



# Contract Holder

## Schedule 03 FAC Facility Maintenance and Management

Special Item Numbers  
811 005  
003 97

# ENVIRONMENTAL MECHANICAL CONTRACTORS, INC.

14872 W. 117<sup>th</sup> Street Olathe, Kansas 66062  
Tel: 913 829 0100 Tel: 913 738 0616

Contract Number: GS-21F-0033W  
Contract Period: December 7, 2009 – December 6, 2014

[www.emc-kc.com](http://www.emc-kc.com)



## Authorized FSS Schedule Price List Federal Supply Service U.S. General Services Administration

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>





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# ENVIRONMENTAL MECHANICAL CONTRACTORS, INC.

When you work with Environmental Mechanical Contractors under an FSS contract, you not only save on acquisition and administrative costs, you get a professional, reliable team.

We have over 60 years experience as one of the Midwest's leading providers of HVAC heating and cooling, ventilating, sheet metal, ductwork and piping, building automation and energy management systems.

We maintain a complete in-house sheet metal and piping shop and our fully staffed Service Department is capable of handling all test, check, start, support and maintenance.

Thanks to the meticulous GSA contract award process, when you select Environmental Mechanical under an FSS contract, you get assurance that you are receiving the *best value* for your budget:

- The rigorous GSA award process not only verifies **lowest price**, but also examines **past performance** and **technical qualifications**
- Quality services at **pre-negotiated prices** and terms. GSA already negotiated the discount for you!
- **Direct** ordering
- Access to **state-of-the-art** technology and **quality** services
- A simplified, **streamlined** procurement method

## ***How to Order from Environmental Mechanical Contractors***

GSA Contract Administrator  
David DeBiasse  
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**Authorized FSS Schedule Price List  
U.S. General Services Administration**

**03 FAC Facilities Maintenance and Management Solutions for Real Property**

Business Size: Large

FSC Class: Services

**Customer Information**

1a. Awarded Special Item Number (SIN):

Special Item Number	Description	Pricing
811 005	Refrigeration, Heating, Ventilation and Air Conditioning HVAC Maintenance	See page 6
003 97	Ancillary Repairs and Alterations	See page 6

2. Maximum order\*: \$750,000

\*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 equipment (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: Domestic

5. Point(s) of production: N/A

6. Basic discount: 2%

7. Quantity discount(s): None

8. Prompt payment terms: 1% - 20, 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): Negotiated per task order  
Normal: Varies per service performed



- |      |   |  |
|------|---|--|
| 12.  | FOB point:  | Destination                                    |
| 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 & conditions of GCCC acceptance:  | (Any thresholds above the micropurchase level) |
| 18.  | Terms & conditions of rental, maintenance, repair:  | N/A  |
| 19.  | Terms and conditions of installation:   | N/A  |
| 20.  | Terms and conditions of repair parts indicating date of parts price-lists and any discounts from price lists:   | 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:   | Yes. As per contract.                          |
| 24.  | Environmental attributes:   | N/A  |
| 25.  | DUNS Number:  | 098167179                                      |
| 26.  | Environmental Mechanical Contractors, Inc. is registered in the Central Contractor Registration (CCR) database. |  |



**Pricing for SINs:**

- **811 005** Refrigeration, Heating, Ventilation and Air Conditioning HVAC Maintenance
- **003 97** Ancillary Repairs and Alterations

Labor Category	Hourly GSA Rate				
	12/7/09- 12/6/10	12/7/10- 12/6/11	12/7/11- 12/6/12	12/7/12- 12/6/13	12/7/13- 12/6/14
Project Manager	\$87.68	\$91.18	\$94.83	\$98.62	\$102.57
Estimator	\$60.38	\$62.80	\$65.31	\$67.92	\$70.64
Quality Manager	\$82.13	\$85.42	\$88.84	\$92.39	\$96.08
Detailer	\$79.77	\$82.96	\$86.28	\$89.73	\$93.32
Superintendent	\$81.55	\$84.81	\$88.20	\$91.73	\$95.40
General Foreman	\$81.55	\$84.81	\$88.20	\$91.73	\$95.40
Pipefitter Foreman	\$82.37	\$85.66	\$89.09	\$92.65	\$96.36
Sheetmetal Foreman-Shop	\$79.60	\$82.79	\$86.10	\$89.54	\$93.12
Sheetmetal Foreman-Field	\$79.60	\$82.79	\$86.10	\$89.54	\$93.12
Journeyman Sheetmetal	\$75.34	\$78.36	\$81.49	\$84.75	\$88.14
Journey Pipefitter	\$77.46	\$80.56	\$83.78	\$87.13	\$90.62
Apprentice Sheetmetal	\$55.34	\$57.55	\$59.85	\$62.25	\$64.74
Apprentice Pipefitter	\$58.73	\$61.08	\$63.52	\$66.06	\$68.70
Truck Driver	\$83.42	\$86.76	\$90.23	\$93.84	\$97.59
Warehouse Expediter	\$58.85	\$61.21	\$63.65	\$66.20	\$68.85
Service Technician	\$82.37	\$85.66	\$89.09	\$92.65	\$96.36

*Prices Shown Herein are Net (discount deducted)*



## Labor Category Descriptions

### **Project Manager**

Functional description: Provides planning, direction, coordination and oversight functions of a maintenance, repair or construction project to ensure contract performance requirements and objectives are accomplished. Directs activities of personnel and/or subcontractors at a facility and is responsible for budget schedule, quality and performance standards. Issues work orders, subcontractor agreements and controls expenditures.

Minimum experience: Typically requires 10 years industry experience.

Minimum education: 4 year degree or 5-7 years project management experience.

### **Estimator**

Functional description: Manages the development of estimates from inception to completion, providing all budgeting and final pricing for the project. Responsible for conceptual estimating, cost analysis and estimating planning, coordination and consolidation. Functions include mechanical estimating for design/ build and plan/specification projects, reviews proposal specifications and drawings, attends pre-bid meetings, etc. to determine scope of work and required contents of estimate; prepares written scopes for subcontractors and written explanations as to content of mechanical package.

Minimum experience: Typically requires 2-5 years experience.

Minimum education: 4 year Bachelor's degree in Construction Technologies, Architecture or Engineering or 7 years experience; Proficiency in computerized estimating systems and published cost data bases (i.e. R. S. Means).

### **Quality Manager**

Functional description: Supervision and review of all aspects of project to assure compliance with quality standards.

Minimum experience: Typically requires 3-5 years experience

Minimum education: 4 year degree or equivalent relevant experience. ICC certification as a Commercial Mechanical Inspector and current Construction Quality Management for Contractors.

### **Detailer**

Functional description: Works with clients and internal personal to prepare clear, complete and accurate working plans and detail drawings from rough sketches or notes for fabrication of mechanical parts, including all views and dimensions necessary for fabrication. Designs parts based on descriptions from design engineers, makes final sketch of proposed drawing, checking dimensions of parts, materials to be used, relation of one part to another and relation of various parts to whole structure of project, and draws charts for representation of statistical or purchasing data as specified.

Minimum experience: Typically requires 5 years experience.

Minimum education: Board certification from a formal 5 year apprenticeship program with emphasis on CAD drafting and duct design. Mechanical aptitude with ability to complete mathematical calculations, proficiency with computer aided drafting application and industry drawing.

### **Superintendent**

Functional description: Oversees the overall run of day-to-day operations, directing craft activities, subordinates, subcontractors and others, and coordinating the movement of



materials, man power and equipment to assure non-interruption of work flow. Documents all field activities per approved procedure requirements and compiles weekly reports and quality control. Reviews schedules against construction activity, reviews submittals, and ensures operations and subcontractor performance are in compliance with specifications and within schedules and budget.

Minimum experience: Typically requires 10 years field experience and experience running large crews.

Minimum education: Board certification from a formal 5 year apprenticeship program and OSHA 30-hour certification. Proficiency with all standards and codes regarding mechanical, pipe and sheet metal industries.

### **General Foreman**

Functional description: Oversees and coordinates work, maintains schedules, and supervises field crews in their daily and overall assignments. Provides technical direction and is responsible for overall quality of work. Conducts job site inspections and completes job site checklist. Ensures that all employees are operating safely at all times, performing checks and reviews.

Minimum experience: Typically requires 10 years field experience plus minimum of 6 projects running crews as a non-working foreman.

Minimum education: Board certified from a formal 5 year apprenticeship program. OSHA 30-hour certified.

### **Pipefitter Foreman**

Functional description: Lays out, assembles, installs and maintains pipe systems, pipe supports and related equipment for steam, hot water, heating, cooling, lubricating and industrial production and processing systems. Supervises crew in their daily and overall assignments and is responsible for overall quality of work.

Minimum experience: Typically requires 5 years field experience.

Minimum education: Board certified from a formal 5 year apprenticeship program. 16 hours annually of continued education.

### **Sheetmetal Foreman – Shop**

Functional description: Supervises sheet metal shop work and assures that final product meets SMACNA standards.

Minimum experience: Typically requires 10 years shop experience.

Minimum education: Board certified from a formal 5 year apprenticeship program. 16 hours annually of continued education.

### **Sheetmetal Foreman – Field**

Functional description: Plans, lays out, assembles, installs and repairs sheet metal parts, equipment and products. Responsibilities include planning, supervising and directing work and assuring compliance with blueprints and specifications.

Minimum experience: Typically requires 5 years field experience.

Minimum education: Board certified from a formal 5 year apprenticeship program. 30-hour OSHA certified.

### **Journeyman Sheetmetal**

Functional description: Installs, repairs, and/or alters all aspects of HVAC and related equipment.

Minimum experience: Typically requires 5 years field experience.

Minimum education: Board certified from formal apprentice program. 30-hour OSHA certified.



### **Journeyman Pipefitter**

Functional description: Installation, repair, maintenance and/or alteration of all aspects of HVAC and its related equipment.

Minimum experience: Typically requires 5 years field experience.

Minimum education: Board certified from a formal apprentice program. 16 hours annually of continued education.

### **Apprentice Sheetmetal**

Functional description: Assists a skilled trade person in all phases of work associated with their trade - sheet metal. Knowledge in mechanical drawing, blueprint reading and general shop.

Minimum experience: Typically requires 1 – 5 years experience.

Minimum education: Enrollment in a formal 5 year apprentice program with class room and lab work, and receiving training in layout, fabrication, welding, CAD drafting, mechanical drafting and HVAC service.

### **Apprentice Pipefitter**

Functional description: Assists a skilled trade person in all phases of work associated with their trade – pipefitting. Knowledge in mechanical drawing, blueprint reading and general shop.

Minimum experience: Typically requires 1 – 5 years experience.

Minimum education: Enrollment in a formal 5 year apprentice program with class room and lab work, and receiving training in layout, fabrication, welding, CAD drafting, mechanical drafting and HVAC service.

### **Truck Driver**

Functional description: Material handling, loading, rigging, and delivering materials to job site.

Minimum experience: Typically requires 5 year experience.

Minimum education: Valid CDL.

### **Warehouse Expediter**

Functional description: Maintains materials and inventory in an efficient and safe manner while meeting customer requirements. Processes orders and coordinates with production, assures that all materials are accurate and inspects equipment before it reaches the project, saving time and costly delays. Assists in all areas of shipping. Coordinate shipments of materials.

Minimum experience: Typically requires 5 years warehouse experience.

Minimum education: High school graduate.

### **Service Technician**

Functional description: Provides preventive maintenance, installations, repairs, overhauls and start-ups for commercial/industrial heating and cooling equipment and systems. Documents and tracks preventive maintenance. Compliant with local, state and federal building codes practices and regulations. Possesses valid driver's license and maintains tools, equipment and truck inventory.

Minimum experience: 5 years experience as a journeyman or equivalent.

Minimum education: High school diploma. HVAC related journeyman license or equivalent experience with formal training in maintenance of building HVAC equipment and control systems. CFC certification and factory certification on all major equipment brands. Valid driver's license.