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: Schedule 03FAC – Facilities Maintenance and Management
FSC Group: J035

CONTRACT NUMBER: GS-21F-010GA CONTRACT

PERIOD: November 1, 2016- October 31, 2021

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

CONTRACTOR: Mechanical Systems of Dayton, Inc.
4401 Springfield Street
Dayton, OH 45431
Phone: (937) 254-3235
Toll-free: 800-254-9455
Fax: (937) 254-4295
Web Address: www.msdinc.net

CONTRACTOR’S ADMINISTRATION SOURCE:

Mark Turvene
Contract Administrator and CFO
Phone (937) 254-3235 x 282
Email: mturvene@msdinc.net

BUSINESS SIZE: Other than Small Business
Mechanical Systems of Dayton, Inc. was founded 32 years ago, and continues to be a family-owned and operated business built on a reputation of quality performance, service, and integrity. Our company headquarters remain in Dayton, Ohio, with mechanical systems experts in Dayton, Cincinnati, Columbus, and southeastern Indiana. We are located within three miles of Wright Patterson Air Force Base for whom we have provided services in great quantities over all of our years in business. We are dedicated to our clients, our employees, and the communities in which we serve. We commit ourselves to providing our employees with the skills necessary to work safely and productively, proving the best quality possible to meet the needs of our clients.

CUSTOMER INFORMATION:

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

811-005 Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance Services related to providing heating and ventilation services. Service could include, but are not limited to, cleaning; air balancing; restoration and de-contamination of HVAC systems or any combination of providing plant equipment; materials; tools; transportation; supervision; labor to perform all repairs; periodic preventative maintenance (PPM); and emergency service work calls to ensure continual operations of refrigeration; heating; ventilation; air conditioner; boiler; Geothermal heat pump systems; renewable energy systems; and boiler and chiller systems.

003-97 Ancillary Repair and Alterations, Repair and Alterations ancillary to existing SINs under this Schedule. 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. This SIN EXCLUDES: (1) major or new construction of buildings, roads, parking lots and other facilities; (2) complex R&A of entire facilities or significant portions of facilities, and (3) Architect-Engineering Services subject to Public Law 92-582 (Brooks Act).

The work performed under this SIN shall be associated with existing SINs that are part of this Schedule. Ancillary Repair and Alterations shall not be the primary purpose of the work ordered but be an integral part of the total solution offered. Ancillary repair and alteration services may only be ordered in conjunction with or in support of products or services purchased under this Federal Supply Schedule contract.

003-100 Ancillary Supplies and/or Services, Ancillary supplies and/or services are 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 a contractor’s offerings to provide a solution to a customer requirement. This SIN may be used for orders and blanket purchase agreements that involve work or a project that is solely associated with the supplies and/or services purchased under this schedule. This SIN EXCLUDES purchases that are exclusively for supplies and/or services already available under another schedule. Special Instructions: The work performed under this SIN shall be associated with existing SIN(s) that are part of this schedule. Ancillary supplies and/or services shall not be the primary purpose of the work ordered, but be an integral part of the total solution offered. Ancillary supplies and/or services may only be ordered in conjunction with or in support of
supplies or services purchased under another SIN(s) of the same schedule. Offerors may be required to provide additional information to support a determination that their proposed ancillary supplies and/or services are commercially offered in support of one or more SIN(s) under this schedule.

1b. LOWEST PRICED MODEL NUMBER AND PRICE FOR EACH SIN:
(Government net price based on a unit of one)

Please see price list at the end of this section.

1c. HOURLY RATES: (Services Only)

Please see price list at the end of this section.

2. MAXIMUM ORDER*:

SIN 811-005 $1,000,000

*Ordering activities may request a price reduction at any time before placing an order, establishing a BPA, or in conjunction with the annual BPA review. However, the ordering activity shall seek a price reduction when the order or BPA exceeds the simplified acquisition threshold. Schedule contractors are not required to pass on to all schedule users a price reduction extended only to an individual ordering activity for a specific order or BPA.

3. MINIMUM ORDER: $100

4. GEOGRAPHIC COVERAGE: Domestic

5. POINT(S) OF PRODUCTION: Dayton, Ohio

6. DISCOUNT FROM LIST PRICES: GSA Net Prices are shown. Negotiated discount has been applied and the IFF has been added.

7. QUANTITY DISCOUNT(S): .5% for task orders between $100,000 and $199,999.99 1% for task orders $200,000 and above

8. PROMPT PAYMENT TERMS: Net 30. Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

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

9.b Government Purchase Cards are not accepted above the micro-purchase threshold.
10. FOREIGN ITEMS: None

11a. TIME OF DELIVERY: Specified on the Task Order

11b. EXPEDITED DELIVERY: Contact Contractor

11c. OVERNIGHT AND 2-DAY DELIVERY: Contact Contractor

11d. URGENT REQUIREMENTS: Customers are encouraged to contact the contractor for the purpose of requesting accelerated delivery.

12. FOB POINT: N/A

13a. ORDERING ADDRESS: Same as above

13b. ORDERING PROCEDURES: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in FAR 8.405-3

14. PAYMENT ADDRESS: Same as contractor

15. WARRANTY PROVISION: Standard commercial warranty. Contact contractor for additional details.

16. EXPORT PACKING CHARGES: None

17. TERMS AND CONDITIONS OF GOVERNMENT PURCHASE CARD ACCEPTANCE: None

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 for EIT: N/A

25. DUNS NUMBER: 016918419

26. NOTIFICATION REGARDING REGISTRATION IN SYSTEM FOR AWARD MANAGEMENT (SAM) DATABASE: Contractor has an Active Registration in SAM.
# GSA PRICE LIST

<table>
<thead>
<tr>
<th>Position</th>
<th>Per Hour Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Controls Installer</td>
<td>$64.40</td>
</tr>
<tr>
<td>Controls Technician</td>
<td>$89.97</td>
</tr>
<tr>
<td>HVAC Technician</td>
<td>$64.40</td>
</tr>
<tr>
<td>HVAC Technician Journeyman</td>
<td>$71.03</td>
</tr>
<tr>
<td>Refrigeration Technician Journeyman</td>
<td>$75.77</td>
</tr>
<tr>
<td>Boiler Installer</td>
<td>$71.03</td>
</tr>
<tr>
<td>Plumbing Apprentice</td>
<td>$64.40</td>
</tr>
<tr>
<td>Plumbing Lead Foreman</td>
<td>$71.03</td>
</tr>
<tr>
<td>Plumbing Journeyman</td>
<td>$71.03</td>
</tr>
<tr>
<td>Plumber/Welder Journeyman</td>
<td>$71.03</td>
</tr>
<tr>
<td>Refrigeration Lead Foreman</td>
<td>$75.77</td>
</tr>
<tr>
<td>Sheet Metal Apprentice</td>
<td>$46.41</td>
</tr>
<tr>
<td>Sheet Metal Foreman</td>
<td>$56.83</td>
</tr>
<tr>
<td>Sheet Metal Journeyman</td>
<td>$56.83</td>
</tr>
<tr>
<td>HVAC-R Helper/Apprentice</td>
<td>$46.41</td>
</tr>
<tr>
<td>HVAC-R Installer</td>
<td>$56.83</td>
</tr>
<tr>
<td>Driver</td>
<td>$30.31</td>
</tr>
<tr>
<td>Laborer</td>
<td>$30.31</td>
</tr>
</tbody>
</table>

- Time worked over 40 hours: 1.5 X hourly rate
- Holidays and Sundays: 2 X hourly rate

<table>
<thead>
<tr>
<th>SCA Eligible Contract Labor Category</th>
<th>SCA Equivalent Code Title</th>
<th>WD Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laborer</td>
<td>23470 Laborer</td>
<td>052419</td>
</tr>
<tr>
<td>Driver</td>
<td>31361 Driver</td>
<td>052419</td>
</tr>
<tr>
<td></td>
<td>Code</td>
<td></td>
</tr>
<tr>
<td>----------------------</td>
<td>------------</td>
<td>-------</td>
</tr>
<tr>
<td>HVAC Technician</td>
<td>23410 HVAC Mechanic</td>
<td>052419</td>
</tr>
<tr>
<td>Plumbing Journeyman</td>
<td>23810 Plumber</td>
<td>052419</td>
</tr>
<tr>
<td>Sheet Metal Journeyman</td>
<td>23890 Sheet Metal Worker</td>
<td>052419</td>
</tr>
<tr>
<td>Controls Installer</td>
<td>23181 Electronics Technician Maintenance I</td>
<td>052419</td>
</tr>
<tr>
<td>Controls Technician</td>
<td>23182 Electronics Technician Maintenance II</td>
<td>052419</td>
</tr>
<tr>
<td>HVAC Technician Journeyman</td>
<td>23410 HVAC Mechanic</td>
<td>052419</td>
</tr>
<tr>
<td>Refrigeration Tech Journeyman</td>
<td>23410 HVAC Mechanic</td>
<td>052419</td>
</tr>
<tr>
<td>Boiler Installer</td>
<td>23790 Pipefitter, Maintenance</td>
<td>052419</td>
</tr>
<tr>
<td>Plumbing Apprentice</td>
<td>23470 Laborer</td>
<td>052419</td>
</tr>
<tr>
<td>Sheet Metal Apprentice</td>
<td>23470 Laborer</td>
<td>052419</td>
</tr>
<tr>
<td>HVAC-R Helper/Apprentice</td>
<td>23470 Laborer</td>
<td>052419</td>
</tr>
<tr>
<td>Plumbing Lead Foreman</td>
<td>23810 Plumber</td>
<td>052419</td>
</tr>
<tr>
<td>Plumber/Welder Journeyman</td>
<td>23790 Pipefitter, Maintenance</td>
<td>052419</td>
</tr>
<tr>
<td>Refrigeration Lead Foreman</td>
<td>23410 HVAC Mechanic</td>
<td>052419</td>
</tr>
<tr>
<td>Sheet Metal Foreman</td>
<td>23890 Sheet Metal Worker</td>
<td>052419</td>
</tr>
<tr>
<td>HVAC-R Installer</td>
<td>23410 HVAC Mechanic</td>
<td>052419</td>
</tr>
</tbody>
</table>

"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 awarded are in line with the geographic scope of the contract (i.e. nationwide). "
LABOR CATEGORY DESCRIPTIONS

**Controls Installer**

**Minimum/General Experience:**
- Must have 2-3 years experience in HVAC Controls (Installation)
- Four years tech school
- Four years on the job training

**Position Description (Functional Responsibility):**
- Knowledge of all aspects of HVAC and possess hand tools
- Construction or manufacturing oriented industry background
- Must be a highly-motivated, well-organized, results-oriented individual
- Strong verbal and written communication skills
- Ability to work with internal and external customers
- Must be a strong problem solver/solutions provider
- Responsible for safe operation and maintenance of company equipment as well as monitoring the use and timely return of rented equipment.
- Responsible for obtaining and maintaining necessary licensing/certification for performing work and/or working in areas where such is required.
- Ensure that all necessary inspections are made through all phases of work.

**Education/Qualifications:**
- High school diploma
- Four years state certified apprenticeship program

**Controls Technician**

**Minimum/General Experience:**
- 2 years technical school
- 5 years HVAC Controls experience

**Position Description (Functional Responsibility):**
- Knowledge of all aspects of Controls service
- Construction or manufacturing oriented industry background
- Must be a highly-motivated, well-organized, results-oriented individual
- Strong verbal and written communication skills
- Ability to work with internal and external customers
- Strong problem solver/solutions provider
- Supervise all HVAC Controls field personal and perform all advanced Controls installations, operations, maintenance, and repairs.

**Education/Qualifications:**
- High school diploma
**HVAC Technician**

**Minimum/General Experience:**
- 2 years technical school
- 5 years HVAC experience

**Position Description (Functional Responsibility):**
- Knowledge of all aspects of HVAC and HVAC service
- Construction or manufacturing oriented industry background
- Must be a highly-motivated, well-organized, results-oriented individual
- Strong verbal and written communication skills
- Ability to work with internal and external customers
- Strong problem solver/solutions provider
- Universal Refrigeration Certificate
- Supervise all HVAC field personal and perform all advanced HVAC installations, operations, maintenance, and repairs.

**Education/Qualifications:**
- High school diploma

**HVAC/R Service Tech Journeyman**

**Minimum/General Experience:**
- 5 years HVAC experience

**Position Description (Functional Responsibility):**
- Solid understanding of Commercial HVAC Service
- Must be a highly-motivated, well-organized, results-oriented individual
- Professional appearance, verbal and written communication skills
- Ability to work with internal and external customers
- Strong problem solver/solutions provider
- Type II, Type III or Universal EPA Certificate
- Responsible for safe operation and maintenance of company equipment as well as monitoring the use and timely return of rented equipment.
- Responsible for obtaining and maintaining necessary licensing/certification for performing work and/or working in areas where such is required.
- Ensure that all necessary inspections are made through all phases of work.

**Education/Qualifications:**
- High school diploma
- 2 years technical school

**Refrigeration Technician**

**Minimum/General Experience:**
- 5+ years refrigeration experience/certification

**Position Description (Functional Responsibility):**
• Knowledge of all aspects of refrigeration and refrigeration service
• Construction or manufacturing oriented industry background
• Must be a highly-motivated, well-organized, results-oriented individual
• Strong verbal and written communication skills
• Ability to work with internal and external customers
• Must be a strong problem solver/solutions provider
• Universal Refrigeration Certificate

Education/Qualifications:
• 2 years technical school/certification

Service Plumber

Minimum/General Experience:
• Four years on the job training

Position Description (Functional Responsibility):
• Knowledge of all aspects of plumbing
• State of Ohio Backflow Certification
• Will be required to be on call or take an on-call rotation within the department on a scheduled basis.
• Acquire and maintain current licenses/certifications required for performing work.

Education/Qualifications:
• Four years tech school
• Four years state certified apprenticeship program
• Must pass the city/county journeyman certificate test

Service Plumber/Boiler Service Installer

Minimum/General Experience:
• Four years on the job training

Position Description (Functional Responsibility):
• Knowledge of all aspects of plumbing
• Knowledge of all aspects of Boilers
• State of Ohio Backflow Certification
• Acquire and maintain current licenses/certifications required for performing work.
• Knowledge of current local/national codes and industry standards; ensure that all necessary inspections are conducted throughout the job.

Education/Qualifications:
• Four years tech school
• Four years state certified apprenticeship program
• Must pass the city/county journeyman certificate test

Plumbing/Service Plumbing Apprentice
Minimum/General Experience:
- Shop courses preferred

Position Description (Functional Responsibility):
- Must register with ABC and pass all required testing for entry into the apprenticeship program.
- Mechanical aptitude, basic math skills
- Demonstrate a willingness to learn through on-the-job training and commit to technical school courses.
- Complete and pass each year’s ABC Apprenticeship class level.
- Work within the guidelines of the safety and employee policies.

Education/Qualifications:
- High school diploma or GED.

**Plumbing Foreman**

Minimum/General Experience:
- Four years on the job training

Position Description (Functional Responsibility):
- Knowledge of all aspects of Plumbing
- Supervise all plumbing/pipefitting field personnel and perform all advanced installations, operations, maintenance, and repairs.
- Maintain close communication with the Construction Superintendent and Project Manager.
- Direct the activities of field crew member(s) in accordance with job schedules and priorities established by project manager/customer/general contractor

Education/Qualifications:
- High school diploma/GED.
- Four years technical school/four years State certified apprenticeship program
- Must pass City/County Journeyman Certificate test.

**Plumbing/Service Plumbing Journeyman**

Minimum/General Experience:
- Four years on the job training

Position Description (Functional Responsibility):
- Knowledge of all aspects of Plumbing
- Layout and perform all plumbing/pipefitting installations, operations, maintenance, and repairs.
- Direct the activities of field crew member(s) in accordance with job schedules and priorities established by project manager/customer/general contractor and field foreman.
Education/Qualifications:
- High school diploma/GED.
- Four years tech school/four years state certified apprenticeship program
- Must pass city/county journeyman certificate test.

Plumber/Welder Journeyman

Minimum/General Experience:
- Four years on the job training

Position Description (Functional Responsibility):
- Knowledge of all aspects of plumbing
- Direct the activities of field crew member(s) in accordance with job schedules and priorities established by project manager/customer/general contractor and field foreman.

Education/Qualifications:
- High school diploma/GED.
- Four years tech school
- Four years state certified apprenticeship program
- Must pass City/County Journeyman Certificate test
- Pipe Welders must have State of Ohio QW-484 Record of Welder Qualification approved paperwork from State of Ohio Pressure Piping Dept.

Refrigeration Lead Foreman

Minimum/General Experience:
- Four years refrigeration on the job training

Position Description (Functional Responsibility):
- Knowledge of all aspects of Refrigeration
- Current knowledge of local/national codes and industry standards; ensuring that all necessary inspections are made through all phases of work.
- Accurate diagnosis and efficient completion of job
- Construction or manufacturing oriented industry background
- Must be highly-motivated, well-organized, results-oriented individual
- Strong verbal and written communication skills
- Ability to work with internal and external customers
- Must be a strong problem solver/solutions provider
- Universal Refrigeration Certificate

Education/Qualifications:
- High School diploma/GED
- Four years technical school/four years State certified apprenticeship program or
- Four years technical school
Sheet Metal Apprentice

Minimum/General Experience:
• Shop courses preferred

Position Description (Functional Responsibility):
• Must register with the ABC and pass all required testing for entry into the apprenticeship program.
• Mechanical aptitude, basic math skills
• Demonstrate a willingness to learn through on-the-job training and commit to technical school courses.
• Complete and pass each year’s ABC Apprenticeship class.
• Work within the guidelines of the safety and employee policies.

Education/Qualifications:
• High school diploma or GED

Sheet Metal Foreman

Minimum/General Experience:
• Four years on the job training

Position Description (Functional Responsibility):
• Knowledge of all aspects of Sheet Metal
• Direct the activities of field crew member(s) in accordance with job schedules and priorities established by project manager/customer/general contractor.
• Order stock and fabricated materials in advance and coordinate delivery with the warehouse and shop.

Education/Qualifications:
• High school diploma/GED.
• Four years tech school/Four years State certified apprenticeship program
• Must pass City/County Journeyman Certificate test as required.

Sheet Metal Journeyman

Minimum/General Experience:
• Four years on the job training

Position Description (Functional Responsibility):
• Knowledge of all aspects of Sheet Metal
• Direct the activities of field crew member(s) in accordance with job schedules and priorities established by project manager/customer/general contractor and field foreman.
• Organization and housekeeping of the jobsite
Education/Qualifications:
- High school diploma/GED
- Four years tech school or four years on the job training/Four years State certified apprenticeship program
- Must pass City/County Journeyman Certificate test as required

Special Projects/HVAC-R Helper/Apprentice

Minimum/General Experience:
- On the Job training (Plus)
- Shop courses

Position Description (Functional Responsibility):
- Ability to read and apply manufacturers’ installation instructions.
- Residential and Light Commercial Experience Beneficial
- Knowledge of all aspects of HVAC installation
- Capability to independently perform maintenance and repair heating, ventilating, and air conditioning equipment.
- Capabilities to analyze and trouble shoot equipment malfunctions, determine cause and make recommendations for repairs and prepare written proposals.

Education/Qualifications:
- High School Diploma or GED (Required)
- Technical school (Apprentice Level) or Secondary Education (Plus)

Special Projects/HVAC-R Installer

Minimum/General Experience:
- Four years on the job training

Position Description (Functional Responsibility):
- Ability to read and apply manufacturers’ installation instructions.
- Residential and Light Commercial Experience Beneficial
- Must be EPA refrigerant certified
- Knowledge of all aspects of HVAC installation
- Universal Refrigeration Certificate
- Perform special/complicated installation activities without assistance.
- Responsible for obtaining and maintaining necessary licensing/certification for performing work and/or working in areas where such is required.

Education/Qualifications:
- Four years technical school /Four years state certified apprenticeship program (Journeyman Level)

Driver

Minimum/General Experience:
• On-The-Job Training (Not Required)

**Position Description (Functional Responsibility):**
• Good time management skills
• Forklift training a plus
• CDL License
• Ability to record deliveries for daily records
• Mechanically inclined
• Pick up and deliver material and/or tools to job sites as needed.

**Education/Qualifications:**
• High School Diploma

---

**Laborer**

**Minimum/General Experience:**
• On-The-Job Training (Not Required)

**Position Description (Functional Responsibility):**
• Develop good work and safety habits
• Understand terminology and the use of power and hand tools
• Follow instructions and assist the journeyman in all phases of work
• Perform tasks including sweeping, cleaning, delivering, loading, and unloading, etc.
• Accurate material checkout from warehouse and labor account

**Education/Qualifications:**
• High School Diploma or GED
• Shop Courses (Preferred)