Online 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

Multiple Award Schedule – MAS
FSC Group: Facilities
FSC Class: R799

N&S Property Services LLC
2285 W Liddell Road
Duluth, GA 30096
P: 404-395-1603
F: 478-779-0099
www.nspropertyus.com
william@nspropertyus.com
Contract Administrator: William Bonilla

Business Size: 8(a) SBA Certified Small Disadvantaged Business

Contract Number: 47QSHA22DO02C

Contract Period: August 18, 2022 – August 17, 2027

Pricelist current through Modification dated
TABLE OF CONTENTS

Customer Information .................................................................................................. 3

Labor Category Descriptions ......................................................................................... 5

Authorized GSA Pricing ................................................................................................. 9
Customer Information:

1a. Table of awarded special item numbers:

561210FAC   Facilities Maintenance and Management
OLM           Order Level Materials

1b. Lowest Priced Service and Price for each Service Rate: See Pricelist

1c. Services Offered: See Page 5

2. MAXIMUM ORDER PER SIN:

561210FAC $1 Million
OLM Maximum Order Level Any Proposed OLMs must be in support of the order and shall not exceed 33.33% of the total order value.

3. MINIMUM ORDER LIMITATION: $100

4. GEOGRAPHIC COVERAGE (DELIVERY AREA): Domestic Delivery Only.

5. POINT OF PRODUCTION: Leesburg, VA - United States

6. BASIC DISCOUNT: Prices shown are NET Prices

7. QUANTITY DISCOUNTS: N/A

8. PROMPT PAYMENT TERMS: Net 30 Days. Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9. FOREIGN ITEMS: None

10a. TIME OF DELIVERY: Negotiated at the order level.

10b. EXPEDITED DELIVERY: Negotiated at the order level

10c. OVERNIGHT AND 2-DAY DELIVERY: Negotiated at the order level

10d. URGENT REQUIREMENTS: Negotiated at the order level

11. F.O.B. POINT: Destination

12a. ORDERING ADDRESS:

ATTN: Mr. William Bonilla
N&S Property Services LLC
116H Edwards ferry Road NE
Leesburg, VA 20176
P: 404-395-1603
F: 478-779-0099
william@nspropertyus.com
www.nspropertyus.com
12b. ORDERING PROCEDURES: 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.

13. PAYMENT ADDRESS:

   ATTN: Mr. William Bonilla  
   N&S Property Services LLC  
   116H Edwards ferry Road NE  
   Leesburg, VA 20176  
   P: 404-395-1603  
   F: 478-779-0099  
   william@nspropertyus.com  
   www.nspropertyus.com

14. WARRANTY PROVISION: N&S Property Services warrants and represents that each of its employees, independent contractors or agents assigned to perform any services or provide any technical assistance in planning, development, training, consulting or related services under the terms of this Agreement shall have the skills, training, and background reasonably commensurate with his or her level of performance or responsibility, so as to be able to perform in a competent and professional manner. N&S Property Services further warrants that the services provided hereunder will conform to the requirements of this Agreement. All warranties, including any special warranties specified elsewhere herein, shall ensure to the customer, its successors, assigns, customer agencies, and any other recipients of the services provided hereunder.

15. EXPORT PACKING CHARGES: N/A

16. TERMS AND CONDITIONS OF RENTAL MAINTENANCE AND REPAIR: Not Applicable

17. TERMS AND CONDITIONS OF INSTALLATION: N/A

18a. TERMS AND CONDITIONS OF REPAIR PARTS: N/A

18b. TERMS AND CONDITIONS FOR ANY OTHER SERVICES: N/A

19. LIST OF SERVICE AND DISTRIBUTION POINTS: N/A

20. LIST OF PARTICIPATING DEALERS: Not Applicable

21. PREVENTIVE MAINTENANCE: N/A

22a SPECIAL ATTRIBUTES: Not Applicable

22b. 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/.: Not applicable.

23. Unique Entity Identifier (UEI) Number: JDUTL6WKJN74

24. N&S Property Services LLC IS CURRENTLY REGISTERED IN THE SYSTEM FOR AWARD MANAGEMENT (SAM) DATABASE.
**561210FAC Labor Category Descriptions**

**Custodial Supervisor**
**Responsibilities:** Provides direct oversight of janitors and cleans and keeps an orderly condition building working areas and washrooms, entryways, lobbies, or other spaces. Instruct staff on procedures and policies and train them with the proper use of all necessary equipment to perform duties. Coordinates the tasks of the various shifts and patrols through assigned shift supervisors and other staff members. Works directly with Project Manager and Quality Assurance Officer to maintain a high level of project execution.

**Minimum Education:** High School Diploma

**Minimum Years' Experience:** 2

**Project Superintendent**
**Responsibilities:** Manages Project Engineers and Project Team staff. Responsible for the overall direction, coordination, and evaluation of a project. Serves as the main point of contact and responsible part for all aspects of a construction project which includes but is not limited to supporting project team, field activities and satisfying client requests. Serves as the single point of accountability for the delivery of a project including design, scope, cost & schedule.

**Minimum Education:** Bachelor’s Degree or High School Diploma with 7 years of relevant experience

**Minimum Years' Experience:** 7 Years of Relevant Experience

**Engineer I**
**Responsibilities:** Plans, schedules, conducts, and coordinates detailed phases of a programs engineering activities for integration. Performs independent research of complicated engineering problems resulting in solutions which directly apply to customer’s needs. Helps provide a safe working environment for all administrative and maintenance personnel within the building. Assist with the management of the electrical, mechanical, and structural infrastructure.

**Minimum Education:** Bachelor’s degree

**Minimum Years' Experience:** 5

**Senior Engineer**
**Responsibilities:** Plans, schedules, conducts, and coordinates detailed phases of a programs engineering activities for integration. Responsible for overseeing the operations performed by their team. Performs independent research of complicated engineering problems resulting in solutions which directly apply to customer’s needs. Take charge of establishing goals, deadlines, and budgets for projects. Create and implement strategies that would improve the quality of workflow and deliver significant results.

**Minimum Education:** Bachelor’s degree

**Minimum Years' Experience:** 7

**Janitor**
**Responsibilities:** Cleans and keeps orderly condition in working areas and washrooms. Duties include but not limited to sweeping, mopping, or scrubbing, and polishing floors; removing food and trash, dusting equipment, furniture, or fixtures; providing or restocking supplies and minor maintenance services, maintaining clean lavatories, showers, and restroom spaces.

**Minimum Education:** High School Diploma

**Minimum Years' Experience:** 1
Maintenance Mechanic
Responsibilities: Performs preventative maintenance work in accordance with established protocols under the supervision of Maintenance Supervisor; assist with the electrical, mechanical, and structural infrastructure. Performs minor repairs and improvements to the facility to enhance a safer environment for occupants.
Minimum Education: Bachelor’s degree
Minimum Years' Experience: 7

Project Manager
Responsibilities: Responsible for the overall direction, coordination, implementation, execution, control, and completion of specific projects ensuring consistency with company commitments and goals. Develops and establishes procedures and guidelines for daily operation of assigned program. Individual leads the planning and implementation of project; facilitates the definition of the project scope; defines project tasks and resources requirements. Also develops full scale project plans; assembles and coordinates project staff; manages budget constraints; plan and schedule project timelines; provides direction and support to project team; provides client with quality assurance; oversees project evaluations and assessment results.
Minimum Education: Bachelor’s degree
Minimum Years' Experience: 7

General Clerk I*
Responsibilities: Communicates policies or procedures to staff and has input into planning and policy development. Work requires considerable analytical skill and the ability to plan and coordinate tasks to completion.
Minimum Education: High School Diploma
Minimum Years' Experience: 1

General Clerk II*
Responsibilities: Help executives with the day-to-day running of the business by assisting with clerical and administrative processes. This job involves tasks such as organizing meetings and travel arrangements, responding to inquiries, and implementing office procedures and systems.
Minimum Education: High School Diploma
Minimum Years' Experience: 3

Contract Administrator
Responsibilities: Professional who is responsible for creating and managing legal contracts in which the business participates. This includes making sure that all parties to the contract will fulfill their obligations as outlined in the document.
Minimum Education: High School Diploma
Minimum Years' Experience: 7

Plumber*
Responsibilities: Install, repair, and maintain pipes, valves, fittings, drainage systems, fixtures. Collaborates with electricians and other construction professionals.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

Electrician*
Responsibilities: Performs a variety of electrical trade functions such as the installation, maintenance, or repair of equipment for the generation, distribution, or utilization of electric energy.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

Carpenter*
Responsibilities: Performs the carpentry duties necessary to maintain in good repair building woodwork and equipment such as bins, counters, benches, partitions, doors, floors, stairs, casings, and trim made of wood.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

Laborer*
Responsibilities: The laborer assists one or more workers in the skilled maintenance trades by performing specific or general duties on a project that require lesser skill such as: keeping a worker supplied with materials and tools, cleaning working area, machine, and equipment; assisting journeyman by holding materials or tools; and performing other unskilled tasks as directed by journeyman.
Minimum Education: High School Diploma
Minimum Years' Experience: 1

Painter*
Responsibilities: Prepares painting surfaces, washes walls, repairs holes and other finishes. Handles planning and prep work.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

Laborer Grounds Maintenance*
Responsibilities: Maintains grounds of industrial, commercial, or public property such as buildings, camp and picnic grounds, parks, playgrounds, greenhouses, and athletic fields, and repairs structures and equipment.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

HVAC Mechanic*
Responsibilities: Installs, maintains, repairs ventilation, cleans and adjusts air conditioning systems and equipment. Diagnose electrical and mechanical faults.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

Tile Setter
Responsibilities: Skilled tradespersons who install tiles on interior or exterior surfaces.
Minimum Education: High School Diploma
Minimum Years' Experience: 1

Roofer
Responsibilities: Skilled tradesperson that replace, repair, and install the roofs of buildings, using a variety of materials, including shingles, bitumen, and metal.
Minimum Education: High School Diploma
Minimum Years' Experience: 2
Sheet Metal Worker*
Responsibilities: Fabricates, installs, and maintains in good repair the sheet-metal equipment and fixtures of an establishment.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

Ironworker, Structural and Ornamental*
Responsibilities: Fabricates and installs both structural and ornamental steel and iron works and components, as well as precast structural concrete members and laminated timber products in all buildings and structure.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

Forklift Operator*
Responsibilities: Responsible for operating and managing industrial trucks to load and unload materials and deliveries and move them to and from storage areas, machines and loading docks, into railroad cars or trucks or storage facilities.
Minimum Education: High School Diploma
Minimum Years' Experience: 1

Pest Control*
Responsibilities: Applies pest management techniques, controls pests inside and outside.
Minimum Education: High School Diploma
Minimum Years' Experience: 2

Truck Driver*
Responsibilities: Responsible for the transportation of finished goods and raw materials. Planning routines and meeting delivery schedules.
Minimum Education: High School Diploma
Minimum Years' Experience: 1

Warehouse Specialist*
Responsibilities: The Warehouse Specialist performs a variety of warehousing duties that require an understanding of the establishment's storage plan.
Minimum Education: High School Diploma
Minimum Years’ Experience: 5

General Maintenance*
Responsibilities: Performs general maintenance and repairs for assigned equipment and facilities including plumbing, electrical, basic carpentry, heating and cooling, and other building systems
Minimum Education: High School Diploma
Minimum Years’ Experience: 1
<table>
<thead>
<tr>
<th>#</th>
<th>Labor Category Title</th>
<th>Year 1 8/18/22 to 8/17/23</th>
<th>Year 2 8/18/23 to 8/17/24</th>
<th>Year 3 8/18/24 to 8/17/25</th>
<th>Year 4 8/18/25 to 8/17/26</th>
<th>Year 5 8/18/26 to 8/17/27</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Custodial Supervisor</td>
<td>$29.42</td>
<td>$30.60</td>
<td>$31.82</td>
<td>$33.09</td>
<td>$34.41</td>
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<td>2</td>
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<td>$51.95</td>
<td>$54.03</td>
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<td>$132.71</td>
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<td>Janitor*</td>
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<td>$26.64</td>
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<td>General Clerk I*</td>
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<td>9</td>
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<td>13</td>
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<td>$52.04</td>
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<td>14</td>
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<td>$27.22</td>
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<td>15</td>
<td>Painter*</td>
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<td>$46.27</td>
<td>$48.12</td>
<td>$50.04</td>
</tr>
<tr>
<td>16</td>
<td>Laborer Grounds Maintenance*</td>
<td>$28.12</td>
<td>$29.24</td>
<td>$30.41</td>
<td>$31.63</td>
<td>$32.90</td>
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<td>17</td>
<td>HVAC Mechanic*</td>
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<td>$70.67</td>
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<td>18</td>
<td>Tile Setter</td>
<td>$28.51</td>
<td>$29.65</td>
<td>$30.84</td>
<td>$32.07</td>
<td>$33.35</td>
</tr>
<tr>
<td>#</td>
<td>Labor Category Title</td>
<td>Year 1 8/18/22 to 8/17/23</td>
<td>Year 2 8/18/23 to 8/17/24</td>
<td>Year 3 8/18/24 to 8/17/25</td>
<td>Year 4 8/18/25 to 8/17/26</td>
<td>Year 5 8/18/26 to 8/17/27</td>
</tr>
<tr>
<td>----</td>
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<td>----------------------------</td>
<td>----------------------------</td>
<td>----------------------------</td>
<td>----------------------------</td>
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<tr>
<td>19</td>
<td>Roofer</td>
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<td>$25.67</td>
<td>$26.70</td>
<td>$27.77</td>
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<tr>
<td>20</td>
<td>Sheet Metal Worker*</td>
<td>$51.16</td>
<td>$53.21</td>
<td>$55.34</td>
<td>$57.55</td>
<td>$59.85</td>
</tr>
<tr>
<td>21</td>
<td>Ironworker, Structural and Ornamental*</td>
<td>$34.31</td>
<td>$35.68</td>
<td>$37.11</td>
<td>$38.59</td>
<td>$40.13</td>
</tr>
<tr>
<td>22</td>
<td>Forklift Operator*</td>
<td>$38.79</td>
<td>$40.34</td>
<td>$41.95</td>
<td>$43.63</td>
<td>$45.38</td>
</tr>
<tr>
<td>23</td>
<td>Pest Control*</td>
<td>$36.70</td>
<td>$38.17</td>
<td>$39.70</td>
<td>$41.29</td>
<td>$42.94</td>
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<tr>
<td>24</td>
<td>Truck Driver*</td>
<td>$36.10</td>
<td>$37.54</td>
<td>$39.04</td>
<td>$40.60</td>
<td>$42.22</td>
</tr>
<tr>
<td>25</td>
<td>Warehouse Specialist*</td>
<td>$38.79</td>
<td>$40.34</td>
<td>$41.95</td>
<td>$43.63</td>
<td>$45.38</td>
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<td>26</td>
<td>General Maintenance*</td>
<td>$43.30</td>
<td>$45.03</td>
<td>$46.83</td>
<td>$48.70</td>
<td>$50.65</td>
</tr>
</tbody>
</table>

**Service Contract Labor Standards Matrix:**

<table>
<thead>
<tr>
<th>SCLS Eligible Contract Labor Category/Fixed Price Service</th>
<th>SCLS Equivalent Code Title</th>
<th>WD Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Janitor</td>
<td>11150-Janitor</td>
<td>2015-4281</td>
</tr>
<tr>
<td>General Clerk I</td>
<td>01111-General Clerk I</td>
<td>2015-4281</td>
</tr>
<tr>
<td>General Clerk II</td>
<td>1112-General Clerk II</td>
<td>2015-4281</td>
</tr>
<tr>
<td>Plumber</td>
<td>23810 - Plumber Maintenance</td>
<td>2015-4281</td>
</tr>
<tr>
<td>Electrician</td>
<td>23160-Electrician, Maintenance</td>
<td>2015-4281</td>
</tr>
<tr>
<td>Carpenter</td>
<td>23130-Carpenter Maintenance</td>
<td>2015-4281</td>
</tr>
<tr>
<td>Laborer</td>
<td>23470-Laborer</td>
<td>2015-4281</td>
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<tr>
<td>Painter</td>
<td>23760-Painter Maintenance</td>
<td>2015-4281</td>
</tr>
<tr>
<td>Laborer Grounds Maintenance</td>
<td>11210-Laborer Grounds Maintenance</td>
<td>2015-4281</td>
</tr>
<tr>
<td>HVAC Mechanic</td>
<td>23410-HVAC Mechanic</td>
<td>2015-4281</td>
</tr>
<tr>
<td>Sheet Metal Worker</td>
<td>23890-Sheet Metal Worker</td>
<td>2015-4281</td>
</tr>
<tr>
<td>Ironworker, Structural and Ornamental</td>
<td>23960-Ironworker, Structural and Ornamental</td>
<td>2015-4281</td>
</tr>
<tr>
<td>Forklift Operator</td>
<td>21020-Forklift Operator</td>
<td>2015-4281</td>
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<tr>
<td>Pest Control</td>
<td>99410-Pest Pest Controller</td>
<td>2015-4281</td>
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<tr>
<td>Truck Driver</td>
<td>31361-Truck Driver, Light</td>
<td>2015-4281</td>
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<tr>
<td>Warehouse Specialist</td>
<td>21410 -Warehouse Specialist</td>
<td>2015-4281</td>
</tr>
<tr>
<td>General Maintenance</td>
<td>23370-General Maintenance Worker</td>
<td>2015-4281</td>
</tr>
</tbody>
</table>
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).