

## New Period of Performance: February 10, 2015 – February 9, 2020

Please see, <http://www.emcorgovservices.com> for additional services

### PRICING

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EGS will provide services under the following SINS:

- 811-002 Complete Facilities Maintenance, which includes the following BOMA descriptions:
  - MAINTENANCE and REPAIR; Payroll-In House Ops, Elevator, HVAC, Electrical, Structural/Roof, Plumbing, Fire/Life Safety, General Exterior, General Interior, Contract.
  - CLEANING; Payroll, Routine Contract, Special Contract, Supplies/Materials/Misc, Trash
  - ROADS and GROUNDS; Landscape, Garage, Snow, Other.
  - Commissioning and Re-Commissioning (not in BOMA)
- 811-003 Complete Facilities Management and Engineering Consulting
- 811-005 Refrigeration, Heating, Ventilation and Air Conditioning (RHVAC) Maintenance
- 541-001 Independent Elevator Inspection
- 003-97 Ancillary and Repairs
- 871-206 Building Commissioning Services

Method to price this contract:

Use hourly rates from the final year of our current contract GS-06F-0035R, which were originally developed based on the local area wage determination (LAWD) for the professional, technical, and tradespersons that may be required to accomplish the requirements for any of the SINS offered and increased by 5% for February 10, 2015-February 9, 2016, and additional 5% for each additional year thereafter. For most areas of the country, we will negotiate a discounted price based on the local economic conditions. This method was used for current SINS 811-002, 811-003, 811-005 and 003-97 on contract. The rates must be adjusted to the current LAWD/CBA and a specific geographic location.

EMCOR did not use SCA benefits; we used the average CBA Fringe rates incorporated in our GSA contracts.

For SINS 541-001 and 871-206, EGS based its prices on the 2014 commercial price lists for the Vertical Transportation Group (Elevators) and the Facilities Solutions Group (Commissioning), and applied a 5% escalation rate to each option year.

Price lists follow.

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**COMPLETE FACILITIES MANAGEMENT – SIN 811-003**

POSITION TITLES	FEB 10, 2015 TO FEB 9, 2016 (2014-2015 RATE +5%)	FEB 10, 2016 TO FEB 9, 2017 (2015-2016 RATE + 5%)	FEB 10, 2017 TO FEB 9, 2018 (2016-2017 RATE + 5%)	FEB 10, 2018 TO FEB 9, 2019 (2017-2018 RATE + 5%)	FEB 10, 2019 TO FEB 9, 2020 (2018-2019 RATE + 5%)
<b>CATEGORY - MOST LIKELY STAFF SKILLS</b>	<b>HOURLY RATE*</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>
CERTIFIED PROJECT MANAGER	\$113.89	\$119.59	\$125.57	\$131.85	\$138.44
GENERAL CLERK IV	\$71.83	\$75.42	\$79.19	\$83.15	\$87.31
SERVICE ORDER DISPATCHER	\$67.31	\$70.67	\$74.21	\$77.92	\$81.81
<b>CATEGORY - OPTIONAL STAFF</b>	<b>HOURLY RATE*</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>
ASSISTANT PM	\$86.36	\$90.67	\$95.21	\$99.97	\$104.97
PRODUCTION CONTROL	\$66.28	\$69.60	\$73.08	\$76.73	\$80.57
GENERAL CLERK II	\$45.16	\$47.42	\$49.79	\$52.28	\$54.89
RECEPTIONIST	\$57.06	\$59.91	\$62.91	\$66.05	\$69.36
ESTIMATOR	\$80.46	\$84.48	\$88.70	\$93.14	\$97.79
QC LEVEL I	\$68.65	\$72.09	\$75.69	\$79.48	\$83.45
SAFETY TECH	\$80.97	\$85.02	\$89.27	\$93.73	\$98.42
WORK CONTROL MGR	\$79.88	\$83.87	\$88.07	\$92.47	\$97.10
OPERATIONS MANAGER	\$86.20	\$90.51	\$95.04	\$99.79	\$104.78
CMMS TECH I	\$51.75	\$54.34	\$57.06	\$59.91	\$62.91
<i>Most likely Facilities Management staff skills for a typical office building around 1 Million SF</i>					
Based on current rates in our contract GS-06F-0035R, (which were originally developed from the SCA/CBA data for San Francisco, Washington DC and New York and historical data), and escalated 5% for each year					
Other categories if used must be conformed					
Base rates are for on-site personnel for regular hours dependent upon SCA WD's and CBA's above and include:					
• FICA		• Other Insurance			
• State Unemployment		• Pension/401K			
• Federal Unemployment		• SG&A Rate			
• Workers' Compensation		• Fee			
• Medical		• GSA IFF			

Complete Facilities Management

**New Period of Performance: February 10, 2015 – February 9, 2020**

**COMPLETE FACILITIES MANAGEMENT – SIN 811-003 (ENGINEERING CONSULTING SERVICES)**

POSITION TITLES	FEB 10, 2015 TO FEB 9, 2016 (2014-2015 RATE +5%)	FEB 10, 2016 TO FEB 9, 2017 (2015-2016 RATE + 5%)	FEB 10, 2017 TO FEB 9, 2018 (2016-2017 RATE + 5%)	FEB 10, 2018 TO FEB 9, 2019 (2017-2018 RATE + 5%)	FEB 10, 2019 TO FEB 9, 2020 (2018-2019 RATE + 5%)
<b>SIN 811-003 – MECHANICAL AND ELECTRICAL</b>					
DIRECTOR OF ENGINEERING	\$217.59	\$228.47	\$239.89	\$251.88	\$264.48
COMMISSIONING SPECIALIST	\$207.37	\$217.73	\$228.62	\$240.05	\$252.05
CONSTRUCTION SPECIALIST	\$194.22	\$203.93	\$214.13	\$224.84	\$236.08
ELECTRICAL SPECIALIST	\$182.54	\$191.67	\$201.25	\$211.31	\$221.88
MECHANICAL SPECIALIST	\$182.54	\$191.67	\$201.25	\$211.31	\$221.88
FACILITIES SPECIALIST	\$159.17	\$167.13	\$175.49	\$184.26	\$193.48
ENERGY ENGINEER	\$168.50	\$176.92	\$185.77	\$195.06	\$204.81
CADD OPERATOR	\$105.81	\$111.10	\$116.66	\$122.49	\$128.61
Based on current rates in our contract GS-06F-0035R, (which were originally developed from the SCA/CBA data for San Francisco, Washington DC and New York and historical data), and escalated 5% for each year Other categories if used must be conformed					

**MATERIALS AND SERVICES THAT ARE ANCILLIARY TO THE SERVICES ALREADY PROVIDED SHOULD BE PRICED AT COST PLUS 10% HANDLING FEE**

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**COMPLETE FACILITIES MAINTENANCE – SIN 811-002**

POSITION TITLES	FEB 10, 2015 TO FEB 9, 2016 (2014-2015 RATE +5%)	FEB 10, 2016 TO FEB 9, 2017 (2015-2016 RATE + 5%)	FEB 10, 2017 TO FEB 9, 2018 (2016-2017 RATE + 5%)	FEB 10, 2018 TO FEB 9, 2019 (2017-2018 RATE + 5%)	FEB 10, 2019 TO FEB 9, 2020 (2018-2019 RATE + 5%)
CATEGORY - MOST LIKELY STAFF SKILLS	HOURLY RATE*	HOURLY RATE**	HOURLY RATE**	HOURLY RATE**	HOURLY RATE**
CERTIFIED PROJECT MANAGER	\$113.89	\$119.59	\$125.57	\$131.85	\$138.44
GENERAL CLERK IV	\$71.83	\$75.42	\$79.19	\$83.15	\$87.31
SERVICE ORDER DISPATCHER	\$67.31	\$70.67	\$74.21	\$77.92	\$81.81
CHIEF ENGINEER	\$97.03	\$101.88	\$106.97	\$112.32	\$117.94
HVAC MECHANIC	\$74.25	\$77.97	\$81.87	\$85.96	\$90.26
ELECTRICIAN, MAINTENANCE	\$96.88	\$101.73	\$106.81	\$112.15	\$117.76
PLUMBER, MAINTENANCE	\$83.67	\$87.85	\$92.24	\$96.85	\$101.70
MAINTENANCE TRADES HELPER	\$53.54	\$56.22	\$59.03	\$61.98	\$65.08
CARPENTER MAINTENANCE	\$77.92	\$81.82	\$85.91	\$90.20	\$94.71
GENERAL MAINTENANCE WORKER	\$67.55	\$70.93	\$74.48	\$78.20	\$82.11
JANITOR	\$51.10	\$53.66	\$56.34	\$59.16	\$62.12
LABORER	\$51.17	\$53.73	\$56.41	\$59.23	\$62.20
CATEGORY - OPTIONAL STAFF	HOURLY RATE*	HOURLY RATE**	HOURLY RATE**	HOURLY RATE**	HOURLY RATE**
CONTROLS TECHNICIAN	\$79.78	\$83.77	\$87.96	\$92.36	\$96.98
FIRE ALARM SYSTEM MECHANIC	\$71.50	\$75.08	\$78.83	\$82.78	\$86.91
UTILITY MECHANIC	\$56.86	\$59.70	\$62.68	\$65.82	\$69.11
LOCKSMITH MAINTENANCE	\$62.67	\$65.80	\$69.09	\$72.55	\$76.17
MAINTENANCE TRADES HELPER	\$53.54	\$56.22	\$59.03	\$61.98	\$65.08
PAINTER, MAINTENANCE	\$69.57	\$73.05	\$76.70	\$80.53	\$84.56
OPERATING ENGINEER 3	\$91.77	\$96.36	\$101.18	\$106.24	\$111.55
OPERATING ENGINEER 1	\$95.55	\$100.33	\$105.35	\$110.62	\$116.15
MASTER PLUMBER	\$89.91	\$94.41	\$99.13	\$104.09	\$109.29
MACHINERY MAINTENANCE MECHANIC	\$74.38	\$78.10	\$82.00	\$86.10	\$90.41
MASTER ELECTRICIAN	\$101.61	\$106.69	\$112.02	\$117.62	\$123.51
STEAMFITTER	\$98.03	\$102.93	\$108.07	\$113.48	\$119.15
PIPEFITTER	\$90.48	\$95.01	\$99.76	\$104.75	\$109.98
WATER PLANT OPERATOR	\$86.97	\$91.32	\$95.88	\$100.68	\$105.71
SEWAGE PLANT OPERATOR	\$86.97	\$91.32	\$95.88	\$100.68	\$105.71

*Most likely Facilities Management staff skills for a typical office building around 1 Million SF*

Based on current GSA Rates in Contract GS-06F-0035R (which were developed from SCA/CBA data for San Francisco, Washington DC and New York and historical data), and escalated 5% for each year

Other categories if used must be conformed

Base rates are for on-site personnel for regular hours dependent upon SCA/CBA's above and include:	
• FICA	• Other Insurance
• State Unemployment	• Pension/401K
• Federal Unemployment	• SG & A Rate
• Workers' Compensation	• Fee
• Medical	• GSA IFF

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**HEATING, VENTILATION, AND AIR CONDITIONING – SIN 811-005**

POSITION TITLES	FEB 10, 2015 TO FEB 9, 2016 (2014-2015 RATE +5%)	FEB 10, 2016 TO FEB 9, 2017 (2015-2016 RATE + 5%)	FEB 10, 2017 TO FEB 9, 2018 (2016-2017 RATE + 5%)	FEB 10, 2018 TO FEB 9, 2019 (2017-2018 RATE + 5%)	FEB 10, 2019 TO FEB 9, 2020 (2018-2019 RATE + 5%)
<b>CATEGORY - MOST LIKELY STAFF SKILLS</b>	<b>HOURLY RATE*</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>
HVAC MECHANIC	\$94.54	\$99.27	\$104.23	\$109.44	\$114.91
ELECTRICIAN	\$126.00	\$132.30	\$138.92	\$145.86	\$153.15
PLUMBER, MAINTENANCE	\$109.30	\$114.77	\$120.50	\$126.53	\$132.85
MAINTENANCE TRADES HELPER	\$75.00	\$78.75	\$82.69	\$86.82	\$91.16
<b>CATEGORY - OPTIONAL STAFF</b>	<b>HOURLY RATE*</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>	<b>HOURLY RATE**</b>
WELDER	\$95.12	\$99.88	\$104.87	\$110.11	\$115.62
CONTROLS TECHNICIAN	\$100.22	\$105.23	\$110.49	\$116.02	\$121.82
FIRE ALARM SYSTEM MECHANIC	\$92.41	\$97.03	\$101.88	\$106.98	\$112.32
GENERATOR MECHANIC	\$95.12	\$99.88	\$104.87	\$110.11	\$115.62
3 <sup>RD</sup> CLASS ENGINEER (DC)	\$111.06	\$116.61	\$122.44	\$128.57	\$134.99
1 <sup>ST</sup> CLASS ENGINEER (DC)	\$114.63	\$120.36	\$126.38	\$132.70	\$139.33
STEAMFITTER*	\$127.13	\$133.49	\$140.16	\$147.17	\$154.53
PIPEFITTER	\$121.79	\$127.88	\$134.27	\$140.99	\$148.04

Based on current GSA Rates in Contract GS-06F-0035R (which were developed from SCA/CBA data for San Francisco, Washington DC and New York and historical data), and escalated 5% for each year

Other categories if used must be conformed

Base rates are for mobile personnel for regular hours dependent upon SCAs above and include:

• FICA	• Fully Equipped Van
• State Unemployment	• Pension/401K
• Federal Unemployment	• SG&A Rate
• Workers' Compensation	• Fee
• Medical & other insurance	• GSA IFF

**New Period of Performance: February 10, 2015 – February 9, 2020**

**OTHER DIRECT COSTS – SIN 800-1000,  
SIN 541-001, ELEVATOR INSPECTIONS;**

POSITION TITLES	FEB 10, 2015 TO FEB 9, 2016 (2014-2015 RATE +5%)	FEB 10, 2016 TO FEB 9, 2017 (2015-2016 RATE + 5%)	FEB 10, 2017 TO FEB 9, 2018 (2016-2017 RATE + 5%)	FEB 10, 2018 TO FEB 9, 2019 (2017-2018 RATE + 5%)	FEB 10, 2019 TO FEB 9, 2020 (2018-2019 RATE + 5%)
<b>SIN 541-001 – INDEPENDENT ELEVATOR INSPECTIONS</b>					
DIRECTOR OF ELEVATOR CONSULTING	\$275.00	\$288.75	\$303.19	\$318.35	\$334.26
SR. ELEVATOR CONSULTANT	\$225.00	\$236.25	\$248.06	\$260.47	\$273.49
ELEVATOR CONSULTANT	\$210.00	\$220.50	\$231.53	\$243.10	\$255.26
ELEVATOR INSPECTOR	\$195.00	\$204.75	\$214.99	\$225.74	\$237.02
Based on 2014 price list rates and escalated 5% for each additional year					

**MATERIALS AND SERVICES THAT ARE ANCILLIARY TO THE SERVICES ALREADY PROVIDED SHOULD BE  
PRICED AT COST PLUS 10% HANDLING FEE**

**New Period of Performance: February 10, 2015 – February 9, 2020**

**SIN 871-206, BUILDING COMMISSIONING SERVICES;**

POSITION TITLES	FEB 10, 2015 TO FEB 9, 2016 (2014-2015 RATE +5%)	FEB 10, 2016 TO FEB 9, 2017 (2015-2016 RATE + 5%)	FEB 10, 2017 TO FEB 9, 2018 (2016-2017 RATE + 5%)	FEB 10, 2018 TO FEB 9, 2019 (2017-2018 RATE + 5%)	FEB 10, 2019 TO FEB 9, 2020 (2018-2019 RATE + 5%)
<b>SIN 871-206 – MECHANICAL &amp; ELECTRICAL</b>					
DIRECTOR OF ENGINEERING	\$190.00	\$199.50	\$209.48	\$219.95	\$230.95
MANAGER OF ENGINEERING	\$155.00	\$162.75	\$170.89	\$179.43	\$188.40
COMMISSIONING AGENT	\$155.00	\$162.75	\$170.89	\$179.43	\$188.40
SR. MECHANICAL SPECIALIST	\$147.00	\$154.35	\$162.07	\$170.17	\$178.68
SR. STRUCTURAL ENGINEER	\$147.00	\$154.35	\$162.07	\$170.17	\$178.68
SR. ELECTRICAL ENGINEER	\$147.00	\$154.35	\$162.07	\$170.17	\$178.68
CADD OPERATOR	\$ 105.81	\$111.10	\$116.66	\$122.49	\$128.61
Based on 2014 price list rates and escalated 5% for each additional year					

**MATERIALS AND SERVICES THAT ARE ANCILLIARY TO THE SERVICES ALREADY PROVIDED SHOULD BE PRICED AT COST PLUS 10% HANDLING FEE**

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**ANCILLARY REPAIR AND ALTERATIONS – SIN 003-97**

POSITION TITLES	FEB 10, 2015 TO FEB 9, 2016 (2014-2015 RATE +5%)	FEB 10, 2016 TO FEB 9, 2017 (2015-2016 RATE + 5%)	FEB 10, 2017 TO FEB 9, 2018 (2016-2017 RATE + 5%)	FEB 10, 2018 TO FEB 9, 2019 (2017-2018 RATE + 5%)	FEB 10, 2019 TO FEB 9, 2020 (2018-2019 RATE + 5%)
<b>SIN 003-97 – ANCILLARY REPAIR AND ALTERATIONS</b>					
CARPENTER	\$95.30	\$100.06	\$105.07	\$110.32	\$115.83
ELECTRICIAN	\$138.39	\$145.31	\$152.58	\$160.21	\$168.22
PAINTER	\$90.19	\$94.70	\$99.44	\$104.41	\$109.63
PLUMBER	\$76.65	\$80.48	\$84.51	\$88.73	\$93.17
HVAC TECHNICIAN	\$126.50	\$132.83	\$139.47	\$146.44	\$153.77
LABORER	\$77.81	\$81.70	\$85.79	\$90.08	\$94.58
<i>Most likely Facilities Management staff skills for a typical office building around 1 Million SF</i>					
Based on current GSA Rates in Contract GS-06F-0035R (which were developed from SCA/CBA data for San Francisco, Washington DC and New York and historical data), and escalated 5% for each year					
Other categories if used must be conformed					
Base rates are for on-site personnel for regular hours dependent upon SCA's above and include:					
<ul style="list-style-type: none"> <li>FICA</li> <li>State Unemployment</li> <li>Federal Unemployment</li> <li>Workers' Compensation</li> <li>Medical</li> </ul>	<ul style="list-style-type: none"> <li>Other Insurance</li> <li>Pension/401K</li> <li>SG &amp; A Rate</li> <li>Fee</li> <li>GSA IFF</li> </ul>				

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GENERAL SERVICES ADMINISTRATION  
FEDERAL SUPPLY SERVICE  
AUTHORIZED FEDERAL SUPPLY SCHEDULE CATALOG/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 is available through GSA *Advantage*, a menu-driven database system. The INTERNET address for GSA *Advantage!*™ is <http://www.gsa.gov>.)

SCHEDULE TITLE, and FSC Group 03FAC, Facilities Maintenance and Management

FSC CLASS (ES): Services

CONTRACT NUMBER: GS-06F-0035R

CONTRACT PERIOD: February 10, 2015 - February 9, 2020

CONTRACTOR'S NAME, ADDRESS, TELEPHONE AND FAX NUMBER; E:MAIL AND/OR WEB SITE ADDRESS:

EMCOR Government Services, Inc.  
2800 Crystal Drive Suite600  
Arlington, VA 22202  
Phone: 571-403-8900  
Fax: 866-373-7537  
[jegan@emcor.net](mailto:jegan@emcor.net)

Web Site: <http://www.emcorgovservices.com/>

CONTRACTOR'S ADMINISTRATION SOURCE:

EMCOR Government Services, Inc.  
2800 Crystal Drive, Suite 600  
Arlington, VA 22202  
Phone: 571-403-8953  
Fax: 866-373-7537  
Email: [ammoore@emcor.net](mailto:ammoore@emcor.net)

BUSINESS SIZE: (Large)

INFORMATION FOR ORDERING ACTIVITIES:

1a. TABLE OF AWARDED SPECIAL ITEM NUMBERS (SIN's): 811-002, 811-003, 811-005, 871-206, 003-97 and 541-001 Service Department, Facilities Maintenance and Management, HVAC, Other Services (Engineering) and Elevator Inspection

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2. MAXIMUM ORDER\*: \$1,500,000

\*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 aforementioned contractor for a better price. The contractor may (1) offer a new price for this requirement (2) offer the lowest price available under this contract or (3) decline the order. A delivery order that exceeds the maximum order may be placed under the Schedule contract in accordance with FAR 8.404.

3. MINIMUM ORDER: NO MINIMUM AMOUNT

4. GEOGRAPHIC COVERAGE: 48 contiguous states and Washington DC

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5. POINT (S) OF PRODUCTION: Various

6. BASIC DISCOUNT: 15% Hourly

7. QUANTITY DISCOUNT (S): Negotiable

8. PROMPT PAYMENT TERMS: **Net 30**

9. GOVERNMENT PURCHASE CARD ACCEPTED: Yes (excludes prompt payment discounts)

10. FOREIGN ITEMS: None

11. TIME OF DELIVERY AFTER RECEIPT OF ORDER (ARO):

Normal: Varies per service performed

Emergency: Shipment within \_\_\_\_ days ARO for in stock at time of order

Expedited: Items available for expedited delivery are noted in this price list.

Overnight and 2-day Delivery:

Urgent Requirement: Clause I-FSS-140-B of the contract applies. Agencies can contact contractor's representative to possibly affect a faster delivery.

12. FOB POINT: N/A

13. ORDERING ADDRESS: Same as Contractor

14. PAYMENT ADDRESS: Same as Contractor

15. WARRANTY PROVISION: Standard Commercial Warranty

16. EXPORT PACKING CHARGES: N/A

17. TERMS AND CONDITIONS OF GCCC ACCEPTANCE: (any thresholds above the micro purchase level)

18. TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR (IF APPLICABLE): N/A

19. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): N/A

20. TERMS AND CONDITIONS OF REPAIR PARTS INDICATING DATE OF PARTS PRICE-LISTS AND ANY DISCOUNTS FROM LIST PRICES (IF AVAILABLE): N/A

20a. TERMS AND CONDITIONS FOR ANY OTHER SERVICES: N/A

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

22. LIST OF PARTICIPATING DEALERS: N/A

23. PREVENTIVE MAINTENANCE: N/A

24. ENVIRONMENTAL ATTRIBUTES, e.g., RECYCLED CONTENT, ENERGY EFFICIENCY, AND/OR REDUCED POLLUTANTS:

DATA UNIVERSAL NUMBER SYSTEM (DUNS) NUMBER: 858888761

NOTIFICATION REGARDING REGISTRATION IN SYSTEM FOR AWARD MANAGEMENT (SAM) DATABASE: EGS is registered in the SAM database