



**GENERAL SERVICES ADMINISTRATION
FEDERAL ACQUISITION SERVICE
AUTHORIZED FEDERAL SUPPLY SCHEDULE CATALOG/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 is available through **GSA Advantage!**, a menu-driven database system. The INTERNET address for **GSA Advantage!** is <http://www.gsaadvantage.gov>

SCHEDULE TITLE: 03 FAC Facilities Maintenance and Management

FSC Group: 811

GSA Contract: GS-21F-0047Y

Contract Period: January 24, 2012 through January 23, 2017

Pricelist effective per Modification PS-0005 dated September 20, 2012

For more information on ordering from Federal Supply Schedules click on the GSA Schedules link at www.fss.gsa.gov

CONTRACTOR: Ryan Companies US, Inc.
50 South 10th Street, Ste. 300
Minneapolis, MN 55403-2012
Telephone: 612-492-4374
Fax: 612-492-3374
www.ryancompanies.com

CONTRACTOR'S ADMINISTRATION SOURCE:
Jeff Royce
Director of Building Services
Ryan Companies US, Inc.
50 South 10th Street, Ste 300
Minneapolis, MN 55403-2012
Telephone: 612-492-4374
Fax: 612-492-3374
Email: jeff.royce@ryancompanies.com

Business Size: Large

CUSTOMER INFORMATION:

1a. TABLE OF AWARDED SPECIAL ITEM NUMBERS (SINs)

SIN 811 - 002 Complete Facilities maintenance

SIN 811 - 003 Complete Facilities Management

SIN 811 - 006 Facilities Maintenance and Management Capabilities

SIN 003 – 100 Ancillary Supplies and/or Services

1b. LOWEST PRICED SERVICE AND PRICE FOR EACH SIN:

(Government net price based on a unit of one)

<u>SIN</u>	<u>Category</u>	<u>PRICE</u>
811-002	Landscape Technician	\$30.92
003-100	SS Clamp	\$1.14

1c. HOURLY RATES: See Attachment I – FSS Pricelist

2. MAXIMUM ORDER: \$1,000,000 per SIN

3. MINIMUM ORDER: \$100

4. GEOGRAPHIC COVERAGE: CONUS, Alaska, Hawaii, Puerto Rico, D.C. and all US Territories

5. POINT(S) OF PRODUCTION: Minneapolis, MN

6. DISCOUNT FROM LIST PRICES: Prices listed are GSA Net, Discount Deducted.

7. QUANTITY DISCOUNT(S): None

8. PROMPT PAYMENT TERMS: .5%-20 Days Net 30 Days

9.a Government Purchase Cards are accepted at or below the micro-purchase threshold.

9.b Government Purchase Cards are accepted above the micro-purchase threshold.

10. FOREIGN ITEMS: None

11a. TIME OF DELIVERY: To be determined at time of task order.

11b. EXPEDITED DELIVERY: To be determined at time of task order.

11c. OVERNIGHT AND 2-DAY DELIVERY: To be determined at time of task order.

11d. URGENT REQUIREMENTS: Agencies can contact the Contractor's representative to affect a faster delivery. Customers are encouraged to contact the contractor for the purpose of requesting accelerated

delivery.

12. FOB POINT: Destination

13a. ORDERING ADDRESS: Ryan Companies US, Inc.
50 South 10th Street, Ste. 300
Minneapolis, MN 55403-2012

13b. 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:
Ryan Companies US, Inc.
50 South 10th Street, Ste. 300
Minneapolis, MN 55403-2012

15. WARRANTY PROVISION: None

16. EXPORT PACKING CHARGES: Not applicable

17. TERMS AND CONDITIONS OF GOVERNMENT PURCHASE CARD ACCEPTANCE: (any thresholds below the micro-purchase level) N/A

18. TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR (IF APPLICABLE): N/A

19. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): N/A

20. TERMS AND CONDITIONS OF REPAIR PARTS INDICATING DATE OF PARTS PRICE LISTS AND ANY DISCOUNTS FROM LIST PRICES (IF AVAILABLE): N/A

20a. TERMS AND CONDITIONS FOR ANY OTHER SERVICES (IF APPLICABLE): N/A

21. LIST OF SERVICE AND DISTRIBUTION POINTS (IF APPLICABLE): N/A

22. LIST OF PARTICIPATING DEALERS (IF APPLICABLE): N/A

23. PREVENTIVE MAINTENANCE (IF APPLICABLE): N/A

24a. SPECIAL ATTRIBUTES SUCH AS ENVIRONMENTAL ATTRIBUTES (e.g. recycled content, energy efficiency, and/or reduced pollutants): N/A

24b. SECTION 508 COMPLIANCE INFORMATION IS AVAILABLE ON ELECTRONIC AND INFORMATION TECHNOLOGY (EIT) SUPPLIES AND SERVICES AND SHOW WHERE FULL DETAILS CAN BE FOUND. THE EIT STANDARDS CAN BE FOUND AT WWW.SECTION508.GOV:
Contact Contract Administrator for more information

25. DUNS NUMBER: 068163195

26. NOTIFICATION REGARDING REGISTRATION IN CENTRAL CONTRACTOR REGISTRATION (CCR) DATABASE: Currently Active

Attachment I – Ryan Companies US, Inc. FSS Pricelist

Attachment I – FSS Pricelist

Subject: 5 Year Awarded Pricing

Labor Hour Category	1/24/2012 – 1/23/2013	1/24/2013 – 1/23/2014	1/24/2014 – 1/23/2015	1/24/2015 – 1/23/2016	1/24/2016 – 1/23/2017
Director of Building Services	\$144.63	\$148.97	\$153.44	\$158.04	\$162.78
Manager of Building Services	\$109.97	\$113.27	\$116.67	\$120.17	\$123.77
Chief Engineer	\$104.74	\$107.88	\$111.12	\$114.45	\$117.89
Lead Engineer	\$94.76	\$97.58	\$100.51	\$103.53	\$106.63
Maintenance Engineer	\$74.81	\$77.05	\$79.36	\$81.75	\$84.20
Landscape Technician**	\$30.92	\$31.85	\$32.81	\$33.79	\$34.80
Mechanical Engineer	\$149.62	\$154.11	\$158.73	\$163.49	\$168.39
Property Manager	\$104.74	\$107.88	\$111.12	\$114.45	\$117.88
Accountant	\$79.80	\$82.19	\$84.66	\$87.20	\$89.82
Property Assistant**	\$44.89	\$46.24	\$47.63	\$49.06	\$50.53
Maintenance Technician**	\$56.86	\$58.57	\$60.33	\$62.14	\$64.00

Notes:

1. All pricing includes .75% IFF.
2. ** Service Contract Act under WD 2005-2287 Rev 10

SIN 003 – 100 Ancillary Supplies and/or Services

Support Products (ODCs)	GSA Price
V-Belt 21/32x121	\$55.22
Filter 20x25x2 Pleated Air Filter	\$7.92
Safety Towels	\$26.39
Lubricant	\$9.33
Compressor	\$943.33
450W Ballast	\$87.54
Coil Cleaner	\$12.93
Ignitor	\$74.70
Repair Kit Diaphragm	\$47.35
Wood Glue	\$4.59
Wall Patch	\$3.55
32W 48IN T8 Light Bulb	\$2.49
4-32WT8 Ballast	\$17.93
12V-50W EXZ Brilliant HALGN	\$4.43
V Belt 78 IN BX75	\$27.79
V Belt 3L 3/8 x 20 IN	\$4.06
V Belt 3L 3/8 x 18 IN	\$3.96
WD-40 Gallon	\$18.89
Shop Towels	\$13.15
200W Soft White Light Bulb	\$3.55
25W-48" T8 BIPIN	\$7.14
V Belt Pulley 2.85 IN OD 3/4 BORE	\$18.96
Damper Actuator Motor	\$205.88
Honeywell Modulating Stat	\$177.95
Reheat Coil	\$466.82
SS Clamp	\$1.14

Note:

1. All pricing includes .75% IFF

Ryan Companies US, Inc. - Labor Hour Category Descriptions
Labor Hour Categories

Director of Building Services

Duties and Responsibilities:

On a national level, direct environment that supports teamwork, empowerment and accountability of staff at all levels in which supervisors and trade people can exchange ideas on best practices and creativity. Incorporate innovative thought, technology and best practices to continually improve services. Foster culture of teamwork among the organizational units led and to additional Facilities organizational units. Provide leadership for organizational functions and deliver services including maintenance and alterations to buildings. Senior level operations management experience with P&L responsibilities. Develop strategies and initiative to meet changing needs of the customer base through use of various tools, include: site visits, workflow analysis, metrics, surveys, and training programs. Develop and implement service delivery required to maintain and operate building including; preventive maintenance, emergency response, and support of special events and activities. Convene regularly with facility department directors and managers to review both current and upcoming projects. Provide input from customer base to assist departments in the planning, prioritization and execution of their work.

Work Experience: Minimum 15 years experience in commercial office, industrial building operations and maintenance. Minimum 5 years experience in management/supervisory role.

Education: B.S. degree preferred and AA degree mandatory. Formal management and supervisor training. Industry certifications or accreditations such as SMT, SMA and LEED

Manager of Building Services

Duties and Responsibilities:

On a regional level, direct environment that supports teamwork, empowerment and accountability of staff at all levels in which supervisors and trade people can exchange ideas on best practices and creativity. Incorporate innovative thought, technology and best practices to continually improve services. Foster culture of teamwork among the organizational units led and to additional Facilities organizational units. Provide leadership for organizational functions and deliver services including maintenance and alterations to buildings. Implement strategies and initiative to meet changing needs of the customer base through use of various tools, include: site visits, workflow analysis, and metrics. Monitor energy performance and develop, implement and oversee energy saving strategies. Conduct annual building assessments to determine maintenance staff and program performance. Develop and implement strategies to improve performance. Implement service delivery required to maintain and operate building including; preventive maintenance, emergency response, and support of special events and activities. Provide input from customer base to assist departments in the planning, prioritization and execution of their work.

Work Experience: Minimum 10 years experience in commercial office, industrial building operations and maintenance. Minimum 5 years experience in management/supervisory role.

Education: B.S. degree preferred and AA degree mandatory. Formal management and supervisor

training. Industry certifications or accreditations such as SMT, SMA and LEED.

Chief Engineer

Duties and Responsibilities:

On a portfolio level, direct environment that supports teamwork, empowerment and accountability of staff. Incorporate innovative thought, technology and best practices to continually improve services. Foster culture of teamwork among portfolio staff. Provide leadership for portfolio functions and deliver services including maintenance and alterations to buildings. Implement strategies and initiative to meet changing needs of the customer base through use of various tools, include: site visits, workflow analysis, and metrics. Monitor energy performance and implement, oversee energy saving strategies. . Implement service delivery required for maintaining and operating building including; preventive maintenance, demand service response, emergency response, and support of special events and activities. Provide input from customer base to assist in the planning, prioritization and execution of their work.

Work Experience: Minimum 10 years experience in commercial office, industrial building operations and maintenance. Minimum 5 years experience in management/supervisory role.

Education: B.S. degree preferred and AA degree mandatory. Formal management and supervisor training. Universal CFC Certification, SMA, SMT, LEED designations as well as any local/state licensing requirements to operate buildings.

Lead Engineer

Duties and Responsibilities:

On a site level, direct environment that supports teamwork, empowerment and accountability of staff. Foster culture of teamwork among site staff. Provide day to day direction, oversight and supervision of site staff and subcontractors for service delivery required for maintaining and operating building including; preventive maintenance, demand service response, emergency response, projects. Ensure company work policies and procedures are properly adhered to in areas such as safety, service response and work procedures. Provide technical expertise, coordination and supervision on capital improvement projects and tenant space build outs. Provide input from customer base to assist in the planning, prioritization and execution of their work.

Work Experience: Minimum 5 years experience in commercial office, industrial building operations and maintenance. Minimum 1 year experience in supervisory role.

Education: B.S. degree preferred and AA degree mandatory. Universal CFC Certification, SMA, SMT, LEED designations as well as any local/state licensing requirements to operate buildings.

Maintenance Engineer

Duties and Responsibilities:

Plan the routine maintenance of equipment and machinery. Work on-site or remotely diagnosing faults and overseeing time critical repairs. Use sophisticated, computerized systems to schedule the work. Responsibilities include designing maintenance strategies, procedures and methods; planning and scheduling planned and unplanned work; diagnosing breakdown problems; carrying out quality

inspections on jobs; directing, instructing and supervising maintenance technicians and fitters; liaising with client departments and customers; arranging specialist procurement of fixtures, fittings or components; controlling maintenance tools, stores and equipment; monitoring and controlling maintenance costs; writing maintenance strategies to help with installation and commission guidelines.

Work Experience: Minimum of two years experience in commercial building operations and maintenance.

Education: Two year technical degree in HVAC or other related to building operations and maintenance. Universal CFC Certification, SMA, SMT designations as well as any local/state licensing requirements to operate buildings.

Landscape Technician

Duties and Responsibilities

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: 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 lawns, shrubs, and trees with fertilizer or insecticide. Plants grass, flowers, trees, and shrubs. Waters lawns and shrubs during dry periods, using hose or activating sprinkler system. Picks up and removes 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. Assist in repair of roads walks, buildings, and mechanical equipment. May clean comfort stations, office and workshop areas, and parking lot by sweeping, washing, mopping and polishing.

Work Experience: Minimum of one year experience related to landscape maintenance. Basic general maintenance knowledge and skills.

Education: High School diploma or equivalent

Mechanical Engineer

Duties and Responsibilities:

Applies knowledge of and experience with engineering principles and techniques to develop moderately complex specifications and procedures, develop and analyze designs, and evaluate technical reports. Conducts research concerned with the testing of components, equipment and systems, including application of equipment to new uses. Creates and analyzes moderately complex engineering designs.

Work Experience: Minimum of 5 years designing mechanical systems for office and industrial use.

Education: Bachelor of Mechanical Engineering. Certification in ASHRAE High Performance Building Design and LEED.

Property Manager

Duties and Responsibilities:

Manages all aspects of a complex property or portfolio of commercial, industrial, or retail properties including marketing, operations and financial activities. Provides superior service to tenants and property owners. Oversees the collection of rent, payment of expenses, compliance with lease terms and preparation of all required legal notices. Recommends and coordinates legal action as necessary.

Responds to tenant needs and coordinates with maintenance staff to resolve problems. Maintains positive relationships and high retention levels with all tenants. Responds to all problems and concerns and ensures compliance with rules and regulations. Communicates regularly with property owners to ensure that objectives are being met. Anticipates and responds to owner's needs and concerns. Oversees the preparation of accurate, timely and complete reports.

Work Experience: Minimum of three years experience in the property management industry.

Education: Bachelor's degree in economics, finance or real estate. Industry certification or accreditation such as RPA, CPM or CCIM.

Accountant

Duties and Responsibilities:

Applies broad knowledge of accounting and finance principles in the analysis and evaluation of the prior, current, and future financial conditions of ongoing and projected projects, programs and operations to determine status, performance, expenditures and revenue.

Work Experience: 3 years experience in real estate accounting

Education: Associates in Applied Science degree in accounting

Property Assistant

Duties and Responsibilities:

Provides administrative support to real estate management operations. Processes invoices, monthly rent statements, maintains certificates of insurance for vendors and tenants. Assists in processing of work requests and/or other tenant requests. Provides financial reports to property manager. Tracks and invoices tenants for utility usage, after hours HVAC and other special projects and services. Provides superior service to tenants and property owners. Maintains positive relationships and high retention levels with all tenants.

Work Experience: Minimum of two years experience in the property management industry.

Education: Post high school business or real estate training.

Maintenance Technician

Duties and Responsibilities:

Maintain the day-to-day operations and to assume responsibility for maintaining the physical asset of the property under the direction of the Property/Operations Manager. Responsible for the completion of all maintenance service requests assigned; work within expense limits established; maintain inventory controls for cost effective operations; schedule and complete the "Preventative Maintenance Program"; coordinate special projects as direct by the property manager; monitor and maintain all build systems as assigned; complete grounds work as directed by property manager which may include picking up trash, sweeping curb and dumpster areas and maintain landscaping beds and other areas

Work Experience: Minimum two years experience in building operations and maintenance.

Education: Two year technical degree related to building operations and maintenance.