

Contractor's Name, Address, Telephone and FAX Number; Email and/or Website Address:

Facility Services Management, Inc.
 1611 South Main Street
 Suite 10
 Hopkinsville, KY 42240

Phone: (270) 885-5878
 FAX: (270) 885-1798
 Email: cpresley@facsvcs.com or jworkman@facsvcs.com
 Web Site: <http://www.facsvcs.com/>
 Business Size: S,W

Facility Services Management, Inc. is a Prime Contractor on this contract.

Federal Supply Schedule Price List is as follows:

SINs	Description
371-001	Grounds Maintenance
371-002	Tree Planting/Trimming/Removal
561-002	Fire Suppression Systems Preventive Maintenance & Repair Services
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 Condition HVAC Maintenance

FSI's pricing for all SINs is Worldwide. For facilities that exceed the one million square foot threshold, we will negotiate an even greater discount.

Hourly rates are not applicable.

Maximum Order of \$750,000.

Minimum Order of \$0.

Basic discount terms are 2%.

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: <https://www.gsaadvantage.gov>.

Description of Services: Facility Services Management, Inc. provides services under the Special Item Numbers (SINs) to include the following:

SIN 371-001 Grounds Maintenance

Services include but are not limited to, the planning, development, maintenance, management and operations, for grounds maintenance, planning and programming of all services, mowing and trimming operations, edging, fertilization, seeding and reseeding, removing litter, raking, weeding, pruning, removal of dead trees and stumps, vegetation replacement, aeration, soil testing, mulching, erosion control, surface drainage, weed control, irrigation, leaf removal, flower bed and shrubbery planting and maintenance, maintenance of athletic fields, indoor plant maintenance, landscaping design, perimeter fence trimming, greenhouse maintenance, snow removal, ice control and disposal of refuse.

SIN 371-002 Tree Planting/Trimming/Removal

Services include but are not limited to the planning, development, management, operation, and maintenance of trees, design and implement forestry plan, removal of dead trees and stumps, tree trimming, tree planting, tree mulching and treatment for pests and diseases.

SIN 561-002 Fire Suppression Systems Preventive Maintenance & Repair Services

Services include but are not limited to the performance inspection and preventive maintenance or repair services of all mechanical devices. Provide certification, maintenance and repair of the water based fire suppression system, including extinguishing systems and fire extinguishers, in accordance with NFPA 25 and state licensing and qualification requirements. Automatic sprinkler and standpipe systems shall be maintained back to the main water distribution system, including backflow preventers, post indicator valves, check valves and water flow meters.

SIN 811-002 Complete Facilities Maintenance

Provide facilities support, maintenance, and complete operations and repair of military and government facilities. These services include but are not limited to a combination of painting, pest control, grounds maintenance, landscaping, tree trimming, snow removal, elevator inspection and maintenance service, fire alarm maintenance and protection systems, locksmith services, collection and disposal of refuse, roofing repair, plumbing and pipefitting, electrical including high/low voltage systems and utility service, Energy Management Control Services (EMCS), paving, telephone maintenance, janitorial, all mechanical, operations, maintenance and repair of building systems, heating/ventilation/Air Conditioning (HVAC), and rental of facilities maintenance equipment. Also included are maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services; maintenance and repair of exterior electrical distribution system; operation and maintenance of HVAC; operation and maintenance of water distribution system; maintenance of septic field and maintenance and repair of surface areas; cemetery maintenance.

Additional services that FSI has experience with and offers at a negotiated rate are to provide supervision, equipment, vehicles and supplies, planning, estimating, scheduling, residual material control, quality control, security services, maintenance management service calls, change of occupancy maintenance, installation and servicing of appliances, maintenance of steam and compressed air production equipment, distribution systems and fueling facilities, water treatment

services and water distribution systems maintenance, sanitary and storm distribution systems, maintenance and repair of buildings and structures, maintenance of government furnished property and surfaced area maintenance. Work can include preventive maintenance and standing work, as well as service work provided on an as needed or as ordered basis. Facility Services can implement all necessary work control procedures to ensure timely accomplishment of work requirements, as well as to permit tracking of work in progress including preventive maintenance, service calls, and indefinite quantity orders. Facility Services can maintain files for each individual facility to include, as applicable, a list of all equipment in the structure, a copy of completed service calls, any installations, warranty information, and preventive maintenance performed, back flow preventer test results, fire system inspection results, and other information pertaining to the facility and/or install equipment and systems. FSI has experience utilizing computerized work information management systems such as MAXIMO, MP2 and DMLSS. The use of an automated system is vitally important to our management staff and is the tool that is used to perform work management, cost accounting and payroll administration. Records of service calls and preventive maintenance are maintained and made immediately available to our customers.

SIN 811-003 Complete Facilities Management

Services include management of Facilities in support of SIN 811-002 and associated with Complete Facilities Management services and to assure fully adequate and timely completion of all services. Included in this function are a full range of management duties including, but not limited to, planning, estimating, scheduling, residual material control, quality control and health and safety. This service includes an 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.

Additional services that FSI has experience with and offers at a negotiated rate are software support services, computer and/or facilities management systems, and upgrades. Our management team will provide technical advice and assistance to our Customer as requested. Certain projects may necessitate a Project Manager be located on site and assigned specifically to the contract. Our Project Manager or designated assistant will be able to be contacted (voice) at all times. The Project Manager will be knowledgeable, capable and have the authority to make decisions that commit the labor, materials, equipment and other resources of Facility Services. Facility Services can provide an automated maintenance management system that will permit tracking of work in progress including preventive maintenance, service calls, and indefinite quantity (IDIQ) orders. Facility Services can plan, provide incidental engineering, estimate and schedule work to assure labor, equipment and materials are available to complete work requirements within the specified time limits and in conformance with the quality standards established by the Customer.

Facility Services can develop, submit and implement a comprehensive computer data base scheduling and reporting management program for all levels of work, including but not limited to, inventory management, key control, material usage, labor and material costs per work order. Facility Services will utilize maintenance management software, contractor-provided or Customer-provided, as specified by the Customer, to schedule, track, report and record all work. All maintenance management data files will become the property of the Customer upon completion of the contract.

SIN 811-004 Electrical, and all Utility Services limited to Facility Maintenance

Service includes all labor, materials, tools, equipment and supervision necessary to supply and deliver firm uninterrupted electrical energy, and Utility Services necessary to meet the Government's needs. Facility Services will perform maintenance and repair of the water and wastewater service

line systems, storm water collection systems, exterior electrical systems, fuel distribution systems, natural gas, underground irrigation systems, wash racks, backflow preventers and associated structures and appurtenances. All work will be performed by qualified personnel in accordance with applicable federal, state and local laws, and regulations and Customer-developed annual and long range plans. Only fully qualified high voltage electricians will perform all high voltage work greater than 600 volts. Furnished materials will conform to the standards of the appropriate testing organization. Systems that will be maintained and repaired, but not limited to, are potable water service line system, waste water service line system, storm water collection system, exterior electric distribution system, fuel storage and distribution systems, natural gas, underground irrigation systems, wash rack facilities and other utility systems.

SIN 811-005 Refrigeration, Heating, Ventilation and Air Condition HVAC Maintenance

Services related to providing heating and ventilating services. Facility Services will operate, inspect, maintain, alter, repair and replace, as needed, all heating, ventilation and air conditioning system plants, associated components and control systems, regardless of size or capacity. Qualified personnel will perform all work, service and repairs; all made in compliance with established industry standards and in accordance with manufacturer's specifications and recommended procedures. Maintenance support and spare parts inventory will be provided to ensure continuous operation and reliability of the systems. Facility Services will provide support and maintenance for all HVAC electronic/computer control systems with an authorized service provider for the Customer's specific system.

Facility Services will provide all parts and materials required to perform both scheduled and unscheduled work, including new installation work. All parts supplied will be compatible with existing equipment as configured and installed. The level of maintenance shall ensure all systems and associated equipment are free of missing components or defects that would affect the system from functioning in accordance with design intent.

Facility Services will comply with all federal, state and local requirements concerning the use, handling, recovery and disposal of CFCs and HCFCs, providing all labor, equipment and materials necessary to retrieve, clean, recycle and reuse all Freon replacement products.

Schedule Title

Schedule No. 03FAC, Facilities Maintenance and Management, The Service Department

FSC Class (ES): Services

FSC Group: J

Contract Number: GS-06F-0048P

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

Contract Period: May 20, 2004 – May 20, 2009

CUSTOMER INFORMATION

SINs	Description
371-001	Grounds Maintenance
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Hourly rates are not applicable.

* 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.

Minimum Order of \$0

Geographic coverage is worldwide.

Points of production are various. Corporate headquarters is located in Hopkinsville, Kentucky, County of Christian.

Basic discount terms are 2%.

Quantity Discount: For facilities that exceed ~~1MM~~ square feet, will negotiate an even greater discount.

Prompt Payment Terms: Net 30

Government purchase card accepted at or below the micro-purchase threshold.

Government purchase card not accepted above the micro-purchase threshold.

Foreign Items – None.

Time of delivery after receipt of order (ARO):

Normal - Varies per service performed

Emergency – Shipment with 15 days ARO for in stock at time of order

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

Overnight and 2-day Delivery: Contact contractor.

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

F.O.B. Point: N/A

Ordering Address: Same as Contractor

Ordering Procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs), and a sample BPA can be found at the GSA/FSS Schedule homepage (FSS.gsa.gov/schedules).

Payment Address: Same as Contractor

Warranty Provision: Standard Commercial Warranty

Export packaging charge not applicable.

Terms and conditions of Government purchase card acceptance of any thresholds above the micro-purchase level.

Terms and conditions of rental, maintenance, and repair are not applicable.

Terms and conditions of installation are not applicable.

Terms and conditions of repair parts including date of parts price lists and any discounts from list prices are not applicable.

Terms and conditions for any other services are not applicable.

List of service and distribution points are not applicable.

List of participating dealers is not applicable.

Preventive Maintenance will be based upon type of order.

Special attributes such as environment attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants). Facility Services Management, Inc. has a written Energy Conservation Plan for facilities management and facilities maintenance branch contracts, as it pertains to the operation, maintenance and repair of electrical appliances, utilities and mobility energy. In addition, FSI's recycling plan includes the recycling of cardboard, white paper and newspaper.

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.) FSI's website is in full compliance with Section 508. Our website at <http://www.facsvcs.com/> states that it is 508 compliant.

Data Universal Number System (DUNS) number: 884999491

Notification regarding registration in Central Contractor Registration (CCR) database. FSI is registered in the CCR database.