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: <http://www.gsaadvantage.gov>.

**FACILITIES MAINTENANCE AND MANAGEMENT**

Schedule (03FAC), FSC Groups H, J and M

CONTRACT NUMBER: GS-21F-0111V

CONTRACT PERIOD: July 28, 2014 through July 27, 2019

CONTRACT CURRENT THROUGH MOD: PA-0026 Effective March 14, 2018

Meridian Management Corporation

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BUSINESS SIZE: Small

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**Company Profile**

Meridian Management Corporation (Meridian) is a privately owned Florida corporation specializing in facilities management. Since the company’s founding in 1973, Meridian has been retained for operations and maintenance, commercial facilities management, and support services contracts for both public and private sector entities.

Meridian was incorporated in the State of Florida on 28 August 1973 as Contract ServicesCompany, Inc*.* The name was changed to Meridian Management Corporation on 1 July 1993 to reflect the company’s expanding capabilities and to compete for facilities management business in the private sector. For the first ten years of its existence, Meridian focused on providing custodial services to city and private customers in the Jacksonville, Florida area and the full range of motor vehicle fleet management and operational services for the Department of Defense in the Federal sector. Meridian’s growth encouraged management to expand its automotive maintenance and custodial services scheduling tools to the facilities operation and maintenance environment. Meridian was awarded its first contract for integrated management of facilities services at the Kansas City Federal Building by the General Services Administration in 1986. Our performance led to the competitive award of integrated facilities management and operations and maintenance contracts for GSA facilities in Florida, Massachusetts, New Hampshire, California, Illinois, Georgia, Minnesota, and the District of Columbia. Meridian also provides integrated facilities management at the state and local government level in Connecticut, Florida, Maryland, Kentucky, Texas, Indiana, New Jersey and New York.

Today, Meridian is one of the leading facilities management companies in the United States with a current portfolio in excess of 20 million square feet of building area and over 500 employees. Meridian is a member in good standing of the Institute of Real Estate Management (IREM). We have been recognized as an Accredited Management Organization (AMO) by IREM. This accreditation is for excellence among real estate management firms. Only those firms that achieve the highest level of performance, experience and financial stability and have a CPM in an executive position are eligible for accreditation. Additionally, we are members of the Building Owners and Managers Association (BOMA) and a licensed Certified General Contractor in Florida, Tennessee and Virginia**.** Members of the corporate management and technical staff and many of our Project Managers are professionally certified by one or the other of these national professional organizations.

Meridian offers Operations and Maintenance, Facilities Management, and Support Services to public and private sector clients as detailed below.

# Operation and Maintenance Services

Meridian has a team of specialists dedicated to maintaining our customers’ facilities to the highest standard possible. We specialize in extending the useful life of our facilities while maximizing occupant comfort and a productive work environment. Typical operation and maintenance (O&M) service contracts include:

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| * Customized, Automated Preventive Maintenance Programs
 | * Customized Procedures for Handling Space Alterations
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| * Comprehensive Work Control Programs
 | * Specialized Engineering Support
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| * Customized Environmental System Operating Program
 | * Detailed O&M Function Reports and Recordkeeping
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# Facilities Management Services

Meridian dedicates corporate resources to providing Facilities Management Services at the contract location. Examples of Facility Management functions include:

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| * Ensuring compliance with local, state, and Federal regulations
 | * Tailoring service, maintenance, and capital improvement programs
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| * Performing various rate of return analyses as desired by the client
 | * Implementing life and safety programs to decrease liability
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| * Applying project-specific Total Quality Management programs
 | * Maintaining employee training, certification, and licensing
 |

## Support Services

Meridian has provided Support Services at numerous client sites, including several military bases and government training facilities. Support Services include a myriad of services specifically required for a facility’s unique operations. Under routine circumstances, most customers have many separate contracts to cover Support Services. Meridian offers a bundled package customized to our customers’ needs. We are able to supply these services under fixed fee pricing.

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| * Complete Custodial Programs
 | * Integrated Pest Management Programs
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| * Environmental Landscape Management Program
 | * Professionally Trained, Licensed, and Bonded Security Services
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| * Parking Garage Management
 | * Refuse Collection and Recycling
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Meridian provides most services using in-house resources. We subcontract when performance by others offers our customer a technical or cost advantage.

Benefits you obtain by selecting Meridian as your Facilities Management provider are:

* Service provision by an **Experienced Commercial Facilities Management Contractor.** Meridian has over 32 years of proven expertise in facilities management.
* **Corporate and personal licenses and qualifications that include:**
* Licensed General Contractor in Florida, Tennessee and Virginia;
* Licensed Mechanical Contractor in Florida;
* Certified Facilities Management Administrator from Building Owners and Managers Association (BOMA);
* Certified Property Manager from Institute of Real Estate Management (IREM);
* Accredited Management Organization (IREM).
* **Award Winning Facilities Management Services.**
* National Office **Building of the Year Award** (TOBY) for our Howard Baker Courthouse Commercial Facilities Management project in Knoxville, TN. The TOBY, awarded by BOMA, recognizes quality and excellence in building management.
* National TOBY for our Peachtree Summit Federal Building Commercial Facilities Management project in Atlanta, GA.
* Regional TOBY two years running for our Ronald Reagan Federal Building and Courthouse Operations and Maintenance project in Santa Ana, CA.
* In April, 2005, the Howard Baker Courthouse received the Leadership in Energy and Environmental Design” (LEEDS) and the Energy Star Designation from the EPA. The building received the highest rating in the region.
* In 2006, our Base Operating Support Services contract for Fort Hamilton, Brooklyn, NY, was awarded the Army’s Support Contractor of the Year Award which is given to only one contractor worldwide.
* **Goal-Oriented Facilities Management Services Specifically Designed for Continuous Improvement**
* Meridian's O&M Program is based on the best practices of the industry and tailored specifically to the needs of our customers.
* Meridian's Training Plan is oriented toward upgrading the skills of the on-site staff by customizing our training program to the needs identified during Project Phase-In.

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| **INFORMATION FOR ORDERING ACTIVITIES** |

1a. TABLE OF AWARDED SPECIAL ITEM NUMBERS (SINS): 811-002 AND 811-003

1b. LOWEST PRICED MODEL NUMBER AND PRICE FOR EACH SIN:

 811-002:

 811-003:

1c. Please see pricing list.

2. MAXIMUM ORDER: Unlimited

3. MINIMUM ORDER: $100.00

4. GEOGRAPHIC COVERAGE: Domestic Delivery

5. POINT(S) OF PRODUCTION: N/A

6. BASIC DISCOUNT: 2%

7. QUANTITY DISCOUNTS: 1% for single orders over $1 million

 2% for single orders over $2 million

8. PROMPT PAYMENT TERMS: 1% 10 DAYS, NET 30

9. GOVERNMENT PURCHASE CARD ACCEPTED: Yes (excludes prompt payment discount)

10. FOREIGN ITEMS: None

11. TIME OF DELIVERY AFTER RECEIPT OF ORDER (ARO):

 Normal: 21-45 days ARO

 Expedited: 14 days ARO

12. F.O.B. PPOINTS: Destination

13a. ORDERING ADDRESS: Meridian Management Corporation

 818 A1A North, Suite 300

 Ponte Vedra Beach, FL 32082

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

14. PAYMENT ADDRESS: P.O. Box 863695

Orlando, FL 32886-3695

15. WARRANTY PROVISION: Standard Commercial Warranty

16. EXPORT PACKING CHARGES: N/A

17. TERMS AND CONDITIONS OF GOVERNMENT PURCHASE CARD ACCEPTANCE: Does not apply to Prompt Payment Discount.

18. TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR: N/A

19. TERMS AND CONDITIONS OF INSTALLATION: N/A

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

20a. TERMS AND CONDITIONS FOR ANY OTHER SERVICES: N/A

21. LIST OF SERVICE AND DISTRIBUTION POINTS: N/A

22. LIST OF PARTICIPATING DEALERS: N/A

23. PREVENTIVE MAINTENANCE: N/A

24a. SPECIAL ATTTRIBUTES: N/A

24b. SECTION 508 COMPLIANCE INFORMATION: N/A

25. DATA UNIVERSAL NUMBER SYSTEM (DUNS) NUMBER: 065907065

26. CENTRAL CONTRACTOR REGISTRATION (CCR) DATABASE STATUS: Active

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| **PRICING** |

**Labor Categories/Price List**

Pricing is based on Collective Bargaining Agreement New York wage rates in effect at a project for the Port Authority of New York and New Jersey in New York City. Prices will be adjusted downward depending on the geographical area of the Task Orders that pertains. Prices include wages, FICA, FUI/SUI, Fringe, GLI, WCI, G&A and Profit.

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| **Service Proposed** | **GSA Price** |
| Project Manager(Superintendent) | $67.90  |
| Assistant Project Manager (Assistant Superintendant) | $59.06  |
| Administrative Assistant\*\*(Clerk) | $37.75 |
| Shift Mechanic | $41.02  |
| Day Mechanic\*\* | $37.20  |
| Electrician\*\* | $54.57  |
| Watch Engineer | $49.25  |
| Steam Fitter\*\* | $50.70  |
| Cleaner\*\* | $22.85 |
| Shift Maintenance Supervisor | $62.50  |
| IT Supervisor | $57.12  |

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| **Service Proposed** | **GSA Price** |
| Project Manager(Superintendent) | $67.90  |
| Assistant Project Manager (Assistant Superintendant) | $59.06  |
| Administrative Assistant\*\*(Clerk) | $37.75 |
| IT Supervisor | $57.12  |

\*\* Indicates SCA eligible Categories. See the SCA Matrix following the price list for additional information regarding these categories

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| **SCA MATRIX** |
| **Contract Labor Category** | **SCA Equivalent Code** | **WD Number** |
| Administrative Assistant | 01020 – Administrative Assistant | 05-2375 |
| Electrician | 23160 - Maintenance Electrician | 05-2375 |
| Mechanic | 23530 - Maintenance Mechanic | 05-2375 |
| Steam Fitter | 23810 - Plumber | 05-2375 |
| Custodian | 11270 - Janitor | 05-2375 |

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 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.

Escalation will be based on the change in the CPIU for the previous twelve (12) months. In cases where a Collective Bargaining Agreement (CBA) is in place, escalation will include any clauses in effect by the CBA.

**Labor Categories/Price List**

Pricing is based on Collective Bargaining Agreement New York wage rates in effect at Fort Hamilton, NY. Prices will be adjusted downward depending on the geographical area of the Task Orders that pertains. Prices include wages, FICA, FUI/SUI, Fringe, GLI, WCI, G&A and Profit.

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| **Service Proposed** | **GSA Price** |
| Project Manager | $84.35 |
| Administrative Assistant\*\* | $35.06 |
| Quality Control Manager | $52.26 |
| Quality Control Inspector\*\* | $47.70 |
| Work Control Supervisor | $41.26 |
| Work Control Receptionist\*\* | $35.06 |
| Planner/Estimator\*\* | $47.70 |
| Graphics Technician\*\* | $33.01 |
| Mechanical/Electrical Lead | $49.37 |
| Low Voltage Electrician\*\* | $51.59 |
| Electronics Maintenance Technician\*\* | $51.59 |
| Maintenance Mechanic\*\* | $44.37 |
| HVAC Mechanic\*\* | $46.98 |
| Building Structures Lead | $57.76 |
| Carpenter\*\* | $47.81 |
| Mason\*\* | $47.81 |
| Painter\*\*\*\* | $47.81 |
| Painter Helper\*\* | $35.88 |
| Plumber\*\* | $47.81 |
| Locksmith\*\* | $47.81 |
| Gen. Maintenance Worker\*\* | $41.32 |
| Roads and Grounds Lead | $57.76 |
| Heavy Equipment Operator\*\* | $45.32 |
| Tractor Operator\*\* | $38.44 |
| Laborer, Grounds Maintenance\*\* | $35.88 |
| Heavy Equipment Mechanic\*\* | $44.65 |
| Custodial Supervisor | $29.11 |
| Custodian\*\* | $23.38 |
| Periodic Specialist\*\* | $25.67 |
| Day Porter\*\* | $25.67 |

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| **Service Proposed** | **GSA Price** |
| Project Manager | $84.35 |
| Administrative Assistant\*\* | $35.06 |
| Quality Control Manager | $52.26 |
| Quality Control Inspector\*\* | $47.70 |
| Work Control Supervisor | $41.26 |
| Work Control Receptionist\*\* | $35.06 |
| Planner/Estimator\*\* | $47.70 |
| Graphics Technician\*\* | $33.01 |

\*\* Indicates SCA eligible Categories. See the SCA Matrix following the price list for additional information regarding these categories

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| --- |
| **SCA MATRIX** |
| **Contract Labor Category** | **SCA Equivalent Code** | **WD Number** |
| Administrative Assistant | 01020 – Administrative Assistant | 05-2375 |
| Quality Control Inspector | 99610 - Quality Control Inspector | 05-2375 |
| Work Control Supervisor | 01300 - Maintenance Scheduler | 05-2375 |
| Work Control Receptionist | 01051 - Data Entry Operator I | 05-2375 |
| Planner/Estimator | 30085 - Engineering Technician V | 05-2375 |
| Graphics Technician | 30064 – CAD Operator IV | 05-2375 |
| **Mechanical/Electrical** |
| Low Voltage Electrician | 23160 - Maintenance Electrician | 05-2375 |
| Electronics Maintenance Technician | 23181 - Electronics Maintenance Technician | 05-2375 |
| Maintenance Mechanic | 23530 - Maintenance Mechanic | 05-2375 |
| HVAC Mechanic | 23410 - HVAC Mechanic | 05-2375 |
| Gen. Maintenance Worker | 23370 - Gen. Maintenance Worker | 05-2375 |
| **Buildings/Structures** |
| Carpenter | 23130 - Carpenter | 05-2375 |
| Mason | 23580 - Maintenance Trades Helper | 05-2375 |
| Painter | 23760 - Painter | 05-2375 |
| Painter Helper | 23580 - Maintenance Trades Helper | 05-2375 |
| Plumber | 23810 - Plumber | 05-2375 |
| Locksmith | Locksmith | 05-2375 |
| Gen. Maintenance Worker | 23370 - Gen. Maintenance Worker | 05-2375 |
| **Roads and Grounds** |
| Heavy Equipment Operator | 23440 - Heavy Equipment Operator | 05-2375 |
| Tractor Operator | 11270 - Tractor Operator | 05-2375 |
| Laborer, Grounds Maintenance | 11210 - Laborer, Grounds Maintenance | 05-2375 |
| Heavy Equipment Mechanic | 23430 - Heavy Equipment Mechanic | 05-2375 |
| **Custodial** |
| Custodian | 11270 - Janitor | 05-2375 |
| Periodic Specialist | 11270 - Janitor | 05-2375 |
| Day Porter | 23430 - Housekeeping Aid | 05-2375 |

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 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.

Escalation will be based on the change in the CPIU for the previous twelve (12) months. In cases where a Collective Bargaining Agreement (CBA) is in place, escalation will include any clauses in effect by the CBA.