



**GENERAL SERVICES ADMINISTRATION  
FEDERAL SUPPLY SERVICE  
AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICELIST**

On-line access to contract ordering information, terms and conditions, up-to date pricing and the option to create an electronic order are available through GSA Advantage!, a menu-driven database system. The INTERNET address for GSA Advantage! is: [GSAAdvantage.gov](http://GSAAdvantage.gov).

Facility Maintenance and Management  
Federal Supply Group: H and J  
Class: J099 and Z300

Contract Number: GS-21F-0045U

For more information on ordering from Federal Supply Schedule click on FSS Schedules button at [fss.gsa.gov](http://fss.gsa.gov).

Contract Period: March 10, 2008 through March 9, 2013

Contractor: Fedserv Industries Inc.  
105 Paul Mellon Court, Unit #18  
Waldorf, MD 20602  
(301) 843-3200

Internet Address: [www.fedservindustries.com](http://www.fedservindustries.com)

Contract Administrator: David Smith

Business Size: Small, Woman owned

**CUSTOMER INFORMATION:**

1a. Awarded Special Item Numbers:

Special Item Number (SIN)	Description	Pricing
811-002	Complete Facility Maintenance	See Page 4
811-003	Complete Facility Management	See Page 4
811-005	Refrigeration, Heating, Ventilation and Air Conditioning	See Page 4
800-1000	Other Direct Costs	See Page 4

1b. Identification of the lowest priced model number and lowest unit price for that model for each special item awarded in the contract: Not Applicable

1c. Descriptions of all corresponding exempt commercial job titles with experience, functional responsibility and education are provided beginning on page 5.

2. Maximum Order: \$750,000

\* If the best value selection places your order over the Maximum Order, identified in the 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: \$100.00

4. Geographic Coverage: 48 contiguous states, Alaska, Hawaii, Puerto Rico and Washington, DC

5. Point of Production: Fedserv Industries Inc.  
105 Paul Mellon Court, Unit #18  
Waldorf, MD 20602

6. Prices shown here are Net.

7. Quantity Discount: 1% Discount on orders of \$500,000 or more

8. Prompt Payment Discount: .25% 20 Days

9. Government purchase cards are accepted below and above the micro-purchase threshold.

10. Foreign Items: None

11 a. Time of Delivery: 30 Days ARO or as negotiated per order

b. Expedited Delivery: 10 Days ARO or as negotiated per order

c. Overnight/2-Day Delivery: Not available

d. Urgent Requirements: Consult with contractor

12. FOB Point: FOB Destination

13. Ordering Address: Fedserv Industries Inc.  
105 Paul Mellon Court, Unit #18  
Waldorf, MD 20602

Attn: David Smith

Ordering Procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR)8.405.3.

14. Payment Address: Fedserv Industries Inc.  
105 Paul Mellon Court, Unit #18  
Waldorf, MD 20602  
Attn: Tina Swann
15. Warranty Provisions: Standard Warranty
16. Export packing charges: Not applicable
17. Terms and conditions of Government purchase card acceptance: Contact Fedserv Industries for terms and conditions of Government Purchase Card acceptance.
18. Terms and conditions of rental, maintenance and repair: Not applicable
19. Terms and conditions of installation: Fedserv Industries Inc. shall deliver or perform services in accordance with the terms negotiated in an agency's order.
20. Terms and conditions of repair parts indicating date of parts price list and any discounts from list prices (if applicable): Not applicable
- 20a. Terms and conditions of other services (if applicable): Not applicable
21. List of service and distribution points: Not applicable
22. List of participating dealers: Not applicable
23. Preventive maintenance: Not applicable
- 24a. Special attributes such as environmental attributes: Not applicable
- 24b. Section 508 compliance information: Not applicable
25. Data Universal Number System (DUNS) number: 039939574
26. Fedserv Industries Inc. is register in the Central Contractor Registration (CCR) database.

**PRICE LIST FOR:**

**SIN 811-002: COMPLETE FACILITY MAINTENANCE  
SIN 811-003: COMPLETE FACILITY MAINTENANCE  
SIN 811-005: REFRIGERATION, HVAC MAINTENANCE**

<b>TITLE</b>		<b>GSA PRICE</b>
Project Manager	\$	59.91
Onsite Supervisor	\$	52.12
Facilities Manager	\$	59.91
General Clerk 1	\$	22.50
General Clerk II	\$	24.30
General Clerk III	\$	27.29
Order Clerk I	\$	21.75
Order Clerk II	\$	25.48
Maintenance Scheduler	\$	28.39
Service Order Dispatcher	\$	29.67
Grounds Maintenance	\$	23.21
Janitor	\$	21.00
Carpenter	\$	46.71
Electrician	\$	48.72
General Maintenance Worker	\$	35.11
HVAC Mechanic	\$	38.16
HVAC Mechanic ( Research Facility)	\$	39.40
Locksmith	\$	36.90
Maintenance Trade Helper	\$	29.08
Painter, Maintenance	\$	36.88
Plumber, Maintenance	\$	45.03
Boiler Tender	\$	43.15
Laborer	\$	29.74

**PRICE LIST FOR:**

**SIN 800-1000 OTHER DIRECT COSTS**

Items order under SIN 800-1000 Other Direct Costs will be priced at cost plus a handling fee of ten percent (10%) of the cost.

## **1.c COMMERCIAL JOB DESCRIPTIONS**

### **SERVICE CONTRACT ACT DIRECTORY OF OCCUPATIONS**

#### **01115 GENERAL CLERK I**

Follows a few clearly detailed procedures in performing simple repetitive tasks in the same sequence, such as filing precoded documents in a chronological file or operating office equipment, e.g., mimeograph, photocopy, addressograph or mailing machine.

#### **01116 GENERAL CLERK II**

Follows a number of specific procedures in completing several repetitive clerical steps performed in a prescribed or slightly varied sequence, 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 departmental accounts. Little or no subject-matter knowledge is required, but the clerk needs to choose the proper procedure for each task.

#### **01117 GENERAL CLERK III**

Work requires a familiarity with the terminology of the office unit. Selects appropriate methods from a wide variety of procedures or makes simple adaptations and interpretations of a limited number of substantive guides and manuals. The clerical steps often vary in type or sequence, depending on the task. Recognized problems are referred to others.

#### **01191 ORDER CLERK I**

Handles orders involving items which have readily identified uses and applications. May refer to a catalog, manufacturer's manual or similar document to insure that proper item is supplied or to verify price of ordered item.

#### **01192 ORDER CLERK II**

Handles orders that involve making judgments such as choosing which specific product or material from the establishment's product lines will satisfy the customer's needs, or determining the price to be quoted when pricing involves more than merely referring to a price list or making some simple mathematical calculations.

#### **01300 SCHEDULER, MAINTENANCE**

Schedules repairs and lubrication of motor vehicles for vehicle-maintenance concern or company automotive-service shop. Schedules vehicles for lubrication or repairs based on date of last lubrication and mileage traveled or urgency of repairs. Contacts garage to verify availability of facilities. Notifies parking garage workers to deliver specified vehicles. Maintains file of requests for services.

### **01320 SERVICE ORDER DISPATCHER**

Receives, records, and distributes work orders to service crews upon customers' requests for service on articles or utilities purchased from wholesale or retail establishment or utility company. Records information, such as name, address, article to be repaired, or service to be rendered. Prepares work order and distributes to service crew. Schedules service call and dispatches service crew. Calls or writes customer to insure satisfactory performance of service. Keeps record of service calls and work orders. May dispatch orders and relay messages and special instructions to mobile crews and other departments, using radio telephone equipment.

### **11210 LABORER, GROUNDS MAINTENANCE**

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 lawn, shrubs, and trees with fertilizer or insecticide. Plants grass, flowers, trees, and shrubs. Waters lawn 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.

### **11150 JANITOR**

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.

### **23130 CARPENTER, MAINTENANCE**

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

### **23160 ELECTRICIAN, MAINTENANCE**

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.

### **23370 GENERAL MAINTENANCE WORKER**

Performs general maintenance and repair of equipment and buildings requiring practical skill and knowledge (but not proficiency) in such trades as painting, carpentry, plumbing, masonry, and electrical work. Work involves a variety of the following duties: Replacing electrical receptacles, wires, switches, fixtures, and motors; using plaster or compound to patch minor holes and cracks in walls and ceilings; repairing or replacing sinks, water coolers, and toilets; painting structures and equipment; repairing or replacing concrete floors, steps, and sidewalks; replacing damaged panelling and floor tiles; hanging doors and

installing door locks; replacing broken window panes; and performing general maintenance on equipment and machinery.

Excluded are:

1. Craft workers included in a formal apprenticeship or progression program based on training and experience;
2. Skilled craft workers required to demonstrate proficiency in one or more trades;
3. Workers performing simple maintenance duties not requiring practical skill and knowledge of a trade (e.g., changing light bulbs and replacing faucet washers).

### **23400 HEATING, REFRIGERATION AND AIR-CONDITIONING MECHANIC**

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.

### **23500 LOCKSMITH**

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.

### **23580 MAINTENANCE TRADES HELPER**

Assists one or more workers in the skilled maintenance trades by performing specific or general duties of lesser skill, such as keeping a worker supplied with materials and tools; cleaning working area, machine, and equipment; assisting journeyman by holding materials or tools; and performing other unskilled tasks as directed by journeyman. The kind of work the helper is permitted to perform varies from trade to trade. In some trades the helper is confined to supplying, lifting, and holding materials and tools, and cleaning working areas; and in others the worker is permitted to perform specialized machine operations, or parts of a trade that are also performed by workers on a full-time basis.

### **23760 PAINTER, MAINTENANCE**

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.

### **23800 PLUMBER, MAINTENANCE**

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.

### **25010 BOILER TENDER**

Tends one or more boilers to produce steam or high-temperature water for use in an establishment. Fires boiler. Observes and interprets readings on gauges, meters, and charts which register various aspects of boiler operation. Adjusts controls to insure safe and efficient boiler operation and to meet demands for steam or high-temperature water. May also do one or more of the following: Maintain a log in which various aspects of boiler operation are recorded; clean, oil, make minor repairs or assist in repair to boiler room equipment; and following prescribed methods, treat boiler water with chemicals and analyze boiler water for such things as acidity, causticity, and alkalinity.

### **23470 LABORER**

Performs tasks which require mainly physical abilities and effort involving little or no specialized skill or prior work experience. The following tasks are typical of this occupation: Loads and unloads trucks, and other conveyances; moves supplies and materials to proper location by wheelbarrows or handtrucks; stacks materials for storage or binning; collects refuse and salvageable materials. Digs, fills, and tamps earth excavations; levels ground using pick, shovel, tamper and rake; shovels concrete and snow; cleans culverts and ditches; cuts tree 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 walk-ways; picks up leaves and trash.