



## Contractors

MECHANICAL • ELECTRICAL • PLUMBING

### 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:** N/A

**CONTRACT NUMBER:** GS-21F-0112Y

**CONTRACT PERIOD:** May 29, 2012 – May 28, 2017

For more information on ordering from Federal Supply Schedules click on the **GSA Schedules link** at [www.gsa.gov](http://www.gsa.gov)

**CONTRACTOR:** DIVERSIFIED MECHANICAL LIMITED  
206 BROADWAY ST  
DURHAM, NC 27701  
Phone number: 919-620-7711  
Fax number: (866)416-5067  
Website: [www.divmec.com](http://www.divmec.com)  
Email: [chatley@divmec.com](mailto:chatley@divmec.com)

#### About Us:

Diversified Mechanical opened in 1995 as a plumbing, heating and electrical HVAC contractor. Over the years we have expanded into other areas such as Facility Maintenance and General Construction work. Our primary customer has been the federal government throughout these years. With the 16 years experience behind us, we understand the unique requirements of federal customers and deliver services above and beyond their expectations. Some of Current Capabilities include the following:

- Design / Build Construction Project
- Bid / Build construction Projects
- Facilities Maintenance
- Plumbing
- Mechanical Piping for Processes or HVAC
- Refrigeration
- Electrical & Electrical Distribution
- Backup Generators
- Chillers / Boilers/ Pumps
- HVAC Energy Management Systems

With our home office located near Research Triangle Park in Durham North Carolina, we can easily address the customer's needs in North Carolina, South Carolina as well as Virginia.

**CONTRACTOR'S ADMINISTRATION SOURCE:** Cherie Hatley, Comptroller

**BUSINESS SIZE:** Small

**CUSTOMER INFORMATION:**

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

<b>SIN</b>	<b>DESCRIPTION</b>
003 97	Ancillary Repair and Alterations
811 002	Complete Facilities Maintenance
811 004	Maintenance of Utility Systems
811 005	Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC
Maintenance	

**1b. LOWEST PRICED MODEL NUMBER AND PRICE FOR EACH SIN: N/A**

**1c. HOURLY RATES:**

<b>SINs</b>	<b>Job Title</b>	<b>UOI</b>	<b>GSA Price w/ IFF</b>
All awarded SINs	Senior Estimator	HR	\$75.27
All awarded SINs	Senior Project Manager	HR	\$96.34
All awarded SINs	Project Manager	HR	\$67.75
All awarded SINs	Supervisor***	HR	\$82.79
All awarded SINs	Superintendent***	HR	\$52.69
All awarded SINs	HVAC foreman***	HR	\$45.16
All awarded SINs	HVAC journeyman***	HR	\$42.15
All awarded SINs	Electrical Forman***	HR	\$52.69
All awarded SINs	Electrical Journeyman***	HR	\$42.15
All awarded SINs	Plumbing Forman***	HR	\$52.69
All awarded SINs	Plumbing Journeyman***	HR	\$42.15
All awarded SINs	Carpenter Foreman***	HR	\$52.69
All awarded SINs	Carpenter Journeyman***	HR	\$42.15
All awarded SINs	HVAC Service Technician***	HR	\$72.26
All awarded SINs	Plumbing Service Technician***	HR	\$72.26
All awarded SINs	Electrical Service Technician***	HR	\$72.26
All awarded SINs	Apprentices ( all trades)***	HR	\$29.36
All awarded SINs	Truck drivers***	HR	\$36.13
All awarded SINs	Laborers ( all trades)***	HR	\$22.58

\*\*\*Indicates SCA eligible categories.

"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 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."

2. **MAXIMUM ORDER\*:** \$1,000,000.00
3. **MINIMUM ORDER:** \$100.00
4. **GEOGRAPHIC COVERAGE:** 48 contiguous states, Alaska, Hawaii, Washington D.C., Puerto Rico, U.S. Territories, and to a port or consolidation point within the aforementioned locations for orders that are received from overseas activities.
5. **POINT(S) OF PRODUCTION:** N/A
6. **DISCOUNT FROM LIST PRICES:** 2%
7. **QUANTITY DISCOUNT(S):**  
Task Orders of \$5,000 to \$49,999 an additional 1%. Task Orders of \$50,000 to \$499,999 an additional 1.5%, Task Orders of \$500,000+ an additional 2%
8. **PROMPT PAYMENT TERMS:** Net 30 Days
- 9.a **Government Purchase Cards must be accepted at or below the micro-purchase threshold.**
- 9.b **Government Purchase Cards are accepted above the micro-purchase threshold.**
10. **FOREIGN ITEMS:** N/A
- 11a. **TIME OF DELIVERY:** TBD at Task Order Level
- 11b. **EXPEDITED DELIVERY:** TBD at Task Order Level
- 11c. **OVERNIGHT AND 2-DAY DELIVERY:** TBD at Task Order Level
- 11d. **URGENT REQUIRMENTS:** Agencies can contact the Contractor's representative to effect a faster delivery. Customers are encouraged to contact the contractor for the purpose of requesting accelerated delivery.
12. **FOB POINT:** Destination
- 13a. **ORDERING ADDRESS:**  
  
DIVERSIFIED MECHANICAL LIMITED  
206 BROADWAY ST  
DURHAM, NC 27701
- 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:**  
  
DIVERSIFIED MECHANICAL LIMITED  
206 BROADWAY ST  
DURHAM, NC 27701
15. **WARRANTY PROVISION:** SCW
16. **EXPORT PACKING CHARGES:** N/A
17. **TERMS AND CONDITIONS OF GOVERNMENT PURCHASE CARD ACCEPTANCE:** 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 for EIT:** N/A
- 25. **DUNS NUMBER:** 949084438
- 26. **Contractor has an active registration in the SAM database**

### **LABOR CATEGORY DESCRIPTIONS**

#### **Senior Estimator**

**Minimum Education:** 4 year degree or equivalent experience

**Years of Experience:** 5 years

#### **Description:**

Provides detailed material and labor estimates for general construction items as well as Plumbing, Mechanical and Electrical trades has authority to negotiate time and price with customer. Knowledge of estimating software programs. Experience using Estimation Logistics by Maxwell is preferred.

#### **Senior Project Manager**

**Minimum Education:** 4 year degree or equivalent experience

**Years of Experience:** 10 years

#### **Description:**

Acts as Primary on-Site Leader for the team of craftsmen, Develops project schedules, works with Customer to insure their needs are met, Negotiates Sub-contracts, change orders and manages material purchases. Generates billing for completed work. Is the center of communication between Contractors Customers, Designers, Owners and Stakeholders. Manages and Supervises subordinate Diversified Project Managers.

#### **Project Manager**

**Minimum Education:** 2-4 years advanced education (Associate or Bachelor Degree) or equivalent experience.

**Years of Experience:** 5 years

#### **Description:**

Acts as Primary On-Site Leader for the team of craftsmen, Develops project schedules, works with customer to insure their needs are met. Negotiates Sub-Contracts, Change Orders and manages material purchases. Generates billing for completed work. The project manager is the center of communication between Contractors, Customers, Designers, and owners.

#### **Supervisor**

**Minimum Education:** High School Diploma

**Years of Experience:** 10 years w/ 5 years managing or supervising

#### **Description:**

This person is Supervisor for tradesmen across multiple projects, directly responsible for hiring and managing field personnel, Performs forecasting for long term labor resources. They Manage safety program, safety equipment and are Responsible for tool inventories on a company wide basis.

**Superintendent****Minimum Education:** High School Diploma**Years of Experience:** 8 years field experience**Description:**

Superintendent acts as Project leader for Plumbing, HVAC or General construction Journeyman trades, delegate's day to day tasks to Journeymen, Labors and Apprentices Works closely with Project Manages to determine scheduling and production milestones.

**HVAC Forman****Minimum Education:** High School Diploma, Apprentice Program Graduate, EPA Certified, & CFC Certified**Years of Experience:** 5 years**Description:**

HVAC Forman is directly responsible for leading a crew of HVAC journeymen and apprentices, laborers Oversee installation of Sheet-metal Ductwork, Piping and HVAC equipment. This person Orders materials and equipment on a timely basis from approved submittal data.

**HVAC Journeyman****Minimum Education:** High School Diploma**Years of Experience:** 3 to 5 years**Description:**

These are responsible for Installation of Air Conditioning equipment, piping, sheet metal ductwork and various accessories such as boilers, pumps, terminal devices, fire dampers. They are able to read blueprints, order materials and usually assign tasks to subordinate employees such as apprentices and laborers.

**Electrical Forman****Minimum Education:** High School Diploma, Electric Licensure, Apprentice Program Graduate**Years of Experience:** 5 years**Description:**

Electrical Forman is directly responsible for leading a crew of Electrical journeymen, apprentices, and laborers. This position Oversees installation of Electrical equipment, panel boards, and conduit, wire and light fixtures. Electrical Forman Orders materials and equipment on a timely basis from approved submittal data.

**Electrical Journeyman****Minimum Education:** High School Diploma, Electric Licensure**Years of Experience:** 3 to 5 years**Description:**

These are responsible for Installation of electrical equipment, electrical conduit, wire, lights and accessories for the electrical system. They are able to read blueprints, order materials and usually assign tasks to subordinate employees such as apprentices and laborers.

**Plumbing Forman****Minimum Education:** High School Diploma, Plumbing Licensure, Apprentice Program Graduate**Years of Experience:** 5 years**Description:**

Directly responsible for leading a crew of Plumbing journeymen, apprentices, and laborers Oversee installation of Plumbing fixtures, Hot Water Heaters and various other plumbing items. Orders materials and equipment on a timely basis from approved submittal data or per project managers' direction Responsible for correct rough in of toilets, showers, lavatories and Drain Waste & vent systems.

**Plumbing Journeyman****Minimum Education:** High School Diploma**Years of Experience:** 3 to 5 years

**Description:**

These are responsible for Installation of Plumbing Equipment and systems. They are able to read blueprints, order materials and usually assign tasks to subordinate employees such as apprentices and laborers.

**Carpenter Forman**

**Minimum Education:** High School Diploma, Apprentice Program Graduate

**Years of Experience:** 5 years

**Description:**

Carpenter Forman is directly responsible for leading a crew of Carpentry journeymen, apprentices, and laborers. Oversee installation of Door Frames, Doors, and other architectural items. Orders materials and equipment on a timely basis from approved submittal data or per project managers' direction. Responsible for correct rough in of Roof substrates, wall framing, flooring and layout.

**Carpenter Journeyman**

**Minimum Education:** High School Diploma, Apprentice Program Graduate

**Years of Experience:** 3 to 5 years

**Description:**

Carpenters typically are tasks with installation of Door Frames, Doors, and other architectural items. Orders materials and equipment on a timely basis from approved submittal data or per project managers' direction. Responsible for correct rough in of Roof substrates, wall framing, flooring and layout.

**HVAC Service Technician**

**Minimum Education:** High School Diploma, EPA Certification, CFC Certification, Valid Driver's License

**Years of Experience:** 3 to 5 years

**Description:**

These are responsible for Service of Air Conditioning equipment, piping, refrigeration systems, sheet metal ductwork and various accessories such as boilers, pumps, terminal devices, fire dampers. They are able to diagnose failures and or malfunctions, and read electrical diagrams.

**Plumbing Service Technician**

**Minimum Education:** High School Diploma, Valid Driver's License

**Years of Experience:** 3 to 5 years

**Description:**

These are responsible for service and repairs of Plumbing Equipment and systems. These tasks include repair of leaks, removal of stoppages, replacement or repair of faulty valves, drains or equipment.

**Electrical Service Technician**

**Minimum Education:** High School Diploma, Valid Driver's License

**Years of Experience:** 3 to 5 years

**Description:**

These are responsible for Service of electrical equipment, electrical conduit, wire, lights and accessories for the electrical system. They change bulbs, fixtures, breakers and diagnose electrical issues.

**Apprentices (All Trades)**

**Minimum Education:** High School Diploma

**Years of Experience:** No experience necessary

**Description:**

Work directly under journeyman within a trade such as Plumbing HVAC Electrical or Carpentry. Currently enrolled in a formal 4 to 5 year trade training program consisting of class room training as well as "on the job training."

**Truck Drivers**

**Minimum Education:** CDL Licensure

**Years of Experience:** 3-5 years

**Description:**

Their tasks usually consist of Picking up and Delivery of Material and Equipment for the various departments within the company. They are also trained on numerous heavy equipment such as pallet jacks, dock loaders, forklifts and or other material moving equipment.

**Laborers (All Trades)**

**Minimum Education:** High School Diploma

**Years of Experience:** No experience necessary

**Description:**

Assist Journeymen and apprentices in their respective trades. Able to lift 50 LBS, climb ladders or scaffolds, use stairs.