



**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: www.gsaadvantage.gov.

Schedule Title: Facilities Maintenance and Management, SIN 811-005 and 003-100

Contract Number: LF033JA

For more information on ordering from Federal Supply Services, Click on the FSS schedules button at www.gsa.gov/schedules-ordering.

Contract Period: February 19, 2019 through February 18, 2024

Contractor: TP Mechanical Contractor
1500 Kemper Meadow Drive
Cincinnati, OH 45240
513-851-8881 – Phone
513-851-0612 – Fax
www.tpmechanical.com

Contract Administrator: Stanley Garber
Email: Stanley.garber@tpmechanical.com

Business Size: Small Business

CUSTOMER INFORMATION

1a. Awarded Special Item Number:

Awarded SINS	SIN Description	Pricing
811-005	Refrigeration, Heating, Ventilation, AC, Boiler and Chiller, HVAC Maintenance	See Page 4

1b. Identification of the lowest priced model number and lowest unit price for the model for each special item number awarded in the contract: Not Applicable, Labor Rates Only

1c. Descriptions of all corresponding exempt commercial job titles with experience, functional responsibility and education are provided beginning on page 5.

2. Maximum Order: \$1,000,000

TP Mechanical

CONTRACTORS | SERVICE | FABRICATION

*If the “best value” selection places your order over the Maximum Order, identified in this catalog/price list, you have an opportunity to obtain a better schedule contract price. Before placing your order, contact the contractor for a better price. The contractor may (1) offer a new price for this requirement (2) offer the lowest price available under this contractor or (3) decline the order. A delivery order that exceeds the maximum order may be placed under the Schule contract in accordance with FAR 8.404.

3. Minimum Order: \$100
4. Geographic Coverage (delivery Area): Domestic
5. Point of Production: Cincinnati, Hamilton, OH
6. Discount from list prices or statement of net price: GSA net pricing is as shown in pricing table provided.
7. Quantity Discounts: 1.5% on purchases for MIN of \$100,000 & MAX of \$500,000. Anything over \$500,000 is a 2.5% discount
8. Prompt payment terms. Note: Prompt payment terms must be followed by the statement “Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.” Net 30 days (No Discount)
- 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold. Government purchase cards are accepted at or below the micro-purchase threshold.
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold. Government purchase cards are accepted above the micro-purchase threshold.
10. Foreign items: N/A
- 11a. Time of delivery: (Contractor insert number of days.) Determined case by case.
- 11b. Expedited Delivery: Negotiated between contractor and ordering agency.
- 11c. Overnight and 2-day delivery: Negotiated between contractor and ordering agency.
- 11d. Urgent Requirements: Consult with Contractor
12. F.O.B. Point: FOB Destination
- 13a. Ordering address: TP Mechanical Contractors, 1500 Kemper Meadow Drive, Cincinnati, OH 45240
- 13b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA’s) are found in Federal Acquisition Regulation (FAR) 8.405-3.



14. Payment address: TP Mechanical Contractors, 1500 Kemper Meadow Drive, Cincinnati, OH 45240

15. Warranty provision: One year

16. Export packing charges, if applicable: N/A

17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level): Contact TP Mechanical Contractors for terms and conditions of Government Purchase Card acceptance.

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

19. Terms and conditions of installation (if applicable): TBD

20. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): TBD

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

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

22. List of participating dealers (if applicable): N/A

23. Preventive maintenance (if applicable): Quoted by site

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

24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at: www.Section508.gov/. N/A

25. Data Universal Number System (DUNS) number: 786413302

26. Notification regarding registration in System for Award Management (SAM) database: TP Mechanical Contractors is registered in the System for Award Management (SAM) website as a contractor.

811-005 REFRIGERATION, HEATING, VENTILATION, AND AIR CONDITIONING HVAC MAINTENANCE

Hourly Rates:

SIN	Labor Category	Labor Rate	Labor Rate	Labor Rate	Labor Rate	Labor Rate
		Year 1	Year 2	Year 3	Year 4	Year 5
		2019	2020	2021	2022	2023
811 005	CAD Operator	\$79.98	\$82.38	\$84.85	\$87.40	\$90.02
811 005	Heavy Equipment Lull Operator	\$67.87	\$69.91	\$72.01	\$74.17	\$76.39
811 005	Plumber, Maintenance	\$75.29	\$77.55	\$79.87	\$82.27	\$84.74
811 005	Pipe Fitter, Maintenance	\$75.29	\$77.55	\$79.87	\$82.27	\$84.74
811 005	Project Manager	\$93.80	\$96.62	\$99.52	\$102.50	\$105.58
811 005	Service Technician	\$83.44	\$85.94	\$88.52	\$91.17	\$93.91
811 005	Welder, Maintenance	\$75.29	\$77.55	\$79.87	\$82.27	\$84.74
811 005	Safety Engineer	\$83.93	\$86.45	\$89.04	\$91.71	\$94.46
811 005	Mechanical Engineer	\$103.68	\$106.79	\$109.99	\$113.29	\$116.69

003-100 ANCILLARY SUPPLIES AND/OR SERVICES

Catalog Pricing

Catalog	Mark Up
Current WinstelControls.com catalog	Catalog + 9.5%
Current Habeggercorp.com catalog	Catalog + 9.5%
Current Lowes.com catalog	Catalog + 9.5%
Current Grainger.com catalog	Catalog + 9.5%
Current SWHSupply.com catalog	Catalog + 9.5%
Current VirginiaAir.com catalog	Catalog + 9.5%
Current Lennox.com catalog	Catalog + 9.5%
Current ProgressSupply.com catalog	Catalog + 9.5%
Current Trane.com catalog	Catalog + 9.5%
Current JohnstoneSupply.com catalog	Catalog + 9.5%

Labor Category Descriptions including job title, experience, functional responsibility and education.

CAD Operator

Develops and creates CAD drawings as needed and directed by the CAD Manager. Creates mechanical systems drawings utilizing architect generated dimensions and structural backgrounds. Identifies and resolves all elements affecting coordination and notes any outstanding issues. Identifies systems that will be prefabricated, labeling all elements of these systems and prepares necessary reports and sketches. Modifies coordination drawings so field superintendent can readily identify these systems. Document and advise all parties of any discrepancies, unclear intent or missing information that will affect coordination. Works closely with the field superintendent during coordination meeting, making notes of any changes made. Also, works with the superintendent to locate wall, slab and roof openings, especially those in poured walls. Review submittals for size, quantity and design ensuring they meet engineer requirements, fit in available space, and are compatible with equipment purchased from other vendors. Revises coordination drawings as needed, clouding and numbering any subsequent revisions and ensures all appropriate parties receive copies of the revisions. Creates a key plan that shows how the building will be broken into ¼" scale drawings. This plan will estimate how long it will take to coordinate each area or drawing. Distributes an approximate schedule showing distribution dates of our work, sign off dates, etc. Reviews architectural, structural and mechanical contract drawings as well as the mechanical specifications becoming familiar with the design and elements of the system. Modify software databases to reflect requirements per plan specs. Reviews all addenda making sure all drawings reflect changes. Reconciles size and quantities of equipment before it is released. Keeps in touch with the project manager and superintendent regarding issues affecting the job.

Minimum Experience – 5-year CAD experience in plumbing and mechanicals.

Minimum Education – High school diploma or equivalent

Training/Certification Requirements – None

Heavy Equipment Lull Operator

Operates various equipment, primarily a backhoe, in a safe manner, assuring that all OSHA and TP Mechanical Contractors standards are met or exceeded. Responsible for the excavation of all types of plumbing trenches. Ensures regular maintenance is conducted on all equipment such as, but not limited to, grease and checking fluids. Helps install equipment on jobs. Responsible for moving equipment from job-to-job.

Minimum Experience – 4 years of experience in field plumbing operations

Minimum Education – High school diploma or equivalent

Training/Certification Requirements – OSHA 10 certificate

Plumber, Maintenance

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 pipe composed of metals such as iron, steel, brass, and lead and nonmetals such as glass, vitrified clay, and plastic, using hand and power tools. Joins pipes by use of screws, bolts, fittings, solder, and plastic solvent, and caulks joints. Fills pipe system with water or air and reads pressure gages 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. Requires 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 Experience – 5 years commercial experience in field plumbing or heating operations and 3 years in plumbing or heating systems

Minimum Education – High school diploma or equivalent, Apprenticeship

Training/Certification Requirements – OSHA 10 certificate, State/Journeyman Plumber License

Pipefitter, Maintenance

Installs or repairs water, steam, gas or other types of pipe and pipefitting. 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. This person is responsible for 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 Pipefitter requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.

Minimum Experience – 5 years of experience of pipefitting/welding in field plumbing operations.

Minimum Education – High school or equivalent, Apprenticeship

Training/Certification Requirements – OSHA 10 certificate, Minimum of 150 hours in pipe welding courses

Project Manager

Oversees entire projects to which he/she is assigned. Works with other departments to ensure all jobs are completed timely and profitably. Responsible for the overall profitability of projects. Ensures proper timelines and all requirements are met for all projects. Ensures billing, change orders, collections, etc. are completed timely for each project. Keeps the management staff up-to-date on all project issues. Reviews job cost, job status, manpower and change order reports to provide analysis monthly. Conducts regular/monthly job cost reviews to accurately reflect project profitability and status of all project issues. Communicates and troubleshoots with project superintendents, construction managers and General Contractors. Coordinates proper manpower and equipment for each job. Oversees the buyout process, job-closeouts and project change orders for all projects. Conducts/attends weekly job-site visits and job meetings. Ensures proper job setup, contract review, estimated costs and schedule of values are done in a timely and accurate manner. Generates project manager reports and attends project management meetings as appropriate. For each project: tracks submittals, generates purchase orders and negotiates subcontracts and purchases.

Minimum Experience – Minimum 5 years commercial plumbing/mechanical experience, 1 year of prior project management experience.

Minimum Education – High school or equivalent

Training/Certification Requirements – Journeyman Plumber license

Service Technician

Performs installation and repair of heating ventilation air conditioning and plumbing equipment. This may include, but is not limited to packaged HVAC units, split-systems, VAVs, air handling units, pumps, exchanges, and fans and other plumbing systems. Performs a variety of installation functions associated with diagnostics, dismantling, and repairs of machines and mechanical equipment and plumbing.

Minimum Experience – 5 years commercial experience in plumbing, HVAC and refrigeration.

Minimum Education – High School or GED Equivalent

Training/Certification Requirements – HVAC and brazing license, EPA or Universal License, Type 2 or Universal Refrigerant License, HVAC, Hydronic and/or plumbing licenses

Welder, Maintenance

Welds metal components together to fabricate or repair products such as machine parts, plant equipment, motors and generators according to layouts, blueprints or work orders using brazing and variety of arc and gas welding equipment and processes. Performs related tasks such as thermal cutting and grinding. Repairs broken or cracked parts, fills holes and increases size of metal parts. Positions and clamps together components of fabricated metal products preparatory to welding. May locate and repair cracks such as in industrial engine cylinder heads using inspection equipment and gas torch.

Minimum Experience – 3 years as a combination maintenance welder in a commercial or industrial facility

Minimum Education – High school diploma or equivalent



Training/Certification Requirements – Qualified at the journeyman level with certifications for various processes and material types

Safety Engineer

Maintain and apply knowledge of current health and safety policies, regulations, and industrial processes. Review plans and specifications for new machinery and equipment to make sure that they meet safety requirements. Ensures company is compliant with all OSHA, EPA, Local, State, Client, General Contractor and TP Mechanical Contractors rules and regulations. Performs accident/injury/incident investigations to determine cause and possible preventive measures for future work of a similar nature. Further investigates all injury claims to insure company is protected from fraudulent worker compensation claims. Makes corrective action recommendations to upper management concerning safety and health issues that may affect the company. Reviews leading safety indicators for potential problem areas where additional safety training may be required. Develops and/or conducts all safety related training. Regularly reviews worker compensation claims data for possible employer modification rate adjustments. Handles all OSHA related issues such as inspections, citations, hearings, etc. Performs field safety audits to ensure compliance with all OSHA, State, Local and company safety rules and regulations.

Minimum Experience – 5 years of experience in construction safety management.

Minimum Education – Bachelor’s Degree in Occupational Safety and Health

Training/Certification Requirements – OSHA certified training instructor, Train the Trainer certification

Mechanical Engineer

Uses AutoCAD to create 3D sheet metal, HVAC Piping, and plumbing installation drawings from engineer generated contract documents including structural and architectural backgrounds. Identify areas of unclear intent or discrepancies and communicate to necessary persons or parties for a resolution. Lead coordination meetings with other contractors for assigned projects. Read and interpret blueprints, technical drawings, schematics, and computer-generated reports. Modify and refine designs, using working models, to conform with customer specifications, production limitations, or changes in design trends. Direct and coordinate the fabrication of models or samples and the drafting of working drawings and specification sheets from sketches. Evaluate feasibility of design ideas, based on factors such as appearance, safety, function, budget, and production costs/methods. Present designs and reports to customers or design committees for approval and discuss need for modification.

Minimum Experience – 5 years of related experience

Minimum Education – Associate’s Degree in CAD Drafting

Training/Certification Requirements – Qualified at the journeyman level with certifications for various processes and material types