



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

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.gsadvantage.gov.

Facility Maintenance and Management
Federal Supply Group: H and J
Class: J099 and Z300

Contract Number: **GS-06F-0044P**
For more information on ordering from Federal Supply Schedules,
click on the FSS schedules button at www.gsa.gov/schedules-ordering.

Contract Period: **May 6, 2014** through **May 5, 2019**

Pricelist current through Modification #**PS-0024**, effective **4-8-14**

Contractor:	Four Seasons Environmental, Inc. 43 New Garver Road Monroe, OH 45050 513-539-2978 513-539-2972 www.fseinc.net	Business Size: Large Business
		Contract Administrator: Ken Dickerson

CUSTOMER INFORMATION:

1a. Awarded Special Item Number(s):

Special Item Number (SIN)	Description	Pricing
811-002	Complete Facilities Maintenance	See Page 4
811-003	Complete Facilities Management	See Page 4
811-004	Electrical and all Utility Services Limited to Facilities Maintenance	See Page 4
811-005	Refrigeration, Heating, Ventilation, and Air Conditioning HVAC Maintenance	See Page 4
871-202	Energy Management Planning and Strategies	See Page 4
871-204	Metering Services	See Page 4
871-206	Building Commissioning Services	See Page 7
003-97	Ancillary Repair and Alterations	See Page 8
003-100	Ancillary Supplies and/or Services	See Page 9

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

1c. Descriptions of all corresponding exempt commercial job titles with experience, functional responsibility and education are provided beginning on page 9.

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

*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: \$100

4. Geographic Coverage: 48 contiguous states, Alaska, Hawaii, Puerto Rico and Washington, DC; and to a CONUS port or consolidation point for orders received from overseas activities.

5. Point of Production: Four Seasons Environmental, Inc.
43 New Garver Road
Monroe, OH 45050

6. Prices Shown Herein are Net (discount deducted)

7. Quantity Discount: None

8. Prompt Payment Terms: .375%, Net 20 Days

9. Government Purchase Cards are accepted below and above the micro-purchase threshold.

10. Foreign Items: None

11a. Time of Delivery: Four Seasons Environmental, Inc. shall deliver or perform services in accordance with the terms negotiated in an agency's order. Four Seasons Environmental, Inc. will not propose in excess of its standard commercial delivery or performance times to agencies without giving notice to the Ordering Officer of its intent to do so.

11b. Expedited Delivery: Not available

11c. Overnight/2-Day Delivery: Not available

11d. Urgent Requirements: Consult with Contractor

12. FOB Point: FOB Destination

13. Ordering Address: Four Seasons Environmental, Inc.
Attention: Dan Tarkington
43 New Garver Road
Monroe, OH 45050

14. Payment Address: Four Seasons Environmental, Inc.
Attention: Ken Dickerson
43 New Garver Road
Monroe, OH 45050

15. Warranty Provisions: Standard Warranty

16. Export Packing charges: Not applicable
17. Terms and conditions of Government Purchase Card Acceptance: Contact Four Seasons Environmental, Inc. for terms and conditions of Government Purchase Card acceptance.
18. Terms and conditions of rental, maintenance, and repair: Not applicable
19. Terms and conditions of installation: Four Seasons Environmental, Inc. shall deliver or perform services in accordance with the terms negotiated in an agency's order.
20. Terms and conditions of repair parts: Not applicable
21. List of service and distribution points: Not applicable
22. List of participating dealers: Not applicable
23. Preventive maintenance: Not applicable
24. Environmental attributes, e.g., recycled content, energy efficiency, and/or reduced pollutants: Not applicable
25. DUNS Number: 107611246
26. Four Seasons Environmental, Inc. is registered in the System for Award Management (SAM) database.

811-002 COMPLETE FACILITIES MAINTENANCE
811-003 COMPLETE FACILITIES MANAGEMENT
811-004 ELECTRICAL, AND ALL UTILITY SERVICES LIMITED TO FACILITY MAINTENANCE
811-005 REFRIGERATION, HEATING, VENTILATION, AND AIR CONDITIONING HVAC MAINTENANCE
871-202 ENERGY MANAGEMENT PLANNING AND STRATEGIES
871-204 METERING SERVICES

Non Exempt Hourly Rates

Labor Category	5/6/13 - 5/5/14	5/6/14 - 5/5/15	5/6/15 - 5/5/16	5/6/16 - 5/5/17	5/6/17 - 5/5/18	5/6/18 - 5/5/19
Accounting Clerk III	\$37.93	\$39.45	\$41.03	\$42.67	\$44.37	\$46.15
General Clerk III	\$34.50	\$35.88	\$37.32	\$38.81	\$40.36	\$41.97
Scheduler, Maintenance	\$35.18	\$36.59	\$38.05	\$39.57	\$41.16	\$42.80
Administrative Assistant	\$51.40	\$53.46	\$55.59	\$57.82	\$60.13	\$62.54
Receptionist - Operator	\$28.83	\$29.98	\$31.18	\$32.43	\$33.73	\$35.08
Word Processor III	\$38.71	\$40.26	\$41.87	\$43.54	\$45.29	\$47.10
Computer Operator V	\$50.61	\$52.63	\$54.74	\$56.93	\$59.21	\$61.57
Janitor	\$28.85	\$30.00	\$31.20	\$32.45	\$33.75	\$35.10
Laborer, Grounds Maintenance	\$29.75	\$30.94	\$32.18	\$33.46	\$34.80	\$36.20
Tractor Operator	\$32.43	\$33.73	\$35.08	\$36.48	\$37.94	\$39.46
Forklift Operator	\$31.52	\$32.78	\$34.09	\$35.46	\$36.87	\$38.35
Material Handling Laborer	\$30.63	\$31.86	\$33.13	\$34.45	\$35.83	\$37.27
Shipping/Receiving Clerk	\$28.83	\$29.98	\$31.18	\$32.43	\$33.73	\$35.08
Stock Clerk	\$32.23	\$33.52	\$34.86	\$36.25	\$37.70	\$39.21
Carpenter, Maintenance	\$52.23	\$54.32	\$56.49	\$58.75	\$61.10	\$63.55
Electrician, Maintenance	\$63.92	\$66.48	\$69.14	\$71.90	\$74.78	\$77.77

Lead Electrician, Maintenance*	\$65.52	\$68.14	\$70.87	\$73.70	\$76.65	\$79.72
Electronics Technician III	\$54.25	\$56.42	\$58.68	\$61.02	\$63.46	\$66.00
General Maintenance Worker	\$41.14	\$42.79	\$44.50	\$46.28	\$48.13	\$50.05
HRAC Mechanic	\$42.65	\$44.36	\$46.13	\$47.98	\$49.89	\$51.89
Lead HRAC Mechanic	\$44.26	\$46.03	\$47.87	\$49.79	\$51.78	\$53.85
Instrument Mechanic	\$48.60	\$50.54	\$52.57	\$54.67	\$56.86	\$59.13
Laborer, Maintenance	\$29.89	\$31.09	\$32.33	\$33.62	\$34.97	\$36.37
Maintenance Trades Helper	\$31.41	\$32.67	\$33.97	\$35.33	\$36.75	\$38.22
Painter, Maintenance	\$45.16	\$46.97	\$48.85	\$50.80	\$52.83	\$54.94
Pipefitter, Maintenance	\$57.03	\$59.31	\$61.68	\$64.15	\$66.72	\$69.39
Lead Pipefitter, Maintenance*	\$58.63	\$60.98	\$63.41	\$65.95	\$68.59	\$71.33
Plumber, Maintenance	\$57.11	\$59.39	\$61.77	\$64.24	\$66.81	\$69.48
Sheetmetal Worker - Maint.	\$53.30	\$55.43	\$57.65	\$59.96	\$62.35	\$64.85
Welder, Maintenance	\$37.88	\$39.40	\$40.97	\$42.61	\$44.31	\$46.09
Woodcraft Worker	\$41.80	\$43.47	\$45.21	\$47.02	\$48.90	\$50.86
Stationary Engineer	\$49.31	\$51.28	\$53.33	\$55.47	\$57.69	\$59.99
Lead Stationary Engineer*	\$50.91	\$52.95	\$55.06	\$57.27	\$59.56	\$61.94
Water Treatment Plant Operator	\$47.62	\$49.52	\$51.51	\$53.57	\$55.71	\$57.94
Engineering Tech VI	\$71.45	\$74.31	\$77.28	\$80.37	\$83.59	\$86.93
Environmental Tech	\$41.04	\$42.68	\$44.39	\$46.16	\$48.01	\$49.93
Truck Driver - Heavy Duty	\$41.49	\$43.15	\$44.88	\$46.67	\$48.54	\$50.48

Exempt Hourly Rates

Labor Category	5/6/13 - 5/5/14	5/7/14 - 5/6/15	5/7/15 - 5/6/16	5/7/16 - 5/6/17	5/7/17 - 5/6/18	5/7/18 - 5/6/19
Project Manager	\$100.42	\$104.44	\$108.61	\$112.96	\$117.48	\$122.18
Mechanical Engineer	\$130.87	\$136.10	\$141.55	\$147.21	\$153.10	\$159.22
Electrical Engineer	\$130.87	\$136.10	\$141.55	\$147.21	\$153.10	\$159.22
Safety Engineer	\$100.42	\$104.44	\$108.61	\$112.96	\$117.48	\$122.18
Quality Assurance Manager	\$100.42	\$104.44	\$108.61	\$112.96	\$117.48	\$122.18

871-206 BUILDING COMMISSIONING SERVICES

Exempt Hourly Rates

Labor Category	5/6/13 - 5/5/14	5/7/14 - 5/6/15	5/7/15 - 5/6/16	5/7/16 - 5/6/17	5/7/17 - 5/6/18	5/7/18 - 5/6/19
Administrative Associate	\$42.71	\$44.42	\$46.20	\$48.04	\$49.96	\$51.96
Project Manager	\$69.42	\$72.20	\$75.08	\$78.09	\$81.21	\$84.46
Commissioning Agent	\$64.07	\$66.63	\$69.30	\$72.07	\$74.95	\$77.95

003-97 ANCILLARY REPAIR AND ALTERATIONS**Non Exempt Hourly Rates**

Labor Category	5/6/13 - 5/5/14	5/6/14 - 5/5/15	5/6/15 - 5/5/16	5/6/16 - 5/5/17	5/6/17 - 5/5/18	5/6/18 - 5/5/19
Carpenter Regular Time Davis Bacon	\$100.00	\$104.00	\$108.16	\$112.49	\$116.99	\$121.67
Carpenter Overtime Davis Bacon	\$129.47	\$134.65	\$140.03	\$145.64	\$151.46	\$157.52
Electrician Regular Time Davis Bacon	\$96.90	\$100.78	\$104.81	\$109.00	\$113.36	\$117.89
Electrician Overtime Davis Bacon	\$131.84	\$137.11	\$142.60	\$148.30	\$154.23	\$160.40
Laborer Regular Time Davis Bacon	\$83.19	\$86.52	\$89.98	\$93.58	\$97.32	\$101.21
Laborer Overtime Davis Bacon	\$109.89	\$114.29	\$118.86	\$123.61	\$128.56	\$133.70
Painter Regular Time Davis Bacon	\$73.15	\$76.08	\$79.12	\$82.28	\$85.58	\$89.00
Painter Overtime Davis Bacon	\$97.82	\$101.73	\$105.80	\$110.03	\$114.44	\$119.01
Cement Mason Regular Time Davis Bacon	\$105.62	\$109.84	\$114.24	\$118.81	\$123.56	\$128.50
Cement Mason Overtime Davis Bacon	\$136.20	\$141.65	\$147.31	\$153.21	\$159.33	\$165.71
Plumber Regular Time Davis Bacon	\$114.06	\$118.62	\$123.37	\$128.30	\$133.43	\$138.77
Plumber Overtime Davis Bacon	\$149.93	\$155.93	\$162.16	\$168.65	\$175.40	\$182.41
Pipefitter Regular Time Davis Bacon	\$126.78	\$131.85	\$137.13	\$142.61	\$148.31	\$154.25
Pipefitter Overtime Davis Bacon	\$161.90	\$168.38	\$175.11	\$182.12	\$189.40	\$196.98
Sheet Metal Worker Regular Time Davis Bacon	\$108.10	\$112.42	\$116.92	\$121.60	\$126.46	\$131.52
Sheet Metal Worker Overtime Davis Bacon	\$141.60	\$147.26	\$153.15	\$159.28	\$165.65	\$172.28

003-97 ANCILLARY REPAIR AND ALTERATIONS
003-100 ANCILLARY SUPPLIES AND/OR SERVICES

Catalog Pricing

Catalog	5/6/13 - 5/5/19
Current WWGrainger.com catalog	catalog + 9.5%
Current McMaster-Carr.com catalog	catalog + 9.5%
Current Lowes.com catalog	catalog + 9.5%
Current HomeDepot.com catalog	catalog + 9.5%
Current JohnstoneSupply.com catalog	catalog + 9.5%
Current Trane.com catalog	catalog + 9.5%
Current York.com catalog	catalog + 9.5%
Current Carrier.com catalog	catalog + 9.5%
Current Rexel.com catalog	catalog + 9.5%
Current SunbeltRental.com catalog	catalog + 9.5%

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003-100 ANCILLARY SUPPLIES AND/OR SERVICES

EXEMPT LABOR CATEGORY DESCRIPTIONS

PROJECT MANAGER

Total Management responsibility for project or contract operations. Manage administrative, professional, supervisory personnel. Assure quality of work, safety and productivity of project employees and subcontractors. Provide consistent point of contact for clients contracting officer and technical representatives. Assure compliance of contractor's operation with contract provisions and all federal and state regulations incorporated therein. Bachelor of Science degree in engineering or management with five years experience in management/supervision, or ten years experience in management/supervision with no degree.

MECHANICAL ENGINEER

Management responsibility of mechanical engineering projects where technical compliance and coordination is essential to the successful completion of the project. Review of statement of work along with plans and specifications to assure the contractor's work complies. Coordinate submittals required for approval by client and or their design representative. Oversee subcontractor's to assure technical compliance of their work. Establish and control project schedules and critical path for completion. A mechanical or industrial engineering degree with five years experience in mechanical engineering. Would consider ten years experience in mechanical engineering without degree if experience is specific to required project task.

ELECTRICAL ENGINEER

Management responsibility of electrical engineering projects where technical compliance and coordination is essential to the successful completion of the project. Review of statement of work along with plans and specifications to assure the contractor's work complies. Coordinate submittals required for approval by client and or their design representative. Oversee subcontractor's to assure technical compliance of their work. Establish and control project schedules and critical path for completion. An electrical engineering degree with five years experience in electrical engineering. Would consider ten years experience in electrical engineering without degree if experience is specific to required project task.

SAFETY ENGINEER

Management responsibility to coordinate all aspects of Project Safety Program. Assure compliance with all federal, state and local safety regulations. Produce and maintain all Safety Compliance plans including emergency response, Drug Free Workplace Programs, Safety Training, Accident and Loss Prevention and OSHA recordkeeping requirements. Coordinate with all subcontractor's to assure compliance with the above programs. Five years experience as a safety engineer or manager as well as post secondary education or training in the safety field.

QUALITY ASSURANCE MANAGER

Management responsibility to direct Quality Assurance and Control Plans. Direct routine, random and final inspection of service products pertaining to the Operations and Maintenance of a Facility and related equipment. Initiate corrective actions for any deficiencies found in Quality System. Five years experience in managing a Quality Assurance System in an industrial or institutional setting along with post secondary education or training in the field.

871-206 BUILDING COMMISSIONING SERVICES

EXEMPT LABOR CATEGORY DESCRIPTIONS

COMMISSIONING AGENT

Technically qualified to manage and coordinate building component, equipment and systems commissioning effort including start-up and initial assessment of performance in compliance with design specifications. Evaluate equipment and system performance using specialized tools and instruments and issue findings in the case of deficiencies in design performance. Coordinate corrective action for deficiencies with owner, designer and contractor. Five years experience in the start up maintenance and repair of mechanical and electrical equipment along with post secondary education or training in the field.

PROJECT MANAGER

Coordinate programs to catalog building components, equipment and operating systems and establish a long term maintenance plan which assures the reliable and efficient operation of these components to achieve the maximum life cycle performance of each component as it relates to commissioning effort. Establish and substantiate expected cost of maintaining these components over their life expectancy cycle and develop a projected budget for these costs. Five years experience in the maintenance and repair of mechanical, electrical and civil building components and equipment along with post secondary education or training in the field.

ADMINISTRATIVE ASSOCIATE

Assists the commissioning agent and project manager in the planning and directing of company operations as it relates to commissioning effort. Specific duties include but are not limited to:

- Manage accounting services for commissioning projects,
- Manage the production and reconciliation of commissioning invoicing
- Manage the commissioning services database, websites, and customer communications
- Ensure commissioning communications and deliverable deadlines are met
- Develop and create commissioning documents necessary to complete job reporting
- Manage commissioning team members to ensure timely commissioning findings
- Manage sub consultants to ensure timely delivery of technical engineering documents
- Manage customer communications to ensure job satisfactions