



572 Odlin Road Bangor ME. 04401. Tel. 207-989-8855 Fax. 207-989-7277

**GENERAL SERVICES ADMINISTRATION
FEDERAL SUPPLY SERVICE
AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICE LIST**

On-line access to contract ordering, terms and conditions, up -to-date pricing, and the option to create an electronic delivery order is available through **GSA Advantage**, a menu-driven database system. The Internet address for **GSA Advantage!** -www.gsaadvantage.com.

**FACILITY MAINTENANCE AND MANAGEMENT SCHEDULE (03FAC)
(03FAC) CONTRACT NUMBER: 47QSHA19D005D
CONTRACT PERIOD: August 21, 2019 through August 20, 2024**

**CONTRACTOR: XL MECHANICAL AND ENERGY MANAGEMENT
SERVICES, INC.
572 ODLIN ROAD
BANGOR, ME 04401
207-989-8855 PHONE
207-989-7277 FAX**

**CONTRACT ADMINISTRATOR: Lawrence R. Meyer
lmeyer@xlmechanical.com**

WEBSITE: www.xlmechanical.com

BUSINESS SIZE: SMALL BUSINESS



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Contract Number:

1. Table of awarded special item number: SIN: 811-002, 811-003, 003-97, 003-100, 2. Maximum order: 1,000,000.00
3. Minimum order: \$100.00
4. Geographic coverage: 48 States.
5. Point(s) of production: Bangor, ME 04401
6. Discount from list prices: Labor rate was discounted 0% exclusive of IFF.
7. Quantity discounts. 1% for orders over \$100,000.00
8. Prompt payment terms. 1% net 15 days
9. Government purchase cards are accepted at or below the micro-purchase threshold.
10. Government purchase cards are accepted above the micro-purchase threshold.
11. Foreign items: **N/A**
12. Time of delivery: By Task Order
13. Expedited Delivery: By Task Order
14. Overnight and 2-day delivery: As Required by Task Order
15. Urgent Requirements: Email
lmeyer@xlmechanical.com
16. F.O.B. point(s). N/A
17. Ordering Address: 572 Odlin Rd, Bangor, ME 04401
18. Ordering Procedures: For supplies and services, ordering procedures, Blanket Purchase Agreements (BPA's) are found in (FAR) 8.40 5-3.
19. Payment Address: 572 Odlin Rd, Bangor, ME 04401
20. Warranty Provision: 90 days for all Services.
21. Export Packing Charge: N/A
22. Terms and conditions of Government purchase card: None
23. Terms and conditions of rental, maintenance, and repair: None
24. Terms and conditions of installation: None
25. Terms and conditions of repair parts: Warranty by manufacturers.
26. Terms and conditions for any other services: N/A
27. List of service and distribution points: 48 States Including Alaska and Hawaii
28. List of participating dealers: N/A
29. Preventive maintenance: Facilities Services
30. Data Universal Number System: 118932024
31. Registration: Active in (SAM) - System for Award Management.



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PRICE PROPOSAL SUPPORTING _XL MECHANICAL & ENERGY MANAGEMENT SERVICES, INC.					
LABOR RATES	Prices Include IFF Fees				
JOB POSITION	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023
Contract Manager	\$80.60	\$82.22	\$83.86	\$85.54	\$87.25
QC Manager	\$65.49	\$66.80	\$68.14	\$69.50	\$70.89
On Site Supervisor	\$52.39	\$53.44	\$54.51	\$55.60	\$56.71
HVAC Mechanic	\$31.50	\$32.13	\$32.77	\$33.43	\$34.10
General Maintenance Worker	\$25.99	\$26.51	\$27.04	\$27.58	\$28.13
Electrician	\$38.23	\$38.99	\$39.77	\$40.57	\$41.38
Laborer, Grounds Maintenance	\$14.26	\$14.55	\$14.84	\$15.14	\$15.44
Chiller Maintenance	\$95.72	\$97.63	\$99.58	\$101.57	\$103.60
BAS Maintenance	\$136.02	\$138.74	\$141.51	\$144.34	\$147.23

Labor Descriptions

Contract Manager – Exempt – Market Price Sheet

Functional Responsibility: Performs all functions identified by contract specifications and plans, and directs and controls facility maintenance projects to ensure compliance with contract requirements. He develops work schedules; hires and monitor employees and subcontractors; troubleshoots, develops estimating and bidding schedules and performs scheduled and unscheduled quality control inspections. He enforces safety program requirements, maintains an effective cost control system, interfaces with project personnel and is available around the clock to resolve emergencies and unscheduled services.

Minimum Experience: Have at least ten years’ experience in managing all phases of governmental/commercial building maintenance projects including scheduling and supervising construction trades. Experience in administration of OSHA, EPA local codes and hazardous materials and has knowledge of mechanical and utility systems.

Minimum Education: He has a four-year degree or the equivalent in Business Administration, Engineering or Construction Management.

Quality Control Manager – Exempt – Market price Sheet

Functional Responsibility: Implements the Phased Inspection Process including in process inspections, testing, and corrective actions and project completion. Maintains a proactive



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relationship with customer and understand business needs of local customer through follow up and ongoing meetings. Communicates those business needs to JCI management. Must be knowledgeable of applicable building codes, customer requirements and the proposal.

Minimum Experience: Practical experience in process and quality improvement including proven ability to deliver a procedural system of inspection, testing and commissioning a quality product. In- depth knowledge and experience in implementation and managing of small QA/QC programs for federal government projects or Nuclear facilities. Strong problem-solving skills, including but not limited to process mapping, root cause analysis and corrective action skills. Proficient with process mapping tools, Microsoft Project, advanced Excel analysis. Proven statistical analysis skills. Able to deal with customers and others at all levels.

Minimum Education/: Bachelor's degree in quality business, engineering or equivalent to 5 years related experience or equivalent combination of education and experience.

On Site Supervisor - Exempt – Market price Sheet

Functional Responsibility: He carries out contract requirements, maintains work control processes for projects, assigns and supervises work crews as necessary, ensures that all personnel involved in work assignments are qualified and performs scheduled and unscheduled quality control inspections. He adheres to all fire, safety and health regulations; stores equipment, materials and supplies; maintains project

Minimum Experience: Has ten years' experience in managing building maintenance projects, scheduling and supervising construction trades, estimating and bidding, and quality control. He has experience in the methods, materials and equipment used in building maintenance trades. records

Minimum Education: He has an Associate degree in Business Administration or Construction Management or the equivalent and is a graduate of a vocational school.

HVAC Mechanic – DOL Wages

Functional Responsibility: He performs day-to-day maintenance, preventive maintenance, service calls, repair work and new work as required. He checks work quality resulting from operational and maintenance procedures, maintains continuous communication with building occupants, maintains equipment, supply and material inventories and manages subcontractors. He inspects, tests and services installed building equipment such as furnaces, environmental control systems, motors,

compressors, air conditioners, electrical and pneumatic controls, plumbing equipment and electrical wiring.

Minimum Experience: Has at least five years' experience in maintaining, diagnosing and correcting electrical, plumbing, air conditioning, refrigeration and heating systems



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throughout a building facility.

Minimum Education: He is a high school graduate, holds required licenses from regulatory agencies and is a journeyman HVAC Mechanic.

General Maintenance Worker – DOL wages

Functional Responsibility: He performs general maintenance and repair of building's architectural and structural systems and repairs and maintains machines, mechanical equipment, and works on plumbing, electrical and air conditioning and heating systems. He keeps building woodwork in good repair; replaces electrical switches, outlets and motors; paints facilities; repairs or replaces plumbing fixtures. He inspects and diagnoses problems and does preventive maintenance to correct defects before equipment breaks down or building deteriorates.

Minimum Experience: Has a minimum of five years' experience as a helper to construction trade contractors and is a jack-of-all-trades. He has basic knowledge of such maintenance trades as painting, carpentry, plumbing, masonry and electrical work.

Minimum Education: He has ability to read blueprints, possesses mechanical aptitude and is a high school graduate or equivalent

Electrician – DOL wages

Functional Description: Directs, processes, performs and tracks installation, operation, repair and maintenance of electrical systems and controls as well as general maintenance service and repair of other building systems. Follows blueprints, specifications, schematics, sketches and verbal instructions to perform electrical work and small projects. Performs complex diagnostics, repair and replacement of electrical components and devices. Minimum Experience: Typically requires 5 years of experience involving electrical systems and equipment and general experience with overall operations, maintenance and repair of facilities. Holds a Journeyman's Electrical License. Minimum Education: High School Diploma. Advanced schooling and/or specialty training to maintain Electrical license.

Laborer, Grounds Maintenance

Functional Responsibility: He performs general maintenance and repair of building's architectural and structural systems. He maintains the grounds and landscape of the property, underground irrigation system, maintains the water collection system, cleans manholes, and assist the General Maintenance Worker as needed.

Minimum Experience: Has a minimum of two years' experience as a helper to contractor and is a jack-of-all-trades. He has basic knowledge of such maintenance trades as irrigation system, plumbing, masonry and electrical work.

Minimum Education: He has ability to read blueprints, possesses mechanical aptitude and is a high school graduate or equivalent