



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.

FACILITIES MAINTENANCE AND MANAGEMENT SCHEDULE (03FAC)

FSC Group H AND J, SERVICES DEPARTMENT

FSC Class: JO35

Contract Number: GS-21F-0042T
Contract Period: September 18, 2007 - September 17, 2012

Prices shown herein are Net (discount deducted)



4100 Rio Bravo St.
Suite 301
El Paso, TX 79902-1053
Telephone: 915-351-1231
Fax: 915-351-7903
Web Address: www.miradorenterprises.com

Business size: 8(a), Small Disadvantaged, Woman Owned, HUB Zone Enterprise



CUSTOMER INFORMATION:

- 1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded prices:

SIN 371-001 - Ground Maintenance – Services include but not limited to, the planning, development, maintenance, management, and operation, for grounds maintenance at or on Federal facilities and/or properties. These services involve mowing, planting, seeding, fertilizing, raking, mulching, watering, pruning, weeding, aerating, and all services related to grounds maintenance.

811-005 – Refrigeration, Heating, Ventilation and Air Conditioning HVAC maintenance - Services related to providing heating and ventilation services. Service could include, but are not limited to any combination of providing plant equipment, materials, tools, transportation, supervision, and labor to perform all repairs, periodic preventative maintenance (PPM) and emergency service work calls to ensure continual operations of refrigeration, heating, ventilation, and air conditions systems.

See pages 4 - 6 for labor category descriptions and labor rates under this contract.

- 1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. This price is the Government price based on a unit of one, exclusive of any quantity/dollar volume, prompt payment, or any other concession affecting price. Those contracts that have unit prices based on the geographic location of the customer, should show the range of the lowest price, and cite the areas to which the prices apply.

See page 6

- 1c. If the Contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided. If hourly rates are not applicable, indicate "Not applicable" for this item.

2. Maximum order: \$750,000 for all SINs

3. Minimum order: \$100.00

4. Geographic coverage (delivery area): The 48 contiguous United States, the District of Columbia

5. Point(s) of production: El Paso, TX

6. Discount from list prices or statement of net price. Prices offered herein are discounted

7. Quantity discounts: Not Offered

8. Prompt payment terms: Net 30 Days



- 9a. Government purchase cards are accepted at or below the micro-purchase threshold.
- 9b. Government purchase cards are accepted above the micro-purchase threshold.
- 10. Foreign items: Not Applicable
- 11a. Time of delivery: Delivery will be negotiated at the Task Order level
- 11b. Expedited Delivery: Delivery will be negotiated at the Task Order level
- 11c. Overnight and 2-day delivery: Delivery will be negotiated at the Task Order level
- 11d. Urgent Requirements: Delivery will be negotiated at the Task Order level
- 12. F.O.B. point(s). Destination
- 13a. Ordering address:

MIRADOR Enterprises, Inc.
4100 Rio Bravo St. Suite 301
El Paso, TX 79902-1053
- 13b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's), and a sample BPA can be found at the GSA/FSS Schedule homepage (fss.gsa.gov/schedules).
- 14. Payment address:

MIRADOR Enterprises, Inc.
4100 Rio Bravo St. Suite 301
El Paso, TX 79902-1053
- 15. Warranty provision: 1 year for workmanship.
- 16. Export packing charges: Not Applicable
- 17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level). There are no specific terms and conditions for acceptance of the Government purchase card.
- 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 date of parts price lists and any discounts from list prices: Not Applicable.
- 20a. Terms and conditions for any other services: Not Applicable



21. List of service and distribution points: Not Applicable
22. List of participating dealers: Nor Applicable
23. Preventive maintenance: Not Applicable
- 24a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants). Not Applicable
25. Data Universal Number System (DUNS) number: 167292734
26. Notification regarding registration in Central Contractor Registration (CCR) database: MIRADOR Enterprises, Inc. is registered under 33BS3.



LABOR CATEGORY DESCRIPTIONS AND QUALIFICATIONS

Professional Categories

| Labor Categories | Description of Responsibilities, Education and Experience |
|-------------------------|---|
| Project Manager | <p>The Project Manager manages FMM contract support projects. Organizes, directs, and coordinates planning and production of contract support activities. Communicates effectively, both orally and in writing, for the management, planning and control of projects. Recommends hiring and allocation of personnel resources to projects. Formulates project infrastructure structure studies of buildings and real estate assets. Prepares and monitors project budget requirements and expenditure forecasts. Responsible for scheduling project work and the submittal of contract deliverables. Prepares financial and technical status reports. Serves as a primary point of contact with customer in tracking project status and in addressing technical, schedule, personnel, and budget issues.</p> <p>Education / Experience: Bachelors Degree from an accredited university or college with five (5) years professional experience. In lieu of college education the individual will have 12 years direct applicable experience.</p> |
| Superintendent | <p>Responsibilities include: Schedule, coordinate and supervise craft employee activities. May involve supervising one or more trade groups working in particular maintenance discipline. FIRST LINE SUPERVISOR/MANAGER OF MAINTENANCE TRADE WORKERS - Directly supervise and coordinate activities of maintenance workers.</p> <p>Education/Experience: Bachelors Degree from an accredited university or college with five (5) years professional experience. In lieu of college education the individual will have 7 years direct applicable experience.</p> |
| Quality Control Manager | <p>Reports to the PM. Responsible for ensuring that project performance objectives meet or exceed quality levels established by the Government. He will prepare, revise, and/or implement the QC Plan. In accordance with this Plan, the QCM will also be responsible for the following: Daily inspections; Scheduled and unscheduled inspections; Scheduled and unscheduled audits, coordinating with corporate office when other audits are performed; Additional quality inspections to meet inspection schedule when the QC Inspector is absent; Administering a Customer Comment Survey program for all contract services, including developing function -specific forms; Administering the Company's Accident Prevention, Safety and Health, and Fire Prevention plans. He or she will assist all functional areas in formulating quality control procedures and will provide guidance in resolving all quality control problems; Responsible for the Company's environmental protection programs, including training and emergency response and will ensure that all licenses, permits, and certifications are current and valid and that all employees operating Government and Company equipment are properly tested and licensed; Administer Trend Analysis Program</p> <p>Education/Experience: College degree with all relevant certifications and 4-6 years of experience.</p> |



| Labor Categories | Description of Responsibilities, Education and Experience |
|--------------------------------|---|
| Facilities Maintenance Manager | <p>Responsibilities include: All aspects of O&M for a campus of buildings or single large building. Develops and implement PM program; Develops and implements Facility Long Range Plan; Directs and approves all requisitions for maintenance, repairs, equipment, machine parts, and service supplies. Recommends and/or makes improvements in service methods; Controls allocation and use of personnel to ensure fulfillment of service schedules in all departments at the lowest possible cost; Directs operation of all departments and guides supervisors in the performance of their duties.</p> <p>Education/Experience: College degree with all relevant certifications and 4-6 years of experience.</p> |

Figure 1 - Labor Rates for Professional Services

| Job Title | Year 1 9/18/07 – 9/17/08 Rate Per Hour | Year 2 9/18/08 – 9/17/09 Rate Per Hour | Year 3 9/18/09 – 9/17/10 Rate Per Hour | Year 4 9/18/10 – 9/17/11 Rate Per Hour | Year 5 9/18/11 – 9/17/12 Rate Per Hour |
|--------------------------------|--|--|--|--|--|
| | Project Manager | \$47.62 | \$48.92 | \$50.63 | \$52.40 |
| Superintendent | \$39.69 | \$40.77 | \$42.19 | \$43.67 | \$45.20 |
| Quality Control Manager | \$39.69 | \$40.77 | \$42.19 | \$43.67 | \$45.20 |



Trade Labor Categories

All labor descriptions used by MIRADOR match the same descriptions as stated at <http://www.dol.gov/esa/regs/compliance/whd/wage/main.htm> by occupation number. Labor categories by title and occupation number are listed as follows.

| DOL Number | Job Title | DOL Number | Job Title | DOL Number | Job Title |
|------------|------------------------------|------------|-----------------------------|------------|--------------------|
| 11210 | Laborer, Grounds Maintenance | 23370 | General Maintenance Worker | 23960 | Welder |
| 99410 | Pest Controller | 23440 | Heavy Equipment Operator | 23640 | Millwright |
| 11270 | Tractor Operator | 23470 | Laborer | 23410 | HVAC Mechanic |
| 23110 | Appliance Mechanic | 23580 | Maintenance Trade Helper | 23810 | Plumber |
| 23160 | Electrician, Maintenance | 23790 | Pipefitter, Maintenance | 23890 | Sheet Metal Worker |
| 23290 | Fire Alarm Systems Mechanic | 23290 | Fire Alarm Systems Mechanic | | |

Figure 2 - Labor Rates for SCA Labor Based on Table 05-2376*

| DOL Number | Job Title | Hourly Rate Year 1 | Hourly Rate Year 2 | Hourly Rate Year 3 | Hourly Rate Year 4 | Hourly Rate Year 5 |
|------------|------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | | 9/18/07 – 9/17/08 | 9/18/08 – 9/17/09 | 9/18/09 – 9/17/10 | 9/18/10 – 9/17/11 | 9/18/11 – 9/17/12 |
| 11210 | Laborer, Grounds Maintenance | \$30.00 | \$30.99 | \$32.02 | \$33.07 | \$34.16 |
| 99410 | Pest Controller | \$32.64 | \$33.72 | \$34.83 | \$35.98 | \$37.17 |
| 11270 | Tractor Operator | \$32.64 | \$33.72 | \$34.83 | \$35.98 | \$37.17 |
| 23110 | Appliance Mechanic | \$37.88 | \$39.13 | \$40.42 | \$41.76 | \$43.13 |
| 23160 | Electrician, Maintenance | \$65.14 | \$67.29 | \$69.51 | \$71.81 | \$74.18 |
| 23290 | Fire Alarm Systems Mechanic | \$40.00 | \$41.32 | \$42.69 | \$44.10 | \$45.55 |
| 23370 | General Maintenance Worker | \$35.64 | \$36.82 | \$38.03 | \$39.29 | \$40.59 |
| 23440 | Heavy Equipment Operator | \$60.61 | \$62.60 | \$64.67 | \$66.81 | \$69.01 |
| 23470 | Laborer | \$30.73 | \$31.75 | \$32.79 | \$33.88 | \$34.99 |
| 23580 | Maintenance Trade Helper | \$32.27 | \$33.34 | \$34.44 | \$35.57 | \$36.75 |
| 23790 | Pipefitter, Maintenance | \$53.33 | \$55.09 | \$56.90 | \$58.78 | \$60.72 |
| 23960 | Welder | \$38.80 | \$40.08 | \$41.41 | \$42.77 | \$44.19 |
| 23640 | Millwright | \$44.15 | \$45.61 | \$47.12 | \$48.67 | \$50.28 |
| 23760 | Painter | \$42.40 | \$43.80 | \$45.25 | \$46.74 | \$48.28 |
| 23410 | HVAC Mechanic | \$42.11 | \$43.50 | \$44.94 | \$46.42 | \$47.95 |
| 23810 | Plumber | \$50.91 | \$52.59 | \$54.33 | \$56.12 | \$57.97 |
| 23890 | Sheet Metal Worker | \$54.40 | \$56.19 | \$58.05 | \$59.96 | \$61.94 |

* Discounts will be applied based on prevailing wages in project area