



03FAC - FACILITIES MAINTENANCE & MANAGEMENT Catalog and Price List

ASONS Construction

1301 E. Riggin Road
Muncie, IN 47303
www.asons.net

P: 765-282-2100



Contract Holder
Contract GS-21F-0040V

COMPANY PROFILE

A-Son's Construction, Inc. (ASONS) is a national provider of default services, such as debris removal, yard maintenance, and construction services. ASONS understands that investors and banks require prompt response times and quality work while desiring to partner with one company who can handle all their required services on any REO property. ASONS is that one-stop-shop for all construction and property preservation services throughout the U.S.

Led by Six Sigma based processes, today ASONS is a dynamic, low-cost industry leader for providing contractor services to all sizes of communities with an above industry average time for completions. ASONS has large networks of experienced contractors covering all specialties including inspections, initial services, repair, renovation, property conveyance, and much more to fully service default properties and become the one-stop-shop that banks and investors seek.

GSA SCHEDULE CONTRACT INFORMATION

Schedule Title: 03FAC – Facilities Maintenance and Management

Contract Number:	GS-21F-0040V
Contract Period:	TBD
Contractor:	ASONS Construction 1301 E. Riggins Road Muncie, IN 47303 Phone: (765) 282-2100
Website:	www.asons.net
Point of Contact:	Milan Thompson mthompson@asons.net
Size:	Large

Online access to contract ordering information, terms and conditions, up-to-date pricing and the option to create an electronic delivery system are available through GSA Advantage!, a menu driven data base system. The internet address for GSA Advantage! is <http://www.gsaadvantage.gov>.

PRICE LIST

Hourly Rates
SINs 003-97, 003-100, 371-001, 811-002, 811-003 and 811-006

LABOR CATEGORY	Rate (through 2018)
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Labor Category Title	Commercial	2013	2014	2015	2016	2017	2018
Principal	\$94.61	\$91.85	\$94.61	\$97.44	\$100.37	\$103.38	\$106.48
Program Manager	\$88.29	\$85.72	\$88.29	\$90.94	\$93.67	\$96.48	\$99.37
Project Manager	\$81.99	\$79.60	\$81.99	\$84.45	\$86.98	\$89.59	\$92.28
Project Manager II	\$75.68	\$73.48	\$75.68	\$77.95	\$80.29	\$82.70	\$85.18
Facilities Systems Engineering Specialist	\$73.16	\$71.03	\$73.16	\$75.36	\$77.62	\$79.94	\$82.34
General Foreman/ Crew Leader	\$69.37	\$67.35	\$69.37	\$71.45	\$73.60	\$75.80	\$78.08
Planner, Estimator, Scheduler	\$56.76	\$55.11	\$56.76	\$58.47	\$60.22	\$62.03	\$63.89
Physical Lock and Security Specialist	\$56.76	\$55.11	\$56.76	\$58.47	\$60.22	\$62.03	\$63.89
Pest Control/Trapper/Disposal Specialist	\$38.00	\$36.86	\$37.97	\$39.11	\$40.28	\$41.49	\$42.73
Logistics Management Specialist	\$50.45	\$48.98	\$50.45	\$51.96	\$53.52	\$55.13	\$56.78
Customer Service I **	\$50.45	\$48.98	\$50.45	\$51.96	\$53.52	\$55.13	\$56.78
Quality Control I **	\$44.15	\$42.86	\$44.15	\$45.47	\$46.83	\$48.24	\$49.69
Customer Service II **	\$44.15	\$42.86	\$44.15	\$45.47	\$46.83	\$48.24	\$49.69
Clerk I **	\$44.15	\$42.86	\$44.15	\$45.47	\$46.83	\$48.24	\$49.69
Refuse Collector	\$44.15	\$42.86	\$44.15	\$45.47	\$46.83	\$48.24	\$49.69
Clerk II **	\$40.37	\$39.19	\$40.37	\$41.58	\$42.82	\$44.11	\$45.43
Quality Control II **	\$37.84	\$36.74	\$37.84	\$38.98	\$40.15	\$41.35	\$42.59
General Laborer I **	\$37.84	\$36.74	\$37.84	\$38.98	\$40.15	\$41.35	\$42.59
Ground Maintenance Technician I **	\$34.00	\$32.98	\$33.97	\$34.99	\$36.04	\$37.12	\$38.23
Janitor/Custodian **	\$37.84	\$36.74	\$37.84	\$38.98	\$40.15	\$41.35	\$42.59
Window Cleaner	\$37.84	\$36.74	\$37.84	\$38.98	\$40.15	\$41.35	\$42.59
Receptionist/Help Desk Operator **	\$31.54	\$30.62	\$31.54	\$32.48	\$33.46	\$34.46	\$35.50
General Laborer II **	\$31.54	\$30.62	\$31.54	\$32.48	\$33.46	\$34.46	\$35.50
Ground Maintenance Technician II **	\$27.00	\$26.19	\$26.98	\$27.79	\$28.62	\$29.48	\$30.36

The Service contract Act (SCA) is applicable to this contract and it includes SCA applicable labor categories. The prices for the Indicated (**) SCA labor categories are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCA matrix. The prices offered are based on the preponderance of where work is performed and should the contractor perform in an area with lower SCA rates, resulting in lower wages being paid, the task order prices will be discounted accordingly."

Prices are subject to Economic Price Adjustment Clause I-FSS-969, applies to all SINs awarded, a 3.0% escalation rate will be applied annually until 2018.

CATALOG OF SERVICES

The Special Item Numbers (SINs) which ASONS holds under 03FAC – Facilities Maintenance and Management are:

SIN 003-97 Ancillary Repair and Alterations

ASONS will perform repair and alterations ancillary to existing SINs under this schedule. ASONS ancillary repair and alterations projects are those (1) solely associated with the repair, alternation, delivery or installation of products or services also purchased under this schedule, and which are (2) routine and non-complex in nature, such as routine painting or carpeting, simple hanging of drywall, basic electrical or plumbing work, landscaping, and similar noncomplex services.

SIN 003-100 Ancillary Supplies and/or Services

ASONS will perform duties with the use of support supplies and/or services which are not within the scope of any other SIN on this schedule. These supplies and/or services are necessary to compliment ASONS offerings to provide a solution to its customer's requirements.

SIN 371-001 Grounds Maintenance

ASONS provides services include but are not limited to the planning; design (excludes A&E services); development; maintenance; management and operations, for grounds maintenance at or on Federal facilities and/or properties. These services involve mowing; planting; seeding; fertilizing; raking; mulching; watering; pruning; weeding (including spraying and pre- and post-emergent treatments); aerating; landscaping (including organic; green and native landscaping); landscaping design (excludes A&E services); garden maintenance services; hydro seeding services; indoor plant and shrub maintenance, including tropical plant maintenance; maintenance of ornamental trees and shrubs; plant maintenance; seasonal grounds maintenance (such as snow plowing and removal); shrub bracing; sod laying; shrub trimming; green roof maintenance; turf installation; turf and lawn restoration services; lawn painting; natural re-vegetation; and snow and ice removal.

SIN 811-002 Complete Facilities Maintenance

ASONS provides services related to the complete operations, maintenance and repair of military and government facilities. These services could include but are not limited to a combination of: painting as it relates to maintenance; pest control services; grounds maintenance, landscaping, tree trimming, and snow removal; elevator inspection and maintenance services; fire alarm system preventive maintenance and repair services and fire suppression system preventive maintenance and repair services; locksmith services; janitorial/custodial services and collection and disposal of refuse; roofing repair (excluding complete roof replacement); plumbing and pipefitting; electrical, including high/low voltage systems and utility service, and maintenance and repair of exterior electrical distribution system; Energy Management Control Services (EMCS), energy planning, energy analysis and energy audit services; paving as it relates to maintenance and repair of surface areas; telephone maintenance; support training and consulting services; cemetery

maintenance; operation and maintenance of water distribution system and maintenance of the septic field; all mechanical, operations, maintenance and repair of building systems, and heating/ventilation/Air Conditioning (HVAC) maintenance; and maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services.

SIN 811-003 Complete Facilities Maintenance

ASONS provides services that include management and consulting services associated with facilities maintenance services to assure fully adequate and timely completion of all services. Included in this service 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.

SIN 811-006 Facilities Maintenance and Management Consulting

ASONS' staff provides facilities consulting services that include, but are not limited to: the development, planning, facilitation, coordination, documentation, program planning, audits, inspections, evaluations, studies, analyses (including cost), scenarios, reports, policy and regulation development assistance for initiatives in areas of facilities maintenance and management solutions.

ORDERING AND PAYMENT INFORMATION

1.	Table of Awarded Special Item Numbers (SINs): SIN 003-97 - Ancillary Repair and Alterations SIN 003-100 – Ancillary Supplies and/or Services SIN 371-001 – Grounds Maintenance SIN 811-002 - Complete Facilities Maintenance SIN 811-003 – Facilities Management SIN 811-006 – Facilities Maintenance and Management Consulting	
2.	Maximum Order:	\$1,000,000.00
3.	Minimum Order:	\$100.00
4.	Geographic Coverage (Delivery Area):	48 Contiguous States and the District of Columbia
5.	Point(s) of Production:	Customer Location
6.	Discount:	All Prices reflect Net Price
7.	Quantity Discounts:	None
8.	Prompt Payment Terms:	Net 30 Days
9.	Government Commercial Credit Card Accepted:	Yes
10.	Foreign Items:	Not Applicable for Services
11.	Time of Delivery after Receipt of Order:	Normal: 30 Days Expedited: 15 Days Urgent of Emergency: Upon mutual agreement of ASONS and Customer
12.	FOB Points:	Destination
13.	Ordering Address:	ASONS Construction 1301 E. Riggin Road Muncie, IN 47303
14.	Payment Address:	ASONS Construction 1301 E. Riggin Road Muncie, IN 47303
15.	Warranty Provisions:	Standard Commercial Warranty
16.	Export Packing Charges:	Not Applicable
17.	Terms and conditions of government purchase card acceptance:	Any threshold above the micro – purchase level
18.	Terms and conditions of rental maintenance and repair:	Not Applicable
19.	Terms and conditions of installation:	Not Applicable
20.	Terms and conditions of repair parts indicating data of parts price lists and any discounts from list prices:	Not Applicable
21.	Terms and conditions of any other services:	Not Applicable
22.	List of Participating Dealers:	Not Applicable
23.	Preventive Maintenance:	Not Applicable
24.	Special attributes such as attributes environmental attributes (e.g. recycled content, energy efficiency, and/or reduced pollutants):	Not Applicable

Data Universal Number System (DUNS) Number: **021408799**

Notification regarding registration in Central Contractor Registration (CCR) database:

ASONS is registered and active in the CCR database.

DESCRIPTION OF LABOR CATEGORIES

Principal	<p>Review all task orders and assign a project manager and project team, attend project kick-off meetings, attend project reviews, negotiate fees with client, prepare bi-weekly team meeting agendas, delegate tasks, follow up on task completion timelines, prepare monthly financial meeting agendas, review Operations Manager and Project Managers' performance, conducts second interviews with candidates, manage all support staff, client account management, billings, quality control review of major deliverables, manage company financials, vision, mission and marketing, management of subcontractors, review expense reports/time sheets for operations Manager and Project Managers.</p> <p><i>Minimum Experience – 10 or more years' experience in the construction and sustainable built environment combined with 5 or more years of direct management experience in a high level position</i></p> <p><i>Minimum Education – Masters Degree from accredited college or university</i></p>
Program Manager	<p>Oversees multiple projects and project managers. Provides overall project oversight and management, quality control review of major deliverables, and assists with the execution of the project scope of work. Interacts with the project managers and team on field work planning and coordination, and prepares and/or reviews reports associated with the project. Interacts with the clients, contractors, subcontractors, often communicating results, budgets, and schedules. Frequently interacts with regulatory agencies regarding project scope of work, results, and compliance.</p> <p><i>Minimum Experience – 7 years construction and/or business experience with at least 5 years in a project management role</i></p> <p><i>Minimum Education – Bachelors Degree from accredited college or university</i></p>
Project Manager	<p>Provides managerial oversight, direction and coordination of all functions and tasks associated with delivery/task orders issued under the contract. Ensures effective, efficient and economical operation of all activities. Provides overall management coordination and day-to-day project supervision. Responsible for project correspondence and project deliverables. Serves as the central point of contact to the customer for all work. Manages and commits resources including materials, equipment and labor force. Responsible for support staff coordination and ensuring required supervision of contractor personnel is carried out. Attends all meetings that involve customers or representatives. Ensures that all employees are properly trained and licensed, if required, prior to appointment to a position or performing work.</p> <p><i>Minimum Experience - 5 years in the building maintenance or construction industry with positions of increasing responsibility</i></p> <p><i>Minimum Education – Bachelors Degree from accredited college or university</i></p>
Project Manager II	<p>Provides assistance to the project manager. Range of duties may include but is not limited to assisting with developing estimates of materials and labor for proposed work; project oversight, cost and schedule monitoring; personnel management and training. Performs administrative functions associated with delivery/task orders.</p> <p><i>Minimum Experience - 3 years in the building maintenance or construction industry with positions of increasing responsibility</i></p>

	<p><i>Minimum Education – Bachelors Degree from accredited college or university</i></p>
Planner, Estimator, Scheduler	<p>Planner/Scheduler position is responsible for the effective execution of all maintenance work control processes. He / she is responsible to the Maintenance Manager for the efficient and effective use of planning and scheduling all resources to conduct maintenance activities which result in minimum downtime and maximum productivity. In order to fulfill these responsibilities in the most effective manner, the Planner/Schedule is empowered to manage work priority, develop job plans, define parts and material, define crafts and skills and engage the proper resources to develop a safe, effective and efficient work control plan. In addition, the Planner/Scheduler provides the equipment-related expertise and technical guidance on improving Preventive Maintenance activities.</p> <p><i>Minimum Experience – 5 years construction and/or business experience with at least 3 years in a project management role</i></p> <p><i>Minimum Education – Bachelors Degree from accredited college or university</i></p>
Pest Control Specialist	<p>Provides expertise in pest control and extermination. Takes direction from the Project Manager and ensures the timely and satisfactory completion of assignments. Provides direction and guidance to workers regarding methods and procedures for accomplishing work according to regulations and industry standards. Oversees workers to ensure quality standards are achieved.</p> <p><i>Minimum Experience – 5 years in building maintenance or the construction industry</i></p> <p><i>Minimum Education – High School Diploma</i></p>
General Foreman/Crew Leader	<p>Provides direct field supervision to subcontractors, technicians, tradesmen or laborers engaged in performing work on delivery/task orders. Takes direction from the Project Manager and ensures the timely and satisfactory completion of assignments. Provides direction and guidance to workers regarding methods and procedures for accomplishing work according to blueprints, drawings or other work descriptions. Oversees workers to ensure quality standards are achieved.</p> <p><i>Minimum Experience – 5 years in building maintenance or the construction industry</i></p> <p><i>Minimum Education – High School Diploma</i></p>
Quality Control Manager	<p>Achieves quality assurance operational objectives by contributing information and analysis to strategic plans and reviews; preparing and completing action plans; implementing production, productivity, quality, and customer-service standards; identifying and resolving problems; completing audits; determining system improvements; implementing change. Develops quality assurance plans by conducting hazard analyses; identifying critical control points and preventive measures; establishing critical limits, monitoring procedures, corrective actions, and verification procedures; monitoring inventories. Validates quality processes by establishing product specifications and quality attributes; measuring production; documenting evidence; determining operational and performance qualification; writing and updating quality assurance procedures.</p> <p><i>Minimum Experience – 3 years experience</i></p> <p><i>Minimum Education – Bachelors Degree from accredited college or university</i></p>

NON-EXEMPT POSITIONS

Customer Service I **	<p>Serves customers by providing product and service information; resolving product and service problems. Attracts potential customers by answering product and service questions; suggesting information about other products and services. Opens customer accounts by recording account information. Maintains customer records by updating account information. Resolves product or service problems by clarifying the customer's complaint; determining the cause of the problem; selecting and explaining the best solution to solve the problem; expediting correction or adjustment; following up to ensure resolution.</p> <p><i>Minimum Experience – Have at least two years' experience</i></p> <p><i>Minimum Education – Sufficient to read, write and speak the English language Training/Certification</i></p>
Quality Control I **	<p>Assists Quality Manager in the preparation of plans and specifications for the purpose of ensuring construction projects meet local, state and District requirements. Attends meetings for the purpose of conveying and/or receiving information. Monitors contractor construction schedules for the purpose of ensuring projects are completed within established timelines. Observes testing required by contract documents for the purpose of recording and preparing reports. Performs construction observation and inspection for the purpose of ensuring projects are completed within specifications and in compliance with local/state regulations. Performs daily construction project site visits for the purpose of reporting on the progress and quality of work. Prepares written materials (e.g. logs, photo logs, punch lists, correction tags, bid documents, etc.) for the purpose of documenting activities, providing written reference and/or conveying information. Reviews a variety of documents and materials (e.g. contractor and subcontractor qualifications, change orders, contract documents, shop drawings, data, samples, post-bid documentation, punch lists, correction tags, etc.) for the purpose of ensuring accuracy of data and/or completing revisions as needed.</p> <p><i>Minimum Experience – Have at least two years' experience as a quality technician in commercial or industrial facilities</i></p> <p><i>Minimum Education – Sufficient to read, write and speak the English language Training/Certification</i></p>
Clerk I **	<p>Collect, count, and disburse money, do basic bookkeeping and complete banking transactions. Communicate with customers, employees, and other individuals to answer questions, disseminate or explain information, take orders and address complaints. Answer telephones, direct calls and take messages. Compile, copy, sort, and file records of office activities, business transactions, and other activities. Complete and mail bills, contracts, policies, invoices, or checks. Operate office machines, such as photocopiers and scanners, facsimile machines, voice mail systems and personal computers.</p> <p><i>Minimum Experience – Have at least one years' experience</i></p> <p><i>Minimum Education – Sufficient to read, write and speak the English language Training/Certification</i></p>
General Laborer I **	<p>Performs tasks that require mainly physical abilities and effort involving little or no specialized skill or prior work experience. Loads and unloads trucks, and other conveyances; moves supplies and materials to proper locations by wheelbarrows or hand trucks; stacks materials for storage or binning; collects refuse and salvageable materials. Digs, fills, and tamps earth excavations; levels grounds using pick, shovel, tamper, and rake; shovels concrete and snow,</p>

	<p>cleans culverts and ditches; cuts trees and brush; operates power lawnmowers. Moves and arranges heavy pieces of office and household furniture, equipment, and appliances; moves heavy pieces of automotive, medical engineering, and other types of machinery and equipment. Spreads sand and salt on icy roads and walkways; picks up leaves and trash.</p> <p><i>Minimum Experience – Have at least one years' experience as a laborer in commercial or industrial facilities</i></p> <p><i>Minimum Education – Sufficient to read, write and speak the English language Training/Certification</i></p>
Ground Maintenance Technician I **	<p>Performs grounds maintenance work. Primarily responsible for the daily maintenance, appearance, and safety of selected grounds to include lawns, shrubs, flower beds, and perform other related duties associated with grounds keeping responsibilities. Operates various types of equipment including pickup trucks, riding mowers, push mowers, weed eaters, trimmers, power tools, and other equipment as may be necessary to properly maintain County landscapes. Performs other reasonable duties as assigned such as minor facility repair and/or assisting other service/maintenance departments such as the Facilities</p> <p><i>Minimum Experience – Have at least one years' experience as a laborer in commercial or industrial facilities</i></p> <p><i>Minimum Education – Sufficient to read, write and speak the English language Training/Certification</i></p>
Janitor/Custodian **	<p>Cleans and keeps in an orderly condition building working areas and washrooms, entryways, lobbies or other spaces. Duties involve a combination of the following:</p> <ul style="list-style-type: none"> • Sweeping, mopping, scrubbing, and polishing of floors. • Vacuuming carpets. • Stripping, refinishing hard and resilient flooring • Cleaning and washing walls and other surfaces. • Removing trash and other refuse. • Dusting equipment, furniture, venetian blinds, fixtures, and other surfaces. • Polishing metal fixtures, porcelain bathroom fixtures or trimmings. • Replenishing supplies such as: toilet tissue, paper towels, soap, etc. as required. • Cleaning lavatories, showers, and other bathroom fixtures. • Reporting need for repairs to equipment, furniture, building and fixtures. • Performing other duties such as snow removal, leaf raking, grass cutting, edging etc. as assigned. <p><i>Minimum Experience – Have at least one years' experience as a janitor or maid in a commercial/industrial building or hotel/motel</i></p> <p><i>Minimum Education – High school diploma or equivalent; Sufficient to read, write and speak the English language</i></p>
Receptionist/Help Desk Operator **	<p>Provide assistance to the staff by following a number of specific procedures in completing several repetitive clerical steps performed in a prescribed or slightly varied sequences, such as coding and filing documents in an extensive alphabetical file, simple posting to individual accounts, opening mail, running mail through metering machines, and calculating and posting charges to</p>

	<p>department accounts. Simple word processing, editing, database management, faxing and aiding in overall efficiency is required. Should be knowledgeable with Word, PowerPoint, Excel and email. Little or no subject matter knowledge is required, but the clerk needs to choose the proper procedure for each task.</p> <p><i>Minimum Experience – Not Required</i></p> <p><i>Minimum Education – High school diploma or equivalent</i></p>
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