

**General Services Administration
Federal Supply Service
Authorized Federal Supply Schedule 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 are available through GSA Advantage!, a menu-driven database system. The INTERNET address for GSA Advantage! Is: GSAAdvantage.gov

Schedule Title: Facility Maintenance and Management Schedule (03FAC)
FSC Group, Part and Section: FSC Group H and J, Services Department
FSC Class(es): J035
Contract Number: GS-06F-0046S
Contract Period: March 9, 2006 through March 8, 2021

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at fss.gsa.gov

Contractor's Name: **Angela Vamianakis**
Delta Building Services, Inc.
Address: **9532 Topanga Canyon Blvd**
Chatsworth, CA 91311
Telephone Number: (818) 727-7973
Facsimile Number: (818) 727-7382
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Web site:

Contractor's Administration Source: Angela Vamianakis

Business Size: Small, Woman Owned Small Business (WOSB)

INFORMATION FOR ORDERING ACTIVITIES:

1.a. Table of Awarded Special Item Numbers (SIN's):
811-002 811-003 811-004 811-005 003-97

1.b. Lowest Priced Model Number and Price for Each Sin:
Government price based on an hourly rate

<u>SIN</u>	<u>Description</u>	<u>Hourly Rate</u>
811-002; 811-003;	Administrative Assistant	\$33.93
811-002; 811-003; 003-97	Carpenter	\$49.25
811-002; 811-003	Chief Building Engineer	\$75.33
811-002; 811-003; 811-004; 003-97	Electrician (high/low voltage systems and utility services)**	\$54.56
811-002; 811-003; 003-97	Energy Management Control Systems	\$49.02
811-002; 811-003; 003-97	General Maintenance Worker	\$40.15
811-002; 811-003	Grounds Maintenance Worker	\$26.87
811-002; 811-003; 003-97	Heating, Ventilation and Air-Conditioning	\$44.79
811-002; 811-003; 811-005; 003-97	Instrument Mechanic	\$49.62
811-002; 811-003	Janitor/Custodian	\$26.95
811-002	Laborer	\$26.95
811-002; 811-003; 003-97	Landscaper	\$33.24
811-002; 811-003; 003-97	Locksmith	\$39.20
811-002; 811-003; 003-97	Machinery Maintenance Mechanic	\$48.35
811-002; 811-003; 003-97	Painter	\$39.79
811-002; 003-97	Pest Controller	\$30.31
811-002; 811-003; 003-97	Plumber and Pipe Fitter	\$44.95
811-002; 811-003;	Project Manager	\$86.62
811-002; 811-003; 003-97	Snow Removal	\$26.95
811-002; 811-003; 003-97	Tree Trimming	\$26.95

***Limited to Facilities*

1.c. Job Descriptions to Coincide with Hourly Rates

Administrative Assistant

Functional Responsibility: Performs all types of administrative duties, including typing, handling correspondence, filing, answering phones, performing general office support, preparing meeting notes and internal support materials, as well as other administrative functions.

Carpenter, Maintenance

Functional Responsibility: 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. 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; and selecting materials necessary for the work. In general, the work of the maintenance carpenter requires rounding training and experience usually acquired through a formal apprenticeship or equivalent training and experience.

Chief Building Engineer

Functional Responsibility: Operate facilities including physical structures, utilities and surrounding grounds. Operation includes programs and services essential to maintain a safe, healthy and comfortable facility. Maintain, repair or modify facilities by upgrading or replacing; inspecting; planning, overseeing and inspecting work performed by carpenters, electricians, utility systems, mechanics, plumbers, elevator mechanics, janitors, grounds laborer, pest control and/or others; apply full range of principles, concepts and methods of facility operations to evaluate use patterns and maintenance/restoration requirements; apply manufacturer's equipment maintenance and repair requirements; ensure quality and timeliness of work performed by staff and subcontractors; ensure contract compliance; perform diagnostic inspections of structure, electrical and mechanical systems and equipment; prepare project scopes, descriptions and justifications; establish scheduling for mechanical, cleaning and grounds maintenance staff; provide HR function, as necessary; knowledgeable of OSHA, labor, federal, state and local regulations; ensure compliance with all certification, safety, fire prevention and security requirements; able to operate BAS; determining and projecting funding requirements.

Electrician, Maintenance

Functional Responsibility: 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. Work involves most of the following: Installing or repairing any of a variety of electrical equipment such as generators, transformers, switchboards, controllers, circuit breakers, motors, heating units, conduit systems, or other transmission equipment; working from blueprints, drawings, layouts, or other specifications; locating and diagnosing trouble in the electrical system or equipment; working standard computations relating to load requirements of wiring or electrical equipment; and using a variety of electrician's hand tools and measuring and testing instruments. In general, the work of the

maintenance electrician requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.

Energy Management Control Systems

Applies advanced technical knowledge to solve unusually complex problems that typically cannot be solved solely by referencing manufacturers' manuals or similar documents. Examples of such problems include determining the location and density of circuitry, evaluating electromagnetic radiation, isolating malfunctions, and incorporating engineering changes. Work typically requires a detailed understanding of the interrelationships of circuits. Exercises independent judgment in performing such tasks as making circuit analyses, calculating wave forms, and tracing relationships in signal flow. Uses complex test instruments such as high frequency pulse generators, frequency synthesizers, distortion analyzers, and complex computer control equipment. Work may be reviewed by supervisor for general compliance with accepted practices. May provide technical guidance to lower level technicians.

Electronics Technician, Maintenance III

Engineer I

Functional Responsibility: The Engineer I provides technical engineering support, review, and analysis on various projects, including Energy & Conservation Audits, Site Surveys, Energy Analysis & Modeling, Troubleshooting, and System Design. The Engineer I will at least have a Bachelors Degree in Engineering.

Engineer II

Functional Responsibility: The Engineer II provides technical engineering support, review, and analysis on various projects, including Energy & Conservation Audits, Site Surveys, Energy Analysis & Modeling, Troubleshooting, and System Design. The Engineer II will have a Bachelors Degree in Engineering, and a minimum of (3) three years of relevant work experience.

General Maintenance Worker

Functional Responsibility: Assists HVAC Mechanics, Electricians, Plumbers and other Mechanics with maintenance tasks that do not require the specialized skill of a Licensed Mechanic. The General Maintenance Worker will assist with duties such as changing lamps and ballasts, replacing filters, and performing minor repairs.

Grounds Maintenance Worker

Functional Responsibility: 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, performing one or more of the following tasks: Cuts grass, using walking-type or riding mowers (less than 2000 lbs). Trims hedges and edges around walks, flower beds, and wells, using hedge trimmers, clippers and edging tools. Prunes shrubs and trees to shape and improve growth, using shears and other hand tools. Sprays lawns, shrubs and trees with fertilizer or insecticide. Plants grass, flowers, trees, and shrubs. Waters lawns and shrubs during dry periods, using hose or activating sprinkler system. Picks up and burns or carts away leaves, paper or other litter. Removes snow from walks, driveways, roads, or parking lots, using shovel

and snow blower. Spreads salt on walkways and other areas. Repairs and paints fences, gates, benches, tables, guardrails, and outbuildings. Assists in repair of roads, walks, buildings, and mechanical equipment. May clean comfort stations, office and workshop areas, and parking lots by sweeping, washing, mopping and polishing.

Heating, Ventilation and Air-Conditioning

Heating, Refrigeration and Air-Conditioning Mechanic

Functional Responsibility: Installs, services and repairs environmental-control systems in residences, department stores, office buildings and other commercial establishments, utilizing knowledge of refrigeration theory, pipefitting and structural layout. Mounts compressor and condenser units on platform or floor, using hand tools, following blueprints or engineering specifications. Fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment. Installs evaporator unit in chassis or in air-duct system, using hand tools. Cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools. Cuts and threads pipe, using machine-threading or hand-threading equipment. Joins tubing or pipes to various refrigerating units by means of sleeves, couplings or unions, and solders joints, using torch, forming complete circuit for refrigerant. Installs expansion and discharge valves in circuit. 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 pipes 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. May install, repair and service air conditioners, ranging from fifteen to twenty tons cooling capacity, in warehouses and small factory buildings.

Instrument Mechanic

Functional Responsibility: Installs, repairs, maintains, and adjusts indicating, recording, telemetering, and controlling instruments used to measure and control variables, such as pressure, flow, temperature, motion, force, and chemical composition, using hand tools and precision instruments. Disassembles malfunctioning instruments, and examines and test mechanism and circuitry for defects. Troubleshoots equipment in or out of control system and replaces or repairs defective parts. Reassembles instrument and tests assembly for conformance with specifications, using instruments such as potentiometer, resistance bridge, manometer, and pressure gauge. Inspects instruments periodically and makes minor calibration adjustments to insure functioning within specified standards. May adjust and repair final control mechanisms, such as automatically controlled valves or positioners. May calibrate instruments according to established standards.

Janitor/Custodian

Functional Responsibility: Cleans and keeps in an orderly condition factory working areas and washrooms, or premises of an office, apartment house, or commercial or other establishment. Duties involve a combination of the following: Sweeping, mopping or scrubbing, and polishing floors; removing chips, trash, and other refuse; dusting equipment, furniture, or fixtures; polishing metal fixtures or trimmings; providing supplies and minor maintenance services; and cleaning lavatories, showers, and restrooms. Excluded are: 1) Workers who specialize in window washing; 2) Housekeeping staff who make beds and change linens as a primary responsibility; 3) Workers required to disassemble and assemble equipment in order to clean machinery; 4) Workers who receive additional compensation to maintain sterile facilities or equipment.

Laborer

Functional Responsibility: Repair and maintain machines, mechanical equipment and buildings, with general skills in plumbing, electrical, air-conditioning and heating. Perform maintenance (includes painting) and repairs on plaster, drywall, roofs, windows, doors, floors, woodwork and other parts of the building structures. Inspect and diagnose problems for corrective process utilizing blueprints, repair manuals and catalogs. Perform routine preventive maintenance inspecting drives, motors, belts, checking fluid levels, replace filters and other general maintenance, maintaining records of actions.

Landscaper

Functional Responsibility: Plans and executes small scale landscaping operations and maintains grounds and landscape of household, business and other properties. Works with assistant in preparing and grading terrain, applying fertilizers, seeding and sodding lawns, and transplanting shrubs and plants, and cultivates them, using gardening implements and power-operated equipment. Plants new and repairs established lawns, using seed mixtures and fertilizers recommended for particular soil type and lawn location. Locates and plants shrubs, trees, and flowers recommended for particular landscape effect or those selected by property owner. Mows and trims lawns, using hand or power mower. Trims shrubs and cultivates gardens. Sprays trees and shrubs and applies supplemental liquid and dry nutrients to lawn, trees and shrubs. Cleans ground, using rakes, brooms, and hose. May dig trenches and install drain tiles. May repair concrete and asphalt walks and driveways.

Locksmith

Functional Responsibility: Installs, repairs, modifies, and opens a variety of locking mechanisms found on doors, desks, compartments, mobile equipment, safes, and vaults. Examines locking mechanism and installs new unit or disassembles unit and replaces worn tumblers, springs, and other parts or repairs them by filing, drilling, chiseling and grinding. Opens door locks by moving lockpick in cylinder or opens safe locks by listening to lock sounds or by drilling. Makes new or duplicate keys, using key cutting machine. Changes combination by inserting new or repaired tumblers into lock. Establishes keying systems for buildings.

Machinery Maintenance Mechanic

Functional Responsibility: Repairs machinery or mechanical equipment. Work involves most of the following: Examining machines and mechanical equipment to diagnose source of trouble; dismantling or partly dismantling machines and performing repairs that mainly involve the use of hand tools in scraping and fitting parts; replacing broken or defective parts with items obtained from stock; ordering the production of a replacement part by a machine shop or sending the machine to a machine shop for major repairs; preparing written specifications for major repairs or for the production of parts ordered from machine shops; reassembling machines and making all necessary adjustments for operation. In general, the work of a Machinery Maintenance Mechanic requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience. Excluded from this classification are workers whose primary duties involve setting up or adjusting machines.

Painter, Maintenance

Functional Responsibility: Paints and redecorates walls, woodwork and fixtures. Work involves the following: Knowledge of surface peculiarities and types of paint required for different applications; preparing surface for painting by removing old finish or by placing putty or filler in nail holes and interstices; and applying paint with spray gun or brush. May mix colors, oils, white lead and other paint ingredients to obtain proper color or consistency. In general, the work of the maintenance painter requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.

Pest Controller (Exterminator)

Functional Responsibility: Sprays chemical solutions or toxic gases and sets mechanical traps to kill pests that infest buildings and surrounding areas. Fumigates rooms and buildings, using toxic gases. Sprays chemical solutions or dusts powders in rooms and work areas. Places poisonous paste or bait and mechanical traps where pests are present. May clean areas that harbor pests, using rakes, brooms, shovels, and mops preparatory to fumigating. May be required to hold State license.

Plumber and Pipe Fitter, Maintenance

Functional Responsibility: Pipe Fitter: Installs or repairs water, steam, gas or other types of pipe and pipefittings. Work involves most of the following: Laying out work and measuring to locate position of pipe from drawings or other written specifications; cutting various sizes of pipe to correct lengths with chisel and hammer, oxyacetylene torch or pipe-cutting machines; threading pipe with stocks and dies, bending pipe by hand-driven or power driven-machines; assembling pipe with couplings and fastening pipe to hangers; making standard shop computations relating to pressures, flow and size of pipe required; and making standard tests to determine whether finished pipes meet specifications. In general, the work of the maintenance pipefitter requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience. Workers primarily engaged in installing and repairing building sanitation or heating systems are excluded.

Plumber: Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. Inspects structure to ascertain obstructions to be avoided to prevent weakening of structure resulting from installation of pipe. Locates and marks position of pipe and pipe connections and passage holes for pipes in walls and floors, using ruler, spirit level and plumb bob. Cuts openings in walls and floors to accommodate pipe and pipe fittings, using hand tools and power tools. Cuts and threads pipe, using pipe cutters, cutting torch, and pipe-threading machine. Bends pipe to required angle by use of pipe-bending machine or by placing pipe over block and bending it by hand. Assembles and installs valves, pipe fittings, and pipes composed of metals, such as iron, steel, brass, and lead, and nonmetals, such as glass, vitrified clay, and plastic, using hand tools and power tools. Joins pipe by use of screws, bolts, fittings, solder, plastic solvent, and calks joints. Fills pipe system with water or air and reads pressure gauges to determine whether system is leaking. Installs and repairs plumbing fixtures, such as sinks, commodes, bathtubs, water heaters, hot water tanks, garbage disposal units, dishwashers, and water softeners. Repairs and maintains plumbing by replacing washers in leaky faucets, mending burst pipes, and opening clogged drains. May weld holding fixtures to steel structural members.

Project Manager

Functional Responsibility: Plan, design and manage building, grounds, equipment, supplies and personnel necessary for the efficient operation of the facility. This includes proper scheduling of all maintenance, repairs and/or replacement of mechanical equipment; scheduling of janitorial and grounds maintenance functions. Oversee renovation projects as applicable. Provide HR function, to include appropriate training. Conduct scheduled and unscheduled inspection of services to ensure contractual obligations are being met and/or exceeded.

Snow Removal

~ See Grounds Maintenance ~

Laborer, Grounds Maintenance

Tree Trimming

~ See Grounds Maintenance~

Laborer, Grounds Maintenance

2. **Maximum Order*:** \$1,000,000.00
 *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:** \$500.00
4. **Geographic Coverage:** Domestic Delivery
5. **Point(s) of Production:** N/A
6. **Basic Discount:** N/A
7. **Quantity Discount(s):** N/A
8. **Prompt Payment Terms:** N/A
9. **Government Purchase Cards Accepted:** Yes (excludes prompt payment discounts)
10. **Foreign Items:** None
11. **Delivery:**
- 11.a. **Time of Delivery:** Determined on a Task Order Basis
- 11.b. **Expedited Delivery:** Determined on a Task Order Basis
- 11.c. **Overnight and 2-day Delivery:** N/A
- 11.d. **Urgent:** Clause I-FSS-140-B of the contract applies. Agencies can contact contractor’s representative to possibly affect a faster delivery.
12. **F.O.B. Point(s):** Destination
- 13.a. **Ordering Address:** 19205 Parthenia Street, Suite B
Northridge, CA 91324-5150
14. **Payment Address(es):** 19205 Parthenia Street, Suite B
Northridge, CA 91324-5150
15. **Warranty Provision:** Standard commercial warranty

16. **Export Packing Charges:** N/A
17. **Terms and Conditions of Government Purchase Card Acceptance** (any thresholds above the micro-purchase level): Yes
18. **Terms and Conditions of rental, maintenance and repair (if applicable):** N/A
19. **Terms and conditions of installation (if applicable):** In accordance with the relevant order.
20. **Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices:** N/A
 - 20.a. **Terms and conditions for any other services (if applicable):** N/A
21. **List of service and distribution points (if applicable):** N/A
22. **List of participating dealers:** N/A
23. **Preventive maintenance (if applicable):** N/A
24. **Special attributes such as environmental attributes (e.g. recycled content, energy efficiency, and/or reduced pollutants):** Maximize the use of “green cleaning products”; participate actively in the LEED program with clients; employ methods of conserving energy, prolonging the useful life of equipment.
25. **Data Universal Number System (DUNS) number:** 13-510-6792
26. **Notification regarding registration in System for Award Management (SAM) database WWW.SAM.GOV:** Active

SIN 811-002, Complete Facilities Maintenance:

This category covers services related to the complete operations, maintenance and repair of federal facilities and could include green maintenance. The following facilities maintenance services can be ordered as stand-alone or in multiple combinations. Services could include, but are not limited to:

- Cemetery Maintenance
- Laundry Services
- Pest control services
- Janitorial/custodial services, to include collection and disposal of refuse and collection and disposal of recycle materials
- Locksmith services
- Plumbing operations & maintenance
- Electrical services to include: High/low voltage systems and maintenance and repair of exterior electrical distribution system
- Maintenance of energy management control systems (EMCS)
- Refrigeration maintenance
- Elevator inspection and maintenance service
- Maintenance of renewable energy systems
- Repair of water tanks
- Fire alarm system preventive maintenance and repair service
- Maintenance support training and consulting services
- Telephone maintenance
- Fire suppression system preventive maintenance and repair services
- Mechanical and operations maintenance & repair of building systems to include: HVAC, boilers, chillers, etc.
- Tree trimming
- Grounds maintenance - to include: Snow removal & landscaping
- Operation and maintenance of water distribution systems and septic systems
- Painting (Davis-Bacon included)

SIN 811-003, Complete Facilities Management:

Services include facilities management and consulting. Services will be management duties including, but not limited to, property and facilities management, planning, scheduling, quality control software support services, and computer and/or facilities management systems. The service will include adequate staff of personnel and alternates as required, with the necessary management expertise to assure performance of the work in accordance with sound and efficient management practices. [For separate SIN requirements not part of integrated facility management systems support such as independent energy management systems, intrusion alarm systems, and guard services, see schedule 84].

SIN 811-004, Maintenance of Utility Systems:

Services include but are not limited to one of the following: Electrical Utilities, all types of Cabling Services, Telephone Utility Services, Gas Utility Services, Drinking Water Utility Services, Waste Water Services, and/or Water Utility Services necessary to meet the Government's needs. Resulting task orders could be used for the operation, maintenance, repair, future upgrades, future utility system replacements labor, materials, tools, and equipment necessary to own, maintain and operate the utility system(s). Task orders could also be used to manage the maintenance, repairs, replacement, etc., of the system(s) to ensure continuous, adequate, and dependable service for each Government agency or tenant.

SIN 811-005, Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance:

Services related to providing heating and ventilation services. Service could include, but are not limited to, cleaning; air balancing; restoration and de-contamination of HVAC systems or any combination of providing plant equipment; materials; tools; transportation; supervision; labor to perform all repairs; periodic preventative maintenance (PPM); and emergency service work calls to ensure continual operations of refrigeration; heating; ventilation; air conditioner; boiler; Geothermal heat pump systems; renewable energy systems; and boiler and chiller systems.

SIN 003-97, Ancillary Repair and Alterations:

Personnel provide a variety of services ranging from: basic electrical, plumbing, painting, carpet installation and/or repair, carpentry (e.g. frame-out, drywall, etc.), landscaping, etc. associated with the repair, alteration, delivery or installation of services covered under Facilities Maintenance and Management. Personnel will bear the appropriate qualifications, licenses and ability to read and follow drawings and/or blueprints. Specifically excluded is major or new construction of buildings, roads, parking lots and other facilities; complex repairs and alterations of an entire facility or significant portions of a facility; and Architect-Engineering Services subject to PL 92-582 (Brooks Act).