



CTSI-FM, LLC

7226 Lee Deforest Drive—Suite 105
Columbia, MD 21046
Phone: 410-379-0080 / Fax: 410-379-0060

**GENERAL SERVICES ADMINISTRATION
FEDERAL SUPPLY SERVICE
AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICELIST**

**MAS Multiple Award Schedule
Large Category: Facilities
Subcategory: Facilities Maintenance and Repair
Facilities Services**

**SINS: 561210FAC Complete Facilities Maintenance and Management
561730 Grounds Maintenance
ANCRA Ancillary Repair and Alterations
OLM (Order Level Materials)**

**Contract Number: #47QSHA20D002Q
Contract Period: Effective May 26, 2020-May 27, 2025**



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Business Size: a Service-Disabled Veteran-Owned Small Business (SDVOSB)

DUNS: 052648261

www.ctsi-fm.com

POC: Weedon Gallagher, 410-379-0080, wgallagher@ctsi-fm.com

CTSI-FM, LLC

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: <http://www.fss.gsa.gov>.

Customer Information:

Table of awarded special item numbers. See Price List.

Identification of the lowest priced model number and lowest unit price. See Price List.

GSA Price List - Non SCA Positions

SINs	Job Title	GSA Price
561210FAC, 561730, ANCRA	Project Manager III	\$104.20
561210FAC, 561730, ANCRA	Project Manager II	\$97.10
561210FAC, 561730, ANCRA	Project Manager I	\$91.50
561210FAC, 561730, ANCRA	Assistant Project Manager I	\$90.09
561210FAC, 561730, ANCRA	Supervisor I	\$92.11

GSA Price List – CBA Rates

SINs	CBA Labor Category	GSA Price
561210FAC, 561730, ANCRA	Carpenter, Maintenance	\$75.40
561210FAC, 561730, ANCRA	Chief Engineer	\$92.11
561210FAC, 561730, ANCRA	Electrician, Maintenance	\$75.40
561210FAC, 561730, ANCRA	Master Electrician, Maintenance	\$88.37
561210FAC, 561730, ANCRA	General Maintenance Worker	\$64.70
561210FAC, 561730, ANCRA	HVAC Mechanic	\$75.40
561210FAC, 561730, ANCRA	Lead HVAC Mechanic	\$85.41
561210FAC, 561730, ANCRA	Stationary Engineer	\$87.05
561210FAC, 561730, ANCRA	Lead Stationary Engineer	\$90.09
561210FAC, 561730, ANCRA	Laborer	\$56.33
561210FAC, 561730, ANCRA	Administrative Assistant (Property Specialist)	\$67.76
561210FAC, 561730, ANCRA	Order Clerk II (Property Specialist)	\$59.20

CTSI-FM, LLC

GSA Price List - SCA Positions

*The following prices are based on New York City, N.Y. CTSI-FM will provide prices based on the local areas' Service Contract Act - Wage Determinations or prevailing price mechanism.

SINs	SCA Eligible Contract Labor Category	GSA Price
561210FAC, 561730, ANCRA	**Carpenter, Maintenance	\$59.46
561210FAC, 561730, ANCRA	**Chief Engineer	\$73.44
561210FAC, 561730, ANCRA	**Electrician, Maintenance	\$75.93
561210FAC, 561730, ANCRA	**Master Electrician, Maintenance	\$79.12
561210FAC, 561730, ANCRA	**General Maintenance Worker	\$50.03
561210FAC, 561730, ANCRA	**HVAC Mechanic	\$60.02
561210FAC, 561730, ANCRA	**Lead HVAC Mechanic	\$63.22
561210FAC, 561730, ANCRA	**Stationary Engineer	\$73.44
561210FAC, 561730, ANCRA	**Lead Stationary Engineer	\$76.63
561210FAC, 561730, ANCRA	**Laborer	\$36.13
561210FAC, 561730, ANCRA	**Administrative Assistant (Property Specialist)	\$66.20
561210FAC, 561730, ANCRA	**Order Clerk II (Property Specialist)	\$45.25

SCA/SCLS Matrix

SCLS Eligible Contract Labor Category Title/Fixed Price Service	SCLS Equivalent Code Title	Wage Determination Number
**Carpenter, Maintenance	23130 Carpenter, Maintenance	2015-4187 Rev. 14
**Chief Engineer	25070 Stationary Engineer	2015-4187 Rev. 14
**Electrician, Maintenance	23160 Electrician, Maintenance	2015-4187 Rev. 14
**Master Electrician, Maintenance	23160 Electrician, Maintenance +\$2	2015-4187 Rev. 14
**General Maintenance Worker	23370 General Maintenance Worker	2015-4187 Rev. 14
**HVAC Mechanic	23411 HVAC Mechanic Research Facility	2015-4187 Rev. 14
**Lead HVAC Mechanic	23411 HVAC Mechanic Research Facility +\$2	2015-4187 Rev. 14
**Stationary Engineer	25070 Stationary Engineer	2015-4187 Rev. 14
**Lead Stationary Engineer	25070 Stationary Engineer +\$2	2015-4187 Rev. 14
**Laborer	23470 Laborer	2015-4187 Rev. 14

**Administrative Assistant (Property Specialist)	01020 Administrative Assistant	2015-4187 Rev. 14
**Order Clerk II (Property Specialist)	01192 Order Clerk II	2015-4187 Rev. 14

The Service Contract Labor Standards, formerly the Service Contract Act (SCA), apply to this contract and it includes SCLS applicable labor categories. Labor categories and fixed price services marked with a (**) in this pricelist are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCLS/SCA matrix. The prices awarded are in line with the geographic scope of the contract (i.e., nationwide).

Labor Category Descriptions

Position Descriptions and Responsibilities

CTSI-FM recognizes varying levels of education and experience in these position descriptions. Often, hands on professional experience is as important as (or more important than) formal, classroom-style preparation. As a general policy, we substitute two years of related experience for one year of higher education, where appropriate to the job and the site, and with the client's approval.

Exempt Labor Categories (Professional)

Labor Category: Project Manager III

Functional Responsibilities: Management and supervision of contract operations to include the hiring / termination of staff; scheduling; purchasing and inventory control; safety, selecting and managing subcontractors, budgeting and cost estimating; quality control; professional development of subordinates and maintaining effective communications with client representatives. Responsible for the development and administration of OSHA, EPA, local codes and hazardous materials management program.

Minimum Education: MA/MS

Years of Experience: 7

Labor Category: Project Manager II

Functional Responsibilities: Management and supervision of contract operations to include the hiring / termination of staff; scheduling; purchasing and inventory control; safety, selecting and managing subcontractors, budgeting and cost estimating; quality control; professional development of subordinates and maintaining effective communications with client representatives. Responsible for the development and administration of OSHA, EPA, local codes and hazardous materials management program. Member of a professional association(s) preferred.

Minimum Education: MA/MS

Years of Experience: 5

Labor Category: Project Manager I

Functional Responsibilities: Management and supervision of contract operations to include the hiring / termination of staff; scheduling; purchasing and inventory control; safety, selecting and managing subcontractors, budgeting and cost estimating; quality control; professional development of subordinates and maintaining effective communications with client representatives. Responsible for the development and administration of OSHA, EPA, local codes and hazardous materials management program.

Minimum Education: BA/BS

Years of Experience: 3

Labor Category: Assistant Project Manager I

Functional Responsibilities: Serves as the contract Project Manager when the Project Manager is absent. Responsible for establishing annual maintenance plan and schedule for facility; immediate oversight of subcontractors; implementing the safety program; adhering to OSHA, EPA, local codes and hazardous materials handling procedures; and quality control procedures.

Minimum Education: AA

Years of Experience: 5

Labor Category: Supervisor I

Functional Responsibilities: First line supervision. Establishes individual technician work schedules; coordinates work assignments and necessary tools / resources to complete assignments; performs personnel performance evaluations; quality control reviews; ensures adherence to proper safety procedures. Accountable for tool / equipment used by staff. Ensures completion of work orders documentation, adherence to work schedules, discipline, prepares reports as required. Recommends technical training for staff members.

Minimum Education: AA

Years of Experience: 3

CBA and SCLS/SCA Labor Categories

Carpenter, Maintenance

Functional Responsibilities: Performs the carpentry duties necessary to maintain in good repair building woodwork and equipment such as bins, cribs, counters, benches, partitions, doors, floors, stairs, casings, and trim made of wood in an establishment. Work involves most of the following: Planning and laying out of work from blueprints, drawings, models, or verbal instructions, using a variety of carpenter's hand tools, portable power tools and standard measuring instruments;

making standard shop computations relating to dimensions of work; selecting materials necessary for the work.

Minimum Education: HS

Years of Experience: 3

Chief Engineer

Functional Responsibilities: Oversees the execution of work by the facility maintenance crew (supervises). Operates and maintains one or more systems that provide an establishment with such services as heat, air-conditioning (cool, humidify, dehumidify, filter, and circulate air), refrigeration, steam or high-temperature water or electricity. Duties involve: observing and interpreting readings on gauges, meters and charts which register various aspects of the system's operation, adjusting controls to insure safe and efficient operation of the system and to meet demands for the service provided, recording in logs various aspects of the system's operation, keeping the engines, machinery and equipment of the system in good working order. This engineer may direct and coordinate activities of other workers (not stationary engineers) in performing tasks directly related to operating and maintaining the system or systems.

Minimum Education: HS

Years of Experience: 5

Electrician, Maintenance

Functional Responsibilities: Performs operation and maintenance of low-voltage electrical power systems beginning at the service entrance of buildings and structures, and maintains complete wiring systems, conduit systems, cable systems, conductors, switches, receptacles, outlets, device plates, and grounds and light fixtures. Operates and maintains power generation equipment and emergency generating devices. Repairs electrical equipment: disassembles electrical units such as generators, motors, voltage regulators, and electrical appliances; locates sources of malfunction; and accomplishes required repairs by splicing or replacing wiring, rewinding armatures and field coils, replacing commutators, and replacing damaged parts. Uses common hand tools, tubing and conduit benders, hand-and-motor- operated conduit threading machines, soldering irons, and hand drills. Ensures that all replacements are of the same kind, equal or better type, style, quality, grade, or class to obtain specific operating characteristics or to match other items already in place. Ensures that all work conforms to the National Electric Code.

Minimum Education: HS

Years of Experience: 3

Master Electrician, Maintenance

Functional Responsibilities: Provides direct oversight of electricians and other skilled craftsmen. Serves as a working supervisor who performs operation and maintenance of low-voltage electrical power systems beginning at the service entrance of buildings and structures, and maintains complete wiring systems, conduit systems, cable systems, conductors, switches, receptacles,

outlets, device plates, and grounds and light fixtures. Operates and maintains power generation equipment and emergency generating devices. Repairs electrical equipment; disassembles electrical units such as generators, motors, voltage regulators, and electrical appliances; locates sources of malfunction; and accomplishes required repairs by splicing or replacing wiring, rewinding armatures and field coils, replacing commutators, and replacing damaged parts. Uses common hand tools, tubing and conduit benders, hand-and-motor- operated conduit threading machines, soldering irons, and hand drills. Ensures that all replacements are of the same kind, equal or better type, style, quality, grade, or class to obtain specific operating characteristics or to match other items already in place. Ensures that all work conforms to the National Electric Code.

Minimum Education: HS

Years of Experience: 5

General Maintenance Worker

Functional Responsibilities: Performs general maintenance and repair of equipment and buildings requiring practical skills and knowledge (but not proficiency) in such trades as painting, carpentry, plumbing, masonry, and electrical work. Work involves a variety of the following duties: Replacing electrical receptacles, wires, switches, fixtures, and motors; using plaster or compound to patch minor holes and cracks in walls and ceilings; repairing or replacing sinks, water coolers, and toilets; painting structures and equipment; repairing or replacing concrete floors, steps, and sidewalks; replacing damaged paneling and floor tiles; hanging doors and installing door locks; replacing broken window panes; and performing general maintenance on equipment and machinery.

Minimum Education: HS

Years of Experience: 2

HVAC Mechanic

Functional Responsibilities: Installs, services, and repairs environmental control systems in office, industrial and research facilities. Work is accomplished using knowledge of refrigeration theory, pipefitting, and structural layout. Mounts compressor and condenser units of platform or floor, using hand tools, following blueprints or engineering specifications. Fabricates, assembles, and installs ductwork and equipment. Cuts and bends tubing to correct length and shape using cutting and bending equipment and tools. Cuts and threads pipes, using machine threading or hand threading equipment. Joins tubing or pipes to various refrigeration units by means of sleeves, couplings or unions, and solders joints using torch, forming complete circuit for refrigerant. Installs expansion and discharge valves in circuits. Connects motors, compressors, temperature controls, humidity controls, and circulating ventilation fans to control panels and connects control panels to power source. Installs air and water filters in completed installation. Injects small amount of refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. Observes pressure and vacuum gauges and adjusts controls to insure proper operation. Tests joints and connections for gas leaks, using gauges or soap and water solution. Wraps pipe in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker

controls, thermostats, switches, fuses, and electrical wiring to repair installed units, using electrician's hand tools and test equipment. Inspects, tests, and services installed building equipment such as furnaces, air conditioners, convection units, heat exchangers, air handlers, and electrical and pneumatic controls. Inspects plumbing fixtures, piping, and appliances and corrects minor leaks and malfunctions, replacing gaskets, washers, and other expendable items. Performs minor repairs of inoperable or sluggish equipment and replaces minor components.

Minimum Education: HS

Years of Experience: 3

Lead HVAC Mechanic

Functional Responsibilities: Provides direct oversight of electricians and other skilled craftsmen. Serves as a working supervisor who installs, services, and repairs environmental control systems in office, industrial and research facilities. Work is accomplished using knowledge of refrigeration theory, pipefitting, and structural layout. Mounts compressor and condenser units of platform or floor, using hand tools, following blueprints or engineering specifications. Fabricates, assembles, and installs ductwork and equipment. Cuts and bends tubing to correct length and shape using cutting and bending equipment and tools. Cuts and threads pipes, using machine threading or hand threading equipment. Joins tubing or pipes to various refrigeration units by means of sleeves, couplings or unions, and solders joints using torch, forming complete circuit for refrigerant. Installs expansion and discharge valves in circuits. Connects motors, compressors, temperature controls, humidity controls, and circulating ventilation fans to control panels and connects control panels to power source. Installs air and water filters in completed installation. Injects small amount of refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. Observes pressure and vacuum gauges and adjusts controls to insure proper operation. Tests joints and connections for gas leaks, using gauges or soap and water solution. Wraps pipe in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker controls, thermostats, switches, fuses, and electrical wiring to repair installed units, using electrician's hand tools and test equipment. Inspects, tests, and services installed building equipment such as furnaces, air conditioners, convection units, heat exchangers, air handlers, and electrical and pneumatic controls. Inspects plumbing fixtures, piping, and appliances and corrects minor leaks and malfunctions, replacing gaskets, washers, and other expendable items. Performs minor repairs of inoperable or sluggish equipment and replaces minor components.

Minimum Education: HS

Years of Experience: 5

Stationary Engineer

Functional Responsibilities: Operates and maintains one or more systems which provide an establishment with such services as heat, air-conditioning (cool, humidify, dehumidify, filter, and circulate air), refrigeration, steam or high-temperature water or electricity. Duties involve: Observing and interpreting readings on gauges, meters and charts which register various aspects of the system's operation, adjusting controls to insure safe and efficient operation of the system

and to meet demands for the service provided; recording in logs various aspects of the system's operation; keeping the engines, machinery and equipment of the system in good working order. May direct and coordinate activities of other workers (not stationary engineers) in performing tasks directly related to operating and maintaining the system or systems. The classification excludes head or chief engineers in establishments employing more than one engineer; workers required to be skilled in the repair of electronic control equipment; workers in establishments producing electricity, steam, or heated or cooled air primarily for sale; and Boiler Tenders.

Minimum Education: HS

Years of Experience: 3

Lead Stationary Engineer

Functional Responsibilities: Provides direct oversight of electricians and other skilled craftsmen. Serves as a working supervisor who operates and maintains one or more systems which provide an establishment with such services as heat, air-conditioning (cool, humidify, dehumidify, filter, and circulate air), refrigeration, steam or high-temperature water or electricity. Duties involve: Observing and interpreting readings on gauges, meters and charts which register various aspects of the system's operation, adjusting controls to insure safe and efficient operation of the system and to meet demands for the service provided; recording in logs various aspects of the system's operation; keeping the engines, machinery and equipment of the system in good working order. May direct and coordinate activities of other workers (not stationary engineers) in performing tasks directly related to operating and maintaining the system or systems. The classification excludes head or chief engineers in establishments employing more than one engineer; workers required to be skilled in the repair of electronic control equipment; workers in establishments producing electricity, steam, or heated or cooled air primarily for sale; and Boiler Tenders.

Minimum Education: HS

Years of Experience: 5

Laborer

Functional Responsibilities: Performs tasks which require mainly physical abilities and effort involving little or no specialized skill or prior work experience. The following tasks are typical of this occupation: Loads and unloads trucks, and other conveyances; moves supplies and materials to proper location by wheelbarrows or hand trucks; stacks materials for storage or binning; collects refuse and salvageable materials. Digs, fills, and tamps earth excavations; levels ground using pick, shovel, tamper and rake; shovels concrete and snow; cleans culverts and ditches; cuts tree and brush; operates power lawnmowers. Moves and arranges heavy pieces of office and household furniture, equipment, and appliances; moves heavy pieces of automotive, medical engineering, and other types of machinery and equipment. Spreads sand and salt on icy roads and walk-ways; picks up leaves and trash.

Minimum Education: HS

Years of Experience: None

Administrative Assistant (Property Specialist)

Functional Responsibilities: In addition to secretarial duties (filing, taking phone calls, scheduling appointments, making travel arrangements), this position will provide administrative support to executive staff with office management responsibilities to include budgeting, personnel records and payroll. The Administrative Assistant may be required to work independently on projects requiring research and preparation of briefing charts and other presentation materials.

Minimum Education: HS

Years of Experience: 2

Order Clerk II (Property Specialist)

Handles orders that involve making judgments such as choosing which specific product or material from the establishment's product lines will satisfy the customer's needs or determining the price to be quoted when pricing involves more than merely referring to a price list or making some simple mathematical calculations.

Minimum Education: HS

Years of Experience: 2

Maximum order.

SINS: 561210FAC Complete Facilities Maintenance and Management	\$1,000,000
561730 Grounds Maintenance	\$1,000,000
ANCRA Ancillary Repair and Alterations	\$250,000
OLM (Order Level Materials)	\$100,000

Minimum order. \$100

Geographic coverage (delivery area). Continental United States

Point(s) of production (city, county, and State or foreign country). Not Applicable

Prices shown here are "net" (inclusive of discount and IFF).

Quantity discounts. CTSI-FM extends a volume discount of an additional 1% on any Task Order exceeding \$3.5M annually.

Prompt payment terms. Net 30

CTSI will accept Government purchase cards below the micro-purchase threshold.

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Foreign items. None

Time of delivery. 30 Days

CTSI-FM, LLC

Expedited Delivery. Not Applicable

Overnight and 2-day delivery. Not Applicable.

Urgent Requirements. Contact the Contractor's representative to affect a faster delivery.
F.O.B. point(s). Delivery

Ordering address. CTSI-FM, LLC, 7226 Lee Deforest Drive—Suite 105, Columbia, MD 21046

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.

Payment address. CTSI-FM, LLC, 7226 Lee Deforest Drive—Suite 105, Columbia, MD 21046

Warranty provision. Not Applicable

Export packing charges. Not Applicable.

CTSI-FM will accept the Government purchase card at thresholds above the micro-purchase level.

Terms and conditions of rental, maintenance, and repair. Not Applicable

Terms and conditions of installation. Not Applicable

Terms and conditions of repair parts and discounts. Not Applicable

Terms and conditions for any other services. Not Applicable

List of service and distribution points. Not Applicable

List of participating dealers. Not Applicable

Preventive maintenance. Not Applicable

Special attributes such as environmental. Not Applicable

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/.

Data Universal Number System (DUNS) number. 052648261

CTSI-FM is registered with the Central Contractor Registration (CCR) database.