In Partnership with

MAS – Multiple Award Schedule
Categories:
561210FAC – Complete Facilities Maintenance and Management
ANCRA - Ancillary Repair and Alteration
OLM - Order-Level Materials

TDIndustries
13850 Diplomat Drive
Dallas, Texas 75234
Phone: 1-972-888-6751
Fax: 1-972-888-9621
Website: TDIndustries.com

Schedule Contract #GS21F0118X
DUNS #007368780
Contract Period: June 15, 2011 – June 14, 2031
Minimum Order: $100
Business Size: Large

On-line access to contract services information are available through GSA Advantage!
www.GSAAdvantage.gov
Services Offered
TDIndustries (TDI) is pleased to offer complete facilities maintenance and management services under 561210FAC. All services will be performed at the customer’s site.

Specifically, we offer the following services under this category.

561210FAC: Complete Facilities Maintenance and Management Services – TDIndustries provides facilities operation, maintenance, and repair services at GSA/Government sites as a single service or in any combination of services. Services provided include but are not limited to:

- Mechanical and operations maintenance & repair of building systems to include HVAC, boilers, chillers, etc.
- Refrigeration maintenance
- Operation and maintenance of energy management control systems (EMCS)
- Elevator inspection and maintenance service
- Electrical services to include high/low voltage systems and maintenance and repair of exterior electrical distribution system
- Operation and maintenance of water distribution systems and septic systems
- Plumbing operations & maintenance
- Locksmith services
- Repair of water tanks
- Fire suppression system preventive maintenance and repair services
- Fire alarm system preventive maintenance and repair service
- Pest control services
- Janitorial/custodial services, to include collection and disposal of refuse and collection and disposal of recycle materials
- Grounds maintenance to include snow removal & landscaping services
- Maintenance of renewable energy systems
- Maintenance support training and consulting services

Services offered include, but are not limited to property and facilities management, planning, scheduling, quality control, software support services, operation and input to computer and/or facilities management systems, and facilities management and consulting services. TDI will provide adequate staff with the necessary management expertise to assure performance of the work in accordance with sound and efficient management practices.

TDI provides 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, preventative maintenance (PM); predictive maintenance (PdM), emergency service calls, and emergency callback services. All services are provided to ensure continual operation of refrigeration, heating, ventilation, air conditioner, boiler, geothermal heat pump systems, renewable energy systems, and boiler and chiller systems.
ANCRA Ancillary Repair and Alterations – TDI provides repair and alteration services as they relate to the maintaining of a federal facility. These services will be utilized in conjunction with the category 561210FAC and cannot be ordered stand-alone. Services include, but are not limited to:

- Minor construction (building walls, workstations, etc.)
- Minor electrical updates
- Minor plumbing work
- Surface paving as it relates to repair of surface areas
- Roof repair (excluding complete roof replacement)
- Carpentry
- Masonry
- Painting

Basis of Pricing
All pricing for the proposed services are based on Commercial Market Prices and are subject to the Economic Price Adjustment Clause, I-FSS-969.

Escalation Rate
TDI escalates our prices at 3% annually.

Labor Rates
TDIndustries proposes the following labor rates.
## Labor Rates

<table>
<thead>
<tr>
<th>Classifications</th>
<th>Year 11 June 15, 2021 - June 14, 2022</th>
<th>Year 12 June 15, 2022 - June 14, 2023</th>
<th>Year 13 June 15, 2023 - June 14, 2024</th>
<th>Year 14 June 15, 2024 - June 14, 2025</th>
<th>Year 15 June 15, 2025 - June 14, 2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mason/Brick Layer</td>
<td>$42.83</td>
<td>$44.11</td>
<td>$45.44</td>
<td>$46.80</td>
<td>$48.21</td>
</tr>
<tr>
<td>Carpenter</td>
<td>$36.03</td>
<td>$37.11</td>
<td>$38.22</td>
<td>$39.37</td>
<td>$40.55</td>
</tr>
<tr>
<td>Drywall Hanger</td>
<td>$34.33</td>
<td>$35.36</td>
<td>$36.42</td>
<td>$37.51</td>
<td>$38.64</td>
</tr>
<tr>
<td>Electrician-Maintenance</td>
<td>$47.92</td>
<td>$49.36</td>
<td>$50.84</td>
<td>$52.36</td>
<td>$53.93</td>
</tr>
<tr>
<td>Electrician</td>
<td>$101.65</td>
<td>$104.70</td>
<td>$107.84</td>
<td>$111.08</td>
<td>$114.41</td>
</tr>
<tr>
<td>General Maintenance Worker</td>
<td>$37.73</td>
<td>$38.86</td>
<td>$40.03</td>
<td>$41.23</td>
<td>$42.47</td>
</tr>
<tr>
<td>Glazier</td>
<td>$40.80</td>
<td>$42.02</td>
<td>$43.28</td>
<td>$44.58</td>
<td>$45.92</td>
</tr>
<tr>
<td>HVAC Field Technician</td>
<td>$105.59</td>
<td>$108.76</td>
<td>$112.02</td>
<td>$115.38</td>
<td>$118.84</td>
</tr>
<tr>
<td>HVAC Maintenance Technician</td>
<td>$45.79</td>
<td>$47.17</td>
<td>$48.58</td>
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<td>$51.54</td>
</tr>
<tr>
<td>Laborer/Helper</td>
<td>$37.73</td>
<td>$38.86</td>
<td>$40.03</td>
<td>$41.23</td>
<td>$42.47</td>
</tr>
<tr>
<td>Maintenance Field Helper</td>
<td>$87.50</td>
<td>$90.13</td>
<td>$92.83</td>
<td>$95.61</td>
<td>$98.48</td>
</tr>
<tr>
<td>Maintenance Trades Helper</td>
<td>$33.00</td>
<td>$33.99</td>
<td>$35.01</td>
<td>$36.06</td>
<td>$37.14</td>
</tr>
<tr>
<td>Concrete Finisher</td>
<td>$34.33</td>
<td>$35.36</td>
<td>$36.42</td>
<td>$37.51</td>
<td>$38.64</td>
</tr>
<tr>
<td>Operations Manager I</td>
<td>$63.25</td>
<td>$65.15</td>
<td>$67.10</td>
<td>$69.11</td>
<td>$71.19</td>
</tr>
<tr>
<td>Operations Manager II</td>
<td>$77.23</td>
<td>$79.55</td>
<td>$81.93</td>
<td>$84.39</td>
<td>$86.92</td>
</tr>
<tr>
<td>Painter</td>
<td>$34.30</td>
<td>$35.36</td>
<td>$36.39</td>
<td>$37.48</td>
<td>$38.60</td>
</tr>
<tr>
<td>Pipefitter</td>
<td>$52.61</td>
<td>$54.19</td>
<td>$55.81</td>
<td>$57.49</td>
<td>$59.21</td>
</tr>
<tr>
<td>Lather/Plaster</td>
<td>$34.33</td>
<td>$35.36</td>
<td>$36.42</td>
<td>$37.51</td>
<td>$38.64</td>
</tr>
<tr>
<td>Plumber</td>
<td>$47.59</td>
<td>$49.02</td>
<td>$50.49</td>
<td>$52.00</td>
<td>$53.56</td>
</tr>
<tr>
<td>Plumber Technician</td>
<td>$99.30</td>
<td>$102.28</td>
<td>$105.35</td>
<td>$108.51</td>
<td>$111.76</td>
</tr>
<tr>
<td>Plumber-Maintenance</td>
<td>$47.92</td>
<td>$49.36</td>
<td>$50.84</td>
<td>$52.36</td>
<td>$53.93</td>
</tr>
<tr>
<td>Project Manager - Facilities</td>
<td>$109.03</td>
<td>$112.30</td>
<td>$115.67</td>
<td>$119.14</td>
<td>$122.71</td>
</tr>
<tr>
<td>Project Manager - Service</td>
<td>$87.50</td>
<td>$90.13</td>
<td>$92.83</td>
<td>$95.61</td>
<td>$98.48</td>
</tr>
<tr>
<td>Roofer</td>
<td>$34.33</td>
<td>$35.36</td>
<td>$36.42</td>
<td>$37.51</td>
<td>$38.64</td>
</tr>
<tr>
<td>Sheet Metal Technician</td>
<td>$42.83</td>
<td>$44.11</td>
<td>$45.44</td>
<td>$46.80</td>
<td>$48.21</td>
</tr>
<tr>
<td>Site Supervisor I</td>
<td>$66.59</td>
<td>$68.59</td>
<td>$70.65</td>
<td>$72.76</td>
<td>$74.95</td>
</tr>
</tbody>
</table>
## Labor Category Descriptions

TDIndustries proposes the following labor categories to complete work under 561210FAC.

### Exempt Positions

<table>
<thead>
<tr>
<th>Category</th>
<th>Labor Category</th>
<th>Position Description / Functional Responsibilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>561210FAC ANCRA</td>
<td>Project Manager I</td>
<td>Schedules and monitors the overall facilities operations at a specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the assigned specific facility. Performs functions with only general guidelines, operating with wide latitude of managerial authority to make operational and personnel decisions, per company policy and culture. <strong>Minimum Experience:</strong> Requires 3-5 years of related experience or as required per task order. <strong>Minimum Education / Degree / Training or Certification:</strong> Bachelor’s degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or another related field.</td>
</tr>
<tr>
<td>561210FAC ANCRA</td>
<td>Project Manager II</td>
<td>Schedules and monitors the overall facilities operations at a specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the assigned specific facility. Performs functions with only general guidelines, operating with wide latitude of managerial authority to make operational and personnel decisions, per company policy and culture. <strong>Minimum Experience:</strong> Requires 5-10 years of related experience or as required per task order. <strong>Minimum Education / Degree / Training or Certification:</strong> Bachelor’s degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or another related field.</td>
</tr>
<tr>
<td>561210FAC ANCRA</td>
<td>Operations Manager I</td>
<td>Reports to the project manager or designee. Schedules and monitors the overall facilities operations at a specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the facility. Performs functions with only general guidelines, operating with wide latitude of managerial authority to make operational and personnel decisions with the approval of the project manager. <strong>Minimum Experience:</strong> Requires 3-5 years of related experience or as required per task order. <strong>Minimum Education / Degree / Training or Certification:</strong> Associate degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or another related field.</td>
</tr>
<tr>
<td>561210FAC ANCRA</td>
<td>Operations Manager II</td>
<td>Reports to the project manager or designee. Schedules and monitors the overall facilities operations at a specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the facility. Performs functions with only general guidelines, operating with wide latitude of managerial authority to make operational and personnel decisions with the approval of the project manager. <strong>Minimum Experience:</strong> Requires 5-10 years of related experience or as required per task order. <strong>Minimum Education / Degree / Training or Certification:</strong> Associate degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or another related field.</td>
</tr>
</tbody>
</table>
## Non-Exempt Positions

<table>
<thead>
<tr>
<th>Category</th>
<th>Labor Category</th>
<th>Position Description / Functional Responsibilities</th>
</tr>
</thead>
</table>
| 561210FAC ANCRA   | Site Supervisor I     | Reports to operations manager or designee. Schedules and monitors the overall facilities operations at a less complex specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the assigned specific facility. Performs functions within specific guidelines, operating with limited latitude of managerial authority to make operational and personnel guidance and direction.  
**Minimum Experience:** Requires 3-5 years of related experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Associate degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or another related field. |
| 561210FAC ANCRA   | 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 installing or repairing a variety of electrical equipment.  
**Minimum Experience:** Requires one year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or Equivalent Technical Certification or as required per task order. |
| 561210FAC ANCRA   | 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 paneling and floor tiles; hanging doors and installing door locks; replacing broken windowpanes; and performing general maintenance on equipment and machinery.  
**Minimum Experience:** Requires one year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or as required per task order. |
# TDIndustries: GSA Federal Supply Schedule Price List

<table>
<thead>
<tr>
<th>Category</th>
<th>Labor Category</th>
<th>Position Description / Functional Responsibilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>561210FAC ANCRA</td>
<td>Maintenance Trades Helper</td>
<td>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. <strong>Minimum Experience:</strong> Entry level or as required per task order. <strong>Minimum Education / Degree / Training or Certification:</strong> None or as required per task order.</td>
</tr>
<tr>
<td>561210FAC ANCRA</td>
<td>Plumber, Maintenance</td>
<td>Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, plumbing fixtures, such as sinks, commodes, bathtubs, water heaters, hot water tanks, garbage disposal units, dishwashers, and water softeners according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. <strong>Minimum Experience:</strong> Requires one year of experience or as required per task order. <strong>Minimum Education / Degree / Training or Certification:</strong> Possesses a high school diploma or Equivalent Technical Certification or as required per task order.</td>
</tr>
<tr>
<td>561210FAC ANCRA</td>
<td>HVAC Maintenance Technician</td>
<td>Installs, services and repairs environmental-control systems in office buildings and other commercial establishments, utilizing knowledge of refrigeration theory, pipefitting and structural/mechanical layout. <strong>Minimum Experience:</strong> Requires 1-3 years of experience or as required per task order. <strong>Minimum Education / Degree / Training or Certification:</strong> Possesses a high school diploma or Equivalent Technical Certification or as required per task order.</td>
</tr>
<tr>
<td>561210FAC ANCRA</td>
<td>HVAC Field Technician</td>
<td>Responsible for retrofit and repair of environmental-comfort systems, utilizing knowledge of air conditioning theory, pipe fitting, and mechanical layouts. <strong>Minimum Experience:</strong> Requires 3-5 years of related experience or as required per task order. <strong>Minimum Education / Degree / Training or Certification:</strong> Associate degree or equivalent from a Technical I Trade School with a certificate in Heating, Ventilation, and Air Conditioning and three (3) to five (5) years related experience; or seven (7) years related experience; or equivalent combination of education and experience.</td>
</tr>
<tr>
<td>Category</td>
<td>Labor Category</td>
<td>Position Description / Functional Responsibilities</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| 561210FAC ANCRA | Maintenance Field Helper | Assists HVAC Field Technicians in routine maintenance and inspections on existing systems.  
**Minimum Experience:** Requires 1 year of related experience involving building trades or operation and service to buildings or HVAC or as required per task order.  
**Minimum Education / Degree / Training or Certification:** High School Diploma or GED. |
| 561210FAC ANCRA | Mason; Bricklayer | Craftsman who works with masonry products, stone, brick, block or any material substituting for those materials and accessories.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order. |
| 561210FAC ANCRA | Carpenter       | Builds wood structures or structures of any material which has replaced wood. Including rough & finish carpentry, hardware and trim.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order. |
| 561210FAC ANCRA | Drywall/Ceiling Installer | Worker who installs metal framed walls & ceilings, drywall coverings, ceiling grids & ceilings.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order. |
| 561210FAC ANCRA | Electrician      | 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 installing or repairing a variety of electrical equipment.  
**Minimum Experience:** Requires one year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or Equivalent Technical Certification or as required per task order. |
| 561210FAC ANCRA | Glazier          | Worker who installs glass, glazing and glass framing.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order. |
| Category       | Labor Category      | Position Description / Functional Responsibilities                                                                                                                                                                                                                                                                                                                                 |
|----------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------
| 561210FAC ANCRA | Laborer/Helper      | Worker qualified for only unskilled or semi-skilled work. Lifting, carrying materials and tools, hauling, digging, clean-up.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order.                                                                                                                                |
| 561210FAC ANCRA | Concrete Finisher   | Floats, trowels and finishes concrete.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order.                                                                                                                                 |
| 561210FAC ANCRA | Painter/Wall Covering Inst. | 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 and/or consistency.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order.                                                                                                                                 |
| 561210FAC ANCRA | Pipefitter          | Trained worker who installs and repairs piping systems, chilled water piping & hot water (boiler) piping, pneumatic tubing controls, chillers, boilers & associated mechanical equipment.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or Equivalent Technical Certification or as required per task order.                                                                                                                                 |
| 561210FAC ANCRA | Lather/Plasterer    | Worker who installs metal framing & lath. Worker who applies plaster to lathing & installs associated accessories.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order.                                                                                                                                 |
| 561210FAC ANCRA | Glazier             | Worker who installs glass, glozing and glass framing.  
**Minimum Experience:** Requires 1 year of experience or as required per task order.  
**Minimum Education / Degree / Training or Certification:** Possesses a high school diploma or equivalent work experience or as required per task order.                                                                                                                                 |
<table>
<thead>
<tr>
<th>Category</th>
<th>Labor Category</th>
<th>Position Description / Functional Responsibilities</th>
</tr>
</thead>
</table>
| 561210FAC  | Plumbing Technician     | Service/Maintenance: Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, plumbing fixtures, such as sinks, commodes, bathtubs, water heaters, hot water tanks, garbage disposal units, dishwashers, and water softeners according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations.  
Minimum Experience: Requires one year of experience or as required per task order.  
Minimum Education / Degree / Training or Certification: Possesses a high school diploma or Equivalent Technical Certification or as required per task order. |
| 561210FAC  | Plumber                | Construction: Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, plumbing fixtures, such as sinks, commodes, bathtubs, water heaters, hot water tanks, garbage disposal units, dishwashers, and water softeners according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations.  
Minimum Experience: Requires one year of experience or as required per task order.  
Minimum Education / Degree / Training or Certification: Possesses a high school diploma or Equivalent Technical Certification or as required per task order. |
| 561210FAC  | Roofer                 | Worker who installs roofing materials, Bitumen (asphalt & coal tar) felts, flashings, all types roofing membranes & associated products.  
Minimum Experience: Requires 1 year of experience or as required per task order.  
Minimum Education / Degree / Training or Certification: Possesses a high school diploma or equivalent work experience or as required per task order. |
| 561210FAC  | Sheet Metal Worker      | Worker who install sheet metal products. Roof metal, flashings & curbs, ductwork, mechanical equipment and associated metals.  
Minimum Experience: Requires 1 year of experience or as required per task order.  
Minimum Education / Degree / Training or Certification: Possesses a high school diploma or Equivalent Technical Certification or as required per task order. |