature control service your facility and your employees deserve. We want to help you understand the many maintenance options you have available from Mesa Mechanical.

We believe our ability to stabilize maintenance costs, maintain comfort conditions, extend equipment life, and protect the capital investments of our customers are the criteria upon which we should be judged and evaluated.

Further, we share a common concern about energy use, and will work with you to operate your facilities at maximum efficiency. That's why we make a tremendous effort to reduce or eliminate equipment down time, and respond quickly to your needs. We know the moment something stops working in your building, it starts to cost you money.

Building maintenance is a job for experienced management, skilled technicians and specialized equipment. When these three components are combined, you have complete assurance you're doing all the right things the right way the first time. The results are measurable and significant. As a performance based oriented Service Company, we have the capability, experience, and most importantly the intense desire to deliver the level of service work you want and need.

We have experience developing service strategies that deliver the precise level of service our customers expect while conforming to their fiscal budgets. We appreciate the opportunity you have given us to be of service to you.

We are ready to be at your service 24 hours per day, 7 days per week.



**3514 Pinemont Drive
Houston, TX 77018
(713) 681-5300**

www.mesamechanical.com





MESA MECHANICAL

QUALITY ASSURANCE

Tight controls and due diligence help maintain quality as a distinction of Mesa Mechanical.



From the most basic to the highly complex, all jobs performed by Mesa Mechanical are completed to the highest degree of quality possible. Maintaining the highest standards for quality is an ongoing focus within our company and it is what has compelled us to establish the services, tools, and programs which makes Mesa Mechanical the market leader in our industry.

Here are a few ways we work hard to assure quality in every aspect of serving our customers:

- ◆ We incorporate the highest quality components into the design of every project.
- ◆ We review manufacturers' submittals and shop drawings for completeness and compliance with contract documents.
- ◆ We maintain control and inspect the fabrication of our materials and hold ourselves responsible to the highest level of quality control so our customers' expectations can be exceeded.
- ◆ We offer comprehensive service to help you maintain the optimal performance of your system, thereby reducing the chance of downtime and additional costs.
- ◆ We arm our employees with the latest technology to streamline communications and reduce response time.
- ◆ Our employees undergo regular and intense training so they maintain their expertise in all areas.
- ◆ Mesa Mechanical has a four year apprenticeship program in place for HVAC and Plumbing.
- ◆ We listen to our employees and encourage them to make suggestions on how we can perform better.
- ◆ We listen and seek feedback from our customers.
- ◆ We are licensed, insured, and bonded.



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WHAT DIFFERENTIATES MESA MECHANICAL

- ◆ For nearly 40 years Mesa Mechanical has been a successful full-service mechanical provider, achieving success by building trust based, long lasting relationships with our customers and responding to their needs.
- ◆ Mesa Mechanical performs in house ductwork fabrication in our Sheetmetal shop, installation, pipe fabrication and installation and equipment installation with its own bona fide employees.
- ◆ Mesa Mechanical has Industrial, Commercial, and Offshore Marine experience with Civil work, Structural Steel, Process and Utility Piping, Plumbing and HVAC/R in all types of Manufacturing, Medical / Health Care, Institutional, Data Centers, Entertainment, Retail and Multi-Family Properties.
- ◆ Mesa Mechanical provides continuing education to its employees in pace with new technology.
- ◆ Mesa Mechanical has a full-time in-house Safety Director (s); when most firms appoint someone with many other duties.
- ◆ Mesa Mechanical has mandatory scheduled safety training to 100% of its employees.
- ◆ Mesa Mechanical is experienced with most major brands of control systems and has its own Control Department. Many firms rely entirely on subcontractors for control installation.
- ◆ Mesa Mechanical has its own service department to provide prompt startup and warranty repairs. Mesa Mechanical has the in-house capabilities to provide planned maintenance program after the sale.
- ◆ Mesa Mechanical has its own Indoor Air Quality Department with Licensed NADCA Certified personnel.
- ◆ The management of Mesa Mechanical is personally involved in all of Mesa's projects. We answer our own phone calls and personally ensure customer satisfaction. If you have any problems or questions, we are available to take your call.
- ◆ Although items, such as insulation, controls, electrical, civil, medical gas certifications, independent testing and balancing and third party commissioning are frequently subcontracted to firms specializing in that type of work, Mesa Mechanical pre-qualifies its subcontractors to ensure they meet our rigorous quality standards and they meet our requirements for insurance.
- ◆ Mesa Mechanical is responsible for all actions associated with its work on a project. Even if portions of the work are subcontracted, Mesa Mechanical treats its subcontractor's work as part of its own. Mesa Mechanical will supplement a subcontractor's forces if needed and will replace a subcontractor, if necessary.
- ◆ Mesa Mechanical has grown to become one of the top Industrial/Commercial-HVAC/ Mechanical/ Plumbing contractors.
- ◆ Mesa Mechanical provides diversified service to meet all of our customers needs in this rapidly changing industry.

“We take pride and stand behind our work”