



FEDERAL SUPPLY SCHEDULE

GENERAL SERVICES ADMINISTRATION

FEDERAL SUPPLY SERVICE AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICE LIST (INCLUDING TERMS & CONDITIONS)

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.

Internet address for GSA *Advantage!* www.gsa.gov

Multiple Award Schedule (MAS)
Facilities Maintenance and Management Schedule

FSS Class:
J035

Contract Number:
GS-21F-0129W

For more information on ordering from Federal Supply Schedules, click on the FSS Schedules button at fss.gsa.gov.

Option-2 Contract Period:
March 18, 2020-March 17, 2025

UNITED Facility Services dba EASTCO
130 Brook Avenue
Deer Park, New York 11729
Phone: 631-243-4444
Fax: 631-243-6666

Email: sbrown@eastcobuildingservices.com
afried@eastcobuildingservices.com

Website: www.eastcobuildingservices.com

Contractor's Administration Source:
Mr. Steven R. Brown & Alison Friedson, Contract Administrators

Business Size: Total Small Business



FSS-600 Price List for United Facility Services Group/EASTCO

GSA Offered Terms

Contract# GS-21 F-0129W

Period of Performance:

- Base: 3/18/2020- 3/17/2021
- 3/18/2021- 3/17/2022
- 3/18/2022 -3/17/2023
- 3/18/2023- 3/17/2024
- 3/18/2024 -3/17/2025

1. **Minimum Order:** \$100.00
2. **Maximum Order*:** \$1,000,000

*If the "Best Value" selection places your order over the Maximum Order identified in this Price List, you have an opportunity to obtain a better schedule contract price.

Before placing your order, contact EASTCO for a better price.

EASTCO may:

- (a) Offer a new price for this requirement;
- (b) Offer the lowest price available under the contract; or
- (c) Decline the order.

A delivery order that exceeds the maximum order may be placed under the Schedule contract in accordance with FAR 8.404.1.

3. **Geographic Coverage:** 48 Continuous States and Washington, DC, Puerto Rico, Virgin Islands, Guam, and all other U.S. Territories. Overseas and foreign locations / destinations will be considered on a case-by-case basis determined by the type of service(s) required.
4. **Points of Production:** Same as Contractor
5. **Basic Discount:** 1.0%
6. **Quantity Discounts:** Volume discounts, along with multi-year discounts, are offered as follows:

Contract Value	Discount
\$0 - \$249,999	0.30%
\$250,000 - \$499,999	0.35%
\$500,000 - \$999,999	0.40%
\$1,000,000+	1.00%



Discounts are also offered under Blanket Purchase Agreements (BPA's) are as follows:

Contract Value	Discount
\$0 - \$249,999	0.30%
\$250,000 - \$499,999	0.35%
\$500,000 - \$999,999	0.40%
\$1,000,000+	1.00%

- 8. **Prompt Payment Terms:** 0.50% Net 15, Net 30 Days
- 9a. **Government Purchase Card Accepted at or Below the Micro-Purchase Level:** Yes
- 9b. **Government Purchase Card Accepted Above the Micro-Purchase Level:** Yes
- 10. **Foreign Items:** None
- 11a. **Time of Delivery After Receipt of Order (ARO):**
 Normal: 30-45 days ARO
 Emergency: Contact EASTCO
- 11.b **Expedited:** Contact EASTCO
- 11.c **Overnight and 2-Day Delivery:** Contact EASTCO
- 11.d **Urgent Requirement:** Clause I-FSS-140-B applies. Agencies can contact EASTCO's representative to possibly affect a faster delivery.
- 12. **FOB Point:** Destination
- 13a. **Ordering Address:**
 United Facility Service dba EASTCO
 130 Brook Avenue Deer Park, NY 11729
 Attention: Alison Friedson, Director, Business Development & Contracts Administration
- 13.b **Ordering Procedures:** Refer to Federal Acquisition Regulation (FAR) 8-405-3 for information on Blanket Purchasing Agreements (BPA's) for supplies and services.



14. **Payment Address:**

United Facility Service dba EASTCO
130 Brook Avenue Deer Park, NY 11729

15. **Warranty Provision:** Standard Commercial Warranty

16. **Export Packing Charges:** Not Applicable

17. **Terms and Conditions of Government Purchase Card Acceptance:** Any thresholds above the micro-purchase level

18. **Terms and Conditions of Rental, Maintenance, and Repair:** Not Applicable

19. **Terms and Conditions of Installation:** Not Applicable

20. **Terms and Conditions of Repair Parts Indicating Date of Parts Price Lists and Discounts from List Prices:** Not Applicable

20a. **Terms and Conditions for Any Other Services:** Not Applicable

21. **List of Service and Distribution Points:** Not Applicable

22. **List of Participating Dealers:** Not Applicable

23. **Preventive Maintenance:** Not Applicable

24a. **Special Environmental Attributes (Recycled Content, Energy Efficiency, and/ or Reduced Pollutants):**

EASTCO adheres to the tenets of Executive Order 12873, entitled Federal Acquisition, Recycling and Waste Prevention. We understand and are fully aware that Section 401 in particular requires the use of environmentally friendly products in Federal acquisition planning and for all procurement.

EASTCO also follows the GSA Product Catalog, which contains detailed information that Government contractors can use to select environmentally preferable products. These environmentally friendly products are formulated to be readily biodegradable, often have low toxicity, and contain no phenolic compounds or petroleum solvents.

EASTCO also implements a chemical management program in accordance with the requirements of the OSHA Hazard Communication Standard. The purpose of the Hazard Communication Program is to protect our workers and building occupants from any hazardous chemicals to which they may be exposed. Our written program requires EASTCO to inform its workers of the presence of hazardous chemicals and trains them to handle such materials safely.



It is corporate policy to purchase quality products that have a high level of recycled content. Such recycled products are used daily in our maintenance operations. Vendors and subcontractors are notified of EASTCO's "Buy Recycled" policy as a part of the purchasing decision.

24.b **Electronic and Information Technology (EIT):** Not Applicable

25. **Data Universal Numbering System (D-U-N-S) Number:** 605119932

26. **Notification Regarding Registration in System for Award Management (SAM) Database:**
Yes - SAM registered, updated annually on-line.

I-FSS-600 Price List and Description of Services (MAS)

GSA Approved Special Item Numbers (MAS SIN):

ANCRA - Ancillary Repair and Alteration

ANCILLARY - Ancillary Supplies and Services

561730 - Landscape Care and Maintenance Services

561210FAC - Complete Facilities Maintenance and Management

541690E - Energy Consulting Services

OLM - Order Level Materials



ANCRA: Ancillary Repair and Alteration

In September 2008, the GSA added a new Special Item Number (SIN) for Ancillary Repair and Alteration to the Facilities Maintenance and Management Schedule. EASTCO was one of the first prime contractors to receive authorization from the GSA to offer this SIN. The addition of Ancillary Repair and Alteration now allows a comprehensive and flexible solution for Federal customers utilizing the Schedule. EASTCO is able to offer a Total Solution to your facility maintenance and management requirements. Any work performed shall be associated with existing SINs. Ancillary Repair and Alteration shall not be the primary purpose of the work ordered but must be an integral part of the total solution offered. Ancillary repair and alternation may only be ordered in conjunction with/or in support of other services purchased. Includes ancillary repair and alteration services ordered in conjunction with the delivery, or installation of products or services. These services are non-complex in nature, such as routine painting, carpeting, simple hanging of drywall, basic electrical or plumbing work, landscaping. For ordering limitations and information, refer to the Special Ordering Procedures/Ordering Guide posted on www.gsa.gov.

ANCILLARY: 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.

MAS: ANCRA MAS: ANCILLARY Ancillary Repair & Alterations and Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	Operations I Project Manager	\$126.04	\$130.45	\$135.02	\$139.74	\$144.63	\$149.70
Non-Union	Site Superintendent	\$116.34	\$120.41	\$124.63	\$128.99	\$133.50	\$138.18
Non-Union	Boiler Maker	\$152.85	\$158.20	\$163.74	\$169.47	\$175.40	\$181.54
Non-Union	Brick Layer	\$141.52	\$146.47	\$151.60	\$156.91	\$162.40	\$168.08
Non-Union	Terrazzo Finisher	\$124.45	\$128.81	\$133.31	\$137.98	\$142.81	\$147.81
Non-Union	Tile Finisher	\$120.58	\$124.80	\$129.17	\$133.69	\$138.37	\$143.21
Non-Union	Carpenter	\$164.95	\$170.72	\$176.70	\$182.88	\$189.28	\$195.91
Non-Union	Millwright	\$154.19	\$159.59	\$165.17	\$170.95	\$176.94	\$183.13
Non-Union	Electrician	\$173.93	\$180.02	\$186.32	\$192.84	\$199.59	\$206.57
Non-Union	Electrician- Maintenance & Repair Work	\$83.60	\$86.53	\$89.55	\$92.69	\$95.93	\$99.29



Non-Union	Electrician - Groundsman	\$88.75	\$91.86	\$95.07	\$98.40	\$101.84	\$105.41
Non-Union	Heavy Equipment Operator	\$88.75	\$91.86	\$95.07	\$98.40	\$101.84	\$105.41
Non-Union	Lineman & Cable Splice	\$104.79	\$108.46	\$112.25	\$116.18	\$120.25	\$124.46
Non-Union	Tree Trimmer	\$120.84	\$125.07	\$129.45	\$133.98	\$138.67	\$143.52
Non-Union	Cranes, Hydraulic Forklifts	\$67.02	\$69.37	\$71.79	\$74.31	\$76.91	\$79.60
Non-Union	Utility Laborer	\$125.71	\$130.11	\$134.66	\$139.38	\$144.26	\$149.30
Non-Union	Power Equipment Operator (Group 5)	\$132.90	\$137.55	\$142.37	\$147.35	\$152.51	\$157.84
Non-Union	Iron Worker- Structural	\$179.15	\$185.42	\$191.91	\$198.63	\$205.58	\$212.77
Non-Union	Iron Worker- Metallic	\$169.42	\$175.35	\$181.49	\$187.84	\$194.41	\$201.22
Non-Union	Iron Worker - Stone Derrickman	\$165.41	\$171.20	\$177.19	\$183.39	\$189.81	\$196.46
Non-Union	Laborer- Building Construction	\$95.70	\$99.05	\$102.52	\$106.10	\$109.82	\$113.66
Non-Union	Laborer - Hydraulic Operator	\$92.89	\$96.14	\$99.51	\$102.99	\$106.59	\$110.32
Non-Union	Laborer - Concrete Breaker	\$90.49	\$93.66	\$96.94	\$100.33	\$103.84	\$107.47
Non-Union	Laborer- Hazardous Remediation	\$86.72	\$89.76	\$92.90	\$96.15	\$99.51	\$103.00
Non-Union	Laborer- Demolition (A)	\$101.78	\$105.34	\$109.03	\$112.85	\$116.79	\$120.88
Non-Union	Laborer- Demolition (B)	\$68.15	\$70.54	\$73.00	\$75.56	\$78.20	\$80.94
Non-Union	Laborer Demolition	\$110.58	\$114.45	\$118.46	\$122.60	\$126.89	\$131.33
Non-Union	Laborer - Residential Construction	\$130.47	\$135.04	\$139.76	\$144.65	\$149.72	\$154.96
Non-Union	Utility Laborer- Residential Construction	\$130.18	\$134.74	\$139.45	\$144.33	\$149.38	\$154.61
Non-Union	Glazer Painters, Drywall	\$111.88	\$115.80	\$119.85	\$124.04	\$128.38	\$132.88
Non-Union	Painters, Drywall Tapers Pointers	\$127.30	\$131.76	\$136.37	\$141.14	\$146.08	\$151.19
Non-Union	Plasterer, Drywall	\$89.37	\$92.50	\$95.74	\$99.09	\$102.55	\$106.14
Non-Union	Cement Mason Concrete Finisher	\$145.27	\$150.35	\$155.62	\$161.06	\$166.70	\$172.54
Non-Union	Plumber	\$94.05	\$97.34	\$100.75	\$104.27	\$107.92	\$111.70
Non-Union	Roofer	\$130.01	\$134.56	\$139.27	\$144.14	\$149.19	\$154.41
Non-Union	Sheet Metal Worker	\$172.83	\$178.88	\$185.14	\$191.62	\$198.33	\$205.27



561730: Landscape Care and Maintenance Services

EASTCO understands the importance of first impressions. Our landscape care and maintenance services crews use the most up-to-date equipment to ensure that Federal properties are a true reflection of what the Government has to offer. Includes all services related to soil preparation, planting, maintaining and cultivating grounds. EASTCO provides complete grounds maintenance, including landscaping, parking lot sweeping, and snow & ice removal. Services include, but are not limited to, the planning, development, maintenance, management, and operation for grounds maintenance at or on Federal facilities and/ or properties. These related services involve mowing, planting, seeding, fertilizing, raking, mulching, watering, pruning, weeding, aerating, and all services related to grounds maintenance, including parking lot sweeping, and snow & ice removal. All services used in the performance of work are environmentally friendly and meet current EPA standards and regulations. No products containing the chemical 2,4-D are used. EASTCO and/or its approved subcontractor(s) shall obtain all necessary clearances, permits and licenses.

MAS: 561730 Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
23470	Laborer	\$46.83	\$48.47	\$50.17	\$51.92	\$53.74	\$55.62
11090	Gardener	53.65	\$55.53	\$57.47	\$59.48	\$61.56	\$63.72
11210	Laborer/Grounds Maintenance	\$46.68	\$48.31	\$50.00	\$51.75	\$53.57	\$55.44
11260	Pruner	\$43.89	\$45.43	\$47.02	\$48.66	\$50.36	\$52.13
11270	Tractor Operator	\$51.50	\$53.30	\$55.17	\$57.10	\$59.10	\$61.17
23910	Small Engine Mechanic	\$55.02	\$56.95	\$58.94	\$61.00	\$63.14	\$65.35
31361	Truck Driver-Light Truck	\$51.23	\$53.02	\$54.88	\$56.80	\$58.79	\$60.85
31362	Truck Driver-Medium Truck	\$53.70	\$55.58	\$57.52	\$59.54	\$61.62	\$63.78
31363	Truck Driver-Heavy Truck	\$66.03	\$68.34	\$70.73	\$73.21	\$75.77	\$78.42
99730	Refuse Collector	\$48.64	\$50.34	\$52.10	\$53.93	\$55.82	\$57.77
11030	Cleaner - Vehicles	\$44.31	\$45.86	\$47.47	\$49.13	\$50.85	\$52.63
99410	Pest Controller	\$53.68	\$55.56	\$57.50	\$59.52	\$61.60	\$63.76



561210FAC: Complete Facilities Maintenance and Management

This category covers services related to the complete operations, maintenance and repair of federal facilities and may include the supply or use of environmentally sustainable products such as U.S. Environmental Protection Agency-designated Comprehensive Procurement Guidelines (recycled content) products, U.S. Department of Agriculture-designated BioPreferred (biobased) products, Energy Star certified or other energy efficient products, and Water Sense or other water efficient products. The following facilities maintenance services can be ordered as stand-alone or in multiple combinations.

Fire Alarm System Preventive Maintenance and Repair Services

EASTCO normally provides these services under a broader Full Maintenance Services contract. It is usual for the Government to require these services be provided by an independent, third-party contractor. Because of the specialized nature of the licensing, certification and qualification requirements, EASTCO typically subcontracts these related services to locally approved companies. EASTCO has entered into a Contractor Team Arrangement (CTA) with several national and local vendors that can provide these services at a moment's notice. Services include, but are not limited to, the performance, inspection, testing, and preventive maintenance or repair of a variety of fire alarm and notification systems, equipment and components such as manual alarm devices, smoke and heat detectors, tamper switches, pressure switches, water flow switches, remote and graphic annunciators, main fire alarm panel and components, voice alarm systems, speakers and horns and other audible and visual devices, wiring circuits and junctions, all other alarm, detection and control and ancillary devices, and emergency power operations.

MAS: 561210FAC Fire Alarm System Preventive Maintenance & Repair Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	Contracts Manager	\$142.35	\$147.33	\$152.49	\$157.83	\$163.35	\$169.07
23290	Fire Alarm System Mechanic	\$60.82	\$62.95	\$65.15	\$67.43	\$69.79	\$72.24
23160	Electrician Maintenance	\$98.76	\$102.22	\$105.79	\$109.50	\$113.33	\$117.30
23181	Electronics Technician Maintenance - I	\$65.03	\$67.31	\$69.66	\$72.10	\$74.62	\$77.24
23182	Electronics Technician Maintenance - II	\$79.17	\$81.94	\$84.81	\$87.78	\$90.85	\$94.03
23183	Electronics Technician Maintenance - III	\$83.98	\$86.92	\$89.96	\$93.11	\$96.37	\$99.74



23460	Instrument Mechanic	\$77.75	\$80.47	\$83.29	\$86.20	\$89.22	\$92.34
23370	General Maintenance Worker	\$68.16	\$70.55	\$73.01	\$75.57	\$78.22	\$80.95
23110	Appliance Mechanic	\$57.61	\$59.63	\$61.71	\$63.87	\$66.11	\$68.42
23580	Maintenance Trades Helper	\$49.15	\$50.87	\$52.65	\$54.49	\$56.40	\$58.37
23790	Pipefitter Mechanic	\$88.24	\$91.33	\$94.52	\$97.83	\$101.26	\$104.80

Water-Based Fire Suppression System Preventive Maintenance and Repair Services

As with fire alarm systems, EASTCO normally provides these services under a broader Full Maintenance Services contract. It is usual for the Government to require these services be provided by an independent, third-party contractor. Because of the specialized nature of the licensing, certification and qualification requirements, EASTCO typically subcontracts these related services to locally approved companies. EASTCO has entered into a Contractor Team Arrangement (CTA) with several national and local vendors that can provide these services at a moment's notice. Services consist of, but are not limited to, the performance, inspection, testing and preventive maintenance and repair of all mechanical devices, including valves, sprinklers, couplings, piping and connections, water meter gongs and alerting devices, tamper switches, pressure switches, water flow switches, standpipes, backflow preventers, private fire service mains, pumps and test headers.

MAS: 561210FAC Water -Based Fire Suppression System Preventive Maintenance & Repair Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	Facilities Site Project Manager	\$135.01	\$139.74	\$144.63	\$149.69	\$154.93	\$160.35
23160	Electrician Maintenance	\$98.76	\$102.22	\$105.79	\$109.50	\$113.33	\$117.30
23290	Fire Alarm System Mechanic	\$103.70	\$107.33	\$111.09	\$114.97	\$119.00	\$123.16
2318 1	Electronics Technician Maintenance- I	\$65.03	\$67.31	\$69.66	\$72.10	\$74.62	\$77.24
23182	Electronics Technician Maintenance - II	\$79.17	\$81.94	\$84.81	\$87.78	\$90.85	\$94.03
23183	Electronics Technician Maintenance - III	\$83.98	\$86.92	\$89.96	\$93.11	\$96.37	\$99.74
23460	Instrument Mechanic	\$77.75	\$80.47	\$83.29	\$86.20	\$89.22	\$92.34
23370	General Maintenance Worker	\$68.16	\$70.55	\$73.01	\$75.57	\$78.22	\$80.95



23110	Appliance Mechanic	\$57.61	\$59.63	\$61.71	\$63.87	\$66.11	\$68.42
21580	Maintenance Trades Helper	\$49.15	\$50.87	\$52.65	\$54.49	\$56.40	\$58.37
23790	Pipefitter Mechanic	\$88.24	\$91.33	\$94.52	\$97.83	\$101.26	\$104.80

Complete Facilities Maintenance

EASTCO typically provides these services utilizing a combination of in-house personnel and subcontracting. Services are related to the complete operations, maintenance and repair of military and government facilities. These services include a combination of painting, pest control, grounds maintenance, landscaping, tree trimming, snow removal, elevator inspection and maintenance service, fire alarm maintenance and protection systems, locksmith services, collection and disposal of refuse, roofing repair, plumbing and pipefitting, electrical, including high / low voltage systems and utility service, Energy Management Control Services (EMCS), paving, telephone maintenance, janitorial / custodial, all mechanical, operations, maintenance and repair of building systems, heating / ventilation / heating / air conditioning (HVAC), and the rental of facilities maintenance equipment. Also includes maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services; maintenance and repair of exterior electrical distribution system; operation and maintenance of HVAC; operation and maintenance of water distribution systems; maintenance of septic field and maintenance and repair of any surface areas; cemetery maintenance; energy planning; energy analysis; and energy audit services.

EASTCO can provide all of the related facilities maintenance services to include, but not be limited to the following:

- a. Manage and supervise all facility management, mechanical maintenance, and cleaning staff.
- b. Provide interior cleaning, repair, maintenance, and other ancillary services.
- c. Provide snow blowing, shoveling, and removal services.
- d. Arrange for all necessary repairs and services, except for those that are covered by other Government contracts.
- e. Perform routine repairs to include plumbing, electrical and carpentry, as well as moving furniture as directed and performing janitorial work.
- f. Perform all other related facilities maintenance services. Related tasks including keeping sidewalks clean and floors dry, moving furniture, replacing light bulbs, performing janitorial services, and assisting in deliveries of items such as computers, furniture, supplies
- g. Coordinate with outside vendors, especially under separate service contracts.
- h. Provide Building Management and Maintenance Services to include:
 - Respond to emergency repairs on a 24-hour per day, seven (7) days a week basis, providing no later than 30 minutes response time for emergencies related to plumbing problems, broken glass, and any other calls as may become necessary.
 - Maintain and operate all mechanical and electrical equipment not covered by separate Government contracts.
 - Remove broken glass, plaster, or other debris as may be required.



- Paint bathrooms as needed.
- Replace broken window or door glass.
- Arrange for the daily removal from the premises of all garbage, recyclables, and other debris.
- Provide exterminating services as required.
- Provide snow blowing /shoveling services.
- Provide plumbing services as required.
- Provide heating and air conditioning maintenance and related services as required.
- Provide locksmith services.
- Provide green plant care services, including fertilizing, watering, weed control, tree and shrub pruning, and planting flowers inside and outside of the building.
- Move furniture, files, supplies, etc. during regular working hours as required.
- Clean exterior windows, both inside and out as may be required.
- Clean all carpeting according to manufacturer's specifications as needed or required.
- Install and remove electrical and telephone outlets and connections during working hours as required.
- Supply and replace light tubes and bulbs as needed during the workday.
- Provide any other building management and maintenance related services, as requested.

MAS: 561210FAC Complete Facilities Maintenance Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	On-Site Operations/ Project Manager	\$154.58	\$159.99	\$165.59	\$171.39	\$177.38	\$183.59
Non-Union	Contracts Manager	\$142.35	\$147.33	\$152.49	\$157.83	\$163.35	\$169.07
Non-Union	Facilities Site Project Manager	\$135.01	\$139.74	\$144.63	\$149.69	\$154.93	\$160.35
Union	Site Supervisor/Chief Engineer	\$125.41	\$129.80	\$134.34	\$139.04	\$143.91	\$148.95
Union	Electrician Maintenance	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Journeyman Mechanic	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Shift/Watch Engineer	\$114.02	\$118.01	\$122.14	\$126.42	\$130.84	\$135.42
Union	HVAC Mechanic	\$120.30	\$124.51	\$128.87	\$133.38	\$138.05	\$142.88



Union	Maintenance Mechanic	\$111.49	\$115.39	\$119.43	\$123.61	\$127.94	\$132.42
Union	General Maintenance Worker	\$110.34	\$114.20	\$118.20	\$122.34	\$126.62	\$131.05
Union	Maintenance Trades Helper	\$100.41	\$103.92	\$107.56	\$111.33	\$115.22	\$119.26
Union	Secretary III	\$67.33	\$69.69	\$72.13	\$74.65	\$77.26	\$79.97
Union	General Clerk-II	\$60.24	\$62.35	\$64.53	\$66.79	\$69.13	\$71.55
Non-Union	Supervisor/Chief Engineer	\$117.89	\$122.02	\$126.29	\$130.71	\$135.28	\$140.02
Non-Union	Human Resources Manager	\$100.77	\$104.30	\$107.95	\$111.73	\$115.64	\$119.68
Non-Union	Planner /Scheduler	\$78.75	\$81.51	\$84.36	\$87.31	\$90.37	\$93.53
Non -Union	Planner/ Estimator	\$86.09	\$89.10	\$92.22	\$95.45	\$98.79	\$102.25
23160	Electrician Maintenance	\$98.76	\$102.22	\$105.79	\$109.50	\$113.33	\$117.30
23181	Electronics Technician Maintenance-I	\$65.03	\$67.31	\$69.66	\$72.10	\$74.62	\$77.24
23182	Electronics Technician Maintenance-II	\$79.17	\$81.94	\$84.81	\$87.78	\$90.85	\$94.03
23183	Electronics Technician Maintenance-III	\$83.98	\$86.92	\$89.96	\$93.11	\$96.37	\$99.74
23290	Fire Alarm System Mechanic	\$60.82	\$62.95	\$65.15	\$67.43	\$69.79	\$72.24
23530	Machinery Maintenance Mechanic	\$66.40	\$68.72	\$71.13	\$73.62	\$76.20	\$78.86
23550	Machinist Maintenance	\$58.71	\$60.76	\$62.89	\$65.09	\$67.37	\$69.73
23410	HVAC Mechanic	\$69.67	\$72.11	\$74.63	\$77.24	\$79.95	\$82.75
25010	Boiler Tender Operator	\$76.45	\$79.13	\$81.90	\$84.76	\$87.73	\$90.80
25040	Sewage Plant Operator	\$71.88	\$74.40	\$77.00	\$79.69	\$82.48	\$85.37
25070	Stationary Engineer	\$76.45	\$79.13	\$81.90	\$84.76	\$87.73	\$90.80
25190	Ventilation Equipment Tender	\$60.15	\$62.26	\$64.43	\$66.69	\$69.02	\$71.44
25210	Water Treatment Plant Operator	\$73.88	\$76.47	\$79.14	\$81.91	\$84.78	\$87.75
23430	Heavy Equipment Operator	\$68.84	\$71.25	\$73.74	\$76.32	\$79.00	\$81.76
23460	Instrument Mechanic	\$77.75	\$80.47	\$83.29	\$86.20	\$89.22	\$92.34
21370	General Maintenance Worker	\$68.16	\$70.55	\$73.01	\$75.57	\$78.22	\$80.95
23110	Appliance Mechanic	\$57.61	\$59.63	\$61.71	\$63.87	\$66.11	\$68.42
0:00:00	Carpenter Maintenance	\$80.93	\$83.76	\$86.69	\$89.73	\$92.87	\$96.12
23140	Carpet Layer	\$74.10	\$76.69	\$79.38	\$82.16	\$85.03	\$88.01
23470	Laborer	\$46.81	\$48.45	\$50.14	\$51.90	\$53.72	\$55.60
23580	Maintenance Trades Helper	\$110.15	\$114.01	\$118.00	\$122.13	\$126.40	\$130.82



23640	Millwright	\$84.18	\$87.13	\$90.18	\$93.33	\$96.60	\$99.98
2 760	Painter Maintenance	\$70.11	\$72.56	\$75.10	\$77.73	\$80.45	\$83.27
23790	Pipefitter Mechanic	\$88.24	\$91.33	\$94.52	\$97.83	\$101.26	\$104.80
23800	Plumber Maintenance	\$88.36	\$91.45	\$94.65	\$97.97	\$101.40	\$104.94
23820	Pneudraulic System Mechanic	\$74.47	\$77.08	\$79.77	\$82.57	\$85.46	\$88.45
27847	Sheet Metal Worker Maintenance	\$82.54	\$85.43	\$88.42	\$91.51	\$94.72	\$98.03
23910	Small Engine Mechanic	\$55.02	\$56.95	\$58.94	\$61.00	\$63.14	\$65.35
23930	Telecommunication Mechanic-I	\$83.42	\$86.34	\$89.36	\$92.49	\$95.73	\$99.08
23930	Telecommunication Mechanic-II	\$86.58	\$89.61	\$92.75	\$95.99	\$99.35	\$102.83
23960	Welder Combination Maintenance	\$59.10	\$61.17	\$63.31	\$65.53	\$67.82	\$70.19
28402	Woodcraft Worker	\$70.73	\$73.21	\$75.77	\$78.42	\$81.16	\$84.01
30040	Civil Engineering Technician	\$68.33	\$70.72	\$73.20	\$75.76	\$78.41	\$81.15
29064	Drafter IV	\$80.36	\$83.17	\$86.08	\$89.10	\$92.21	\$95.44
30086	Engineering Technician VI	\$120.51	\$124.73	\$129.09	\$133.61	\$138.29	\$143.13
23510	Locksmith	\$57.49	\$59.50	\$61.58	\$63.74	\$65.97	\$68.28
1013	Accounting Clerk III	\$60.18	\$62.29	\$64.47	\$66.72	\$69.06	\$71.47
1132	General Clerk III	\$53.85	\$55.73	\$57.69	\$59.70	\$61.79	\$63.96
1192	Order Clerk II	\$60.82	\$62.95	\$65.15	\$67.43	\$69.79	\$72.24
1263	Personnel Assistant - III	\$64.73	\$67.00	\$69.34	\$71.77	\$74.28	\$76.88
1300	Scheduler Maintenance	\$59.62	\$61.71	\$63.87	\$66.10	\$68.42	\$70.81
1320	Service Order Dispatcher	\$54.56	\$56.47	\$58.45	\$60.49	\$62.61	\$64.80
1312	Secretary- II	\$68.52	\$70.92	\$73.40	\$75.97	\$78.63	\$81.38
1613	Word Processor - III	\$61.45	\$63.60	\$65.83	\$68.13	\$70.52	\$72.98
14043	Computer Operator III	\$59.15	\$61.22	\$63.36	\$65.58	\$67.88	\$70.25
14073	Computer Programmer III	\$92.50	\$95.74	\$99.09	\$102.56	\$106.15	\$109.86
14102	Computer Systems Analyst III	\$87.63	\$90.70	\$93.87	\$97.16	\$100.56	\$104.08
1112	General Clerk - II	\$49.27	\$50.99	\$52.78	\$54.63	\$56.54	\$58.52
1280	Receptionist	\$46.14	\$47.75	\$49.43	\$51.16	\$52.95	\$54.80
21410	Store Worker - I	\$43.16	\$44.67	\$46.23	\$47.85	\$49.53	\$51.26
11030	Cleaner Vehicles	\$44.31	\$45.86	\$47.47	\$49.13	\$50.85	\$52.63



11090	Gardner	\$53.65	\$55.53	\$57.47	\$59.48	\$61.56	\$63.72
11122	House Keeping Aide I	\$46.21	\$47.83	\$49.50	\$51.23	\$53.03	\$54.88
Non-Union	Janitorial Manager/Supervisor	\$73.12	\$75.68	\$78.33	\$81.07	\$83.91	\$86.84
11150	Janitor	\$46.21	\$47.83	\$49.50	\$51.23	\$53.03	\$54.88
99730	Refuse Collector	\$48.64	\$50.34	\$52.10	\$53.93	\$55.82	\$57.77
11360	Window Cleaner	\$49.27	\$50.99	\$52.78	\$54.63	\$56.54	\$58.52
21050	Material Handler Laborer	\$47.95	\$49.63	\$51.37	\$53.16	\$55.02	\$56.95
21020	Forklift Operator	\$49.30	\$51.03	\$52.81	\$54.66	\$56.57	\$58.55
21110	Shipping Packer	\$45.19	\$46.77	\$48.41	\$50.10	\$51.86	\$53.67
21210	Tool & Parts Attendant	\$49.30	\$51.03	\$52.81	\$54.66	\$56.57	\$58.55
31361	Truck Driver-Light Truck	\$51.23	\$53.02	\$54.88	\$56.80	\$58.79	\$60.85
31362	Truck Driver-Medium Truck	\$53.70	\$55.58	\$57.52	\$59.54	\$61.62	\$63.78
3163	Truck Driver-Heavy Truck	\$66.03	\$68.34	\$70.73	\$73.21	\$75.77	\$78.42
11060	Elevator Mechanic	\$43.69	\$45.22	\$46.80	\$48.44	\$50.14	\$51.89

Complete Facilities Management

EASTCO provides these services to include management of facilities and to assure fully adequate and timely completion of all services. Services include facilities management and consulting. Services entail management duties, including but not solely limited to, property and facilities management, planning, scheduling and quality control, including software support services, computer and/ or facilities management systems, and upgrade. The service will include adequate staffing of personnel and alternates as may be required, with the necessary management expertise to assure performance of the work in accordance with sound and efficient management practices. Providing much more than just facility management, EASTCO's capabilities include fire safety, elevator maintenance, electrical contracting, building alterations, light fixture revamping, pest control, bird removal, window washing, carpet cleaning, power washing, cubicle partition cleaning and more.

EASTCO has developed a work scheduling process supporting key phases of project work activity, which is used to schedule planned maintenance tasks and to generate a variety of internal reports. Under this approach, the assigned Project Manager and his staff are able to enhance project efficiency and productivity by monitoring budgets, expenditures and schedules. EASTCO provides complete facilities management services for commercial and government communities. These services have included full building



HVAC engineering management, custodial and related support, entomological, procurement, inventory management, water and waste treatment, repair and alterations, construction services, energy conservation programs, and administrative and financial management. EASTCO also provides training and consulting services for a variety of clients. These services include vocational training, technical training, management development programs, and curriculum design services. We have performed in-house training and educational consulting services for employees involved in our federal, state and municipal government agencies in which we have contracts. Because EASTCO offers such a broad range of facility management and maintenance services, we first take the time to assess individual customer needs and then develop a program to surpass the Government's expectations. We pride ourselves in the personal attention, service quality, and efficiency given to each client. We have mastered the ability to adapt to major daily challenges that may arise at a facility and can provide innovative solutions.

MAS: 561210FAC Complete Facilities Management Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	On-Site Operations/ Project Manger	\$154.58	\$159.99	\$165.59	\$171.39	\$177.38	\$183.59
Non-Union	Contracts Manager	\$142.35	\$147.33	\$152.49	\$157.83	\$163.35	\$169.07
Non-Union	Facilities Site Project Manager	\$135.01	\$139.74	\$144.63	\$149.69	\$154.93	\$160.35
Union	Site Supervisor/Chief Engineer	\$125.41	\$129.80	\$134.34	\$139.04	\$143.91	\$148.95
Union	Electrician Maintenance	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Journeyman Mechanic	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Shift/Watch Engineer	\$114.02	\$118.01	\$122.14	\$126.42	\$130.84	\$135.42
Union	HVAC Mechanic	\$120.30	\$124.51	\$128.87	\$133.38	\$138.05	\$142.88
Union	Maintenance Mechanic	\$111.49	\$115.39	\$119.43	\$123.61	\$127.94	\$132.42
Union	General Maintenance Worker	\$110.34	\$114.20	\$118.20	\$122.34	\$126.62	\$131.05
Union	Maintenance Trades Helper	\$100.41	\$103.92	\$107.56	\$111.33	\$115.22	\$119.26
Union	Secretary III	\$67.33	\$69.69	\$72.13	\$74.65	\$77.26	\$79.97
Union	General Clerk-II	\$60.24	\$62.35	\$64.53	\$66.79	\$69.13	\$71.55
Non-Union	Supervisor/Chief Engineer	\$117.89	\$122.02	\$126.29	\$130.71	\$135.28	\$140.02
Non-Union	Human Resources Manager	\$100.77	\$104.30	\$107.95	\$111.73	\$115.64	\$119.68



Non-Union	Planner /Scheduler	\$78.75	\$81.51	\$84.36	\$87.31	\$90.37	\$93.53
Non -Union	Planner/ Estimator	\$86.09	\$89.10	\$92.22	\$95.45	\$98.79	\$102.25
23160	Electrician Maintenance	\$98.76	\$102.22	\$105.79	\$109.50	\$113.33	\$117.30
23181	Electronics Technician Maintenance-I	\$65.03	\$67.31	\$69.66	\$72.10	\$74.62	\$77.24
23182	Electronics Technician Maintenance-II	\$79.17	\$81.94	\$84.81	\$87.78	\$90.85	\$94.03
23183	Electronics Technician Maintenance-III	\$83.98	\$86.92	\$89.96	\$93.11	\$96.37	\$99.74
23290	Fire Alarm System Mechanic	\$60.82	\$62.95	\$65.15	\$67.43	\$69.79	\$72.24
23530	Machinery Maintenance Mechanic	\$66.40	\$68.72	\$71.13	\$73.62	\$76.20	\$78.86
23550	Machinist Maintenance	\$58.71	\$60.76	\$62.89	\$65.09	\$67.37	\$69.73
23410	HVAC Mechanic	\$69.67	\$72.11	\$74.63	\$77.24	\$79.95	\$82.75
25010	Boiler Tender Operator	\$76.45	\$79.13	\$81.90	\$84.76	\$87.73	\$90.80
25040	Sewage Plant Operator	\$71.88	\$74.40	\$77.00	\$79.69	\$82.48	\$85.37
25070	Stationary Engineer	\$76.45	\$79.13	\$81.90	\$84.76	\$87.73	\$90.80
25190	Ventilation Equipment Tender	\$60.15	\$62.26	\$64.43	\$66.69	\$69.02	\$71.44
25210	Water Treatment Plant Operator	\$73.88	\$76.47	\$79.14	\$81.91	\$84.78	\$87.75
23430	Heavy Equipment Operator	\$68.84	\$71.25	\$73.74	\$76.32	\$79.00	\$81.76
23460	Instrument Mechanic	\$77.75	\$80.47	\$83.29	\$86.20	\$89.22	\$92.34
21370	General Maintenance Worker	\$68.16	\$70.55	\$73.01	\$75.57	\$78.22	\$80.95
23110	Appliance Mechanic	\$57.61	\$59.63	\$61.71	\$63.87	\$66.11	\$68.42
23110	Carpenter Maintenance	\$80.93	\$83.76	\$86.69	\$89.73	\$92.87	\$96.12
23140	Carpet Layer	\$74.10	\$76.69	\$79.38	\$82.16	\$85.03	\$88.01
23470	Laborer	\$46.83	\$48.47	\$50.17	\$51.92	\$53.74	\$55.62
23580	Maintenance Trades Helper	\$49.15	\$50.87	\$52.65	\$54.49	\$56.40	\$58.37
2;3640	Millwright	\$84.18	\$87.13	\$90.18	\$93.33	\$96.60	\$99.98
2 760	Painter Maintenance	\$70.11	\$72.56	\$75.10	\$77.73	\$80.45	\$83.27
23790	Pipefitter Mechanic	\$88.24	\$91.33	\$94.52	\$97.83	\$101.26	\$104.80
23800	Plumber Maintenance	\$88.36	\$91.45	\$94.65	\$97.97	\$101.40	\$104.94
23820	Pneudraulic System Mechanic	\$74.47	\$77.08	\$79.77	\$82.57	\$85.46	\$88.45
27847	Sheet Metal Worker Maintenance	\$82.54	\$85.43	\$88.42	\$91.51	\$94.72	\$98.03
23910	Small Engine Mechanic	\$55.02	\$56.95	\$58.94	\$61.00	\$63.14	\$65.35



23930	Telecommunication Mechanic-I	\$83.42	\$86.34	\$89.36	\$92.49	\$95.73	\$99.08
23930	Telecommunication Mechanic-II	\$86.58	\$89.61	\$92.75	\$95.99	\$99.35	\$102.83
23960	Welder Combination Maintenance	\$59.10	\$61.17	\$63.31	\$65.53	\$67.82	\$70.19
28402	Woodcraft Worker	\$70.73	\$73.21	\$75.77	\$78.42	\$81.16	\$84.01
30040	Civil Engineering Technician	\$68.33	\$70.72	\$73.20	\$75.76	\$78.41	\$81.15
29064	Drafter IV	\$80.36	\$83.17	\$86.08	\$89.10	\$92.21	\$95.44
30086	Engineering Technician VI	\$120.51	\$124.73	\$129.09	\$133.61	\$138.29	\$143.13
23510	Locksmith	\$57.49	\$59.50	\$61.58	\$63.74	\$65.97	\$68.28
1013	Accounting Clerk III	\$60.18	\$62.29	\$64.47	\$66.72	\$69.06	\$71.47
1132	General Clerk III	\$53.85	\$55.73	\$57.69	\$59.70	\$61.79	\$63.96
1192	Order Clerk II	\$60.82	\$62.95	\$65.15	\$67.43	\$69.79	\$72.24
1263	Personnel Assistant - III	\$64.73	\$67.00	\$69.34	\$71.77	\$74.28	\$76.88
1300	Scheduler Maintenance	\$59.62	\$61.71	\$63.87	\$66.10	\$68.42	\$70.81
1320	Service Order Dispatcher	\$54.56	\$56.47	\$58.45	\$60.49	\$62.61	\$64.80
1312	Secretary- II	\$68.52	\$70.92	\$73.40	\$75.97	\$78.63	\$81.38
1613	Word Processor - III	\$61.45	\$63.60	\$65.83	\$68.13	\$70.52	\$72.98
14043	Computer Operator III	\$59.15	\$61.22	\$63.36	\$65.58	\$67.88	\$70.25
14073	Computer Programmer III	\$92.50	\$95.74	\$99.09	\$102.56	\$106.15	\$109.86
14102	Computer Systems Analyst III	\$87.63	\$90.70	\$93.87	\$97.16	\$100.56	\$104.08
1112	General Clerk - II	\$49.27	\$50.99	\$52.78	\$54.63	\$56.54	\$58.52
1280	Receptionist	\$46.14	\$47.75	\$49.43	\$51.16	\$52.95	\$54.80
21410	Store Worker - I	\$43.16	\$44.67	\$46.23	\$47.85	\$49.53	\$51.26
11030	Cleaner Vehicles	\$44.31	\$45.86	\$47.47	\$49.13	\$50.85	\$52.63
11090	Gardner	\$53.65	\$55.53	\$57.47	\$59.48	\$61.56	\$63.72
11122	House Keeping Aide I	\$46.21	\$47.83	\$49.50	\$51.23	\$53.03	\$54.88
Non-Union	Janitorial Manager/Supervisor	\$73.12	\$75.68	\$78.33	\$81.07	\$83.91	\$86.84
11150	Janitor	\$46.21	\$47.83	\$49.50	\$51.23	\$53.03	\$54.88
99730	Refuse Collector	\$48.64	\$50.34	\$52.10	\$53.93	\$55.82	\$57.77
11360	Window Cleaner	\$49.27	\$50.99	\$52.78	\$54.63	\$56.54	\$58.52
21050	Material Handler Laborer	\$47.95	\$49.63	\$51.37	\$53.16	\$55.02	\$56.95



21020	Forklift Operator	\$49.30	\$51.03	\$52.81	\$54.66	\$56.57	\$58.55
21110	Shipping Packer	\$45.19	\$46.77	\$48.41	\$50.10	\$51.86	\$53.67
21210	Tool & Parts Attendant	\$49.30	\$51.03	\$52.81	\$54.66	\$56.57	\$58.55
31361	Truck Driver-Light Truck	\$51.23	\$53.02	\$54.88	\$56.80	\$58.79	\$60.85
31362	Truck Driver-Medium Truck	\$53.70	\$55.58	\$57.52	\$59.54	\$61.62	\$63.78
3163	Truck Driver-Heavy Truck	\$66.03	\$68.34	\$70.73	\$73.21	\$75.77	\$78.42
11060	Elevator Mechanic	\$43.69	\$45.22	\$46.80	\$48.44	\$50.14	\$51.89

Electrical and All Utility Services Limited to Facilities Maintenance

EASTCO provides these specialized services through a combination of in-house personnel and subcontracting. Related services include all labor, materials, tools, equipment and supervision necessary to supply and deliver uninterrupted electrical, energy, and utility services necessary to meet the Government's needs. Responsible for the operation, maintenance, repair, future upgrades, and future utility system replacements, labor, materials, tools and equipment necessary to own, maintain and operate the utility system(s). Manage the maintenance, repairs, replacement, etc. of the system(s) to ensure continuous adequate and dependable service for each Government or tenant, including Electrical, Telephone, Gas and Water Utility Service, Drinking Water and Wastewater Services. Procure energy sources, including natural gas and/or electricity, and other energy related services.

MAS: 561210FAC Electrical & All Utility Services Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Union	Electrician Maintenance	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	General Maintenance Worker	\$110.34	\$114.20	\$118.20	\$122.34	\$126.62	\$131.05
Union	Maintenance Trades Helper	\$100.41	\$103.92	\$107.56	\$111.33	\$115.22	\$119.26
23160	Electrician Maintenance	\$98.76	\$102.22	\$105.79	\$109.50	\$113.33	\$117.30
1013	Accounting Clerk III	\$60.18	\$62.29	\$64.47	\$66.72	\$69.06	\$71.47
1300	Scheduler Maintenance	\$59.62	\$61.71	\$63.87	\$66.10	\$68.42	\$70.81
1320	Service Order Dispatcher	\$54.56	\$56.47	\$58.45	\$60.49	\$62.61	\$64.80
1280	Receptionist	\$46.14	\$47.75	\$49.43	\$51.16	\$52.95	\$54.80



Refrigeration, Heating, Ventilation and Air Conditioner, Boiler and Chiller (HVAC) Maintenance

EASTCO offers those services related to providing heating and ventilation services. Services include facilities management and consulting, and will be management duties, including, but not limited to, property and facilities management, planning, scheduling, quality control software support services, and computer and/or facilities management systems. The service includes an adequate number of staff personnel and alternates, as may be required, with the necessary management expertise to assure performance of the work in accordance with sound and efficient management practices. Such related services include, but are not limited to, any combination of providing plant equipment, materials, tools, transportation, supervision, and labor to perform all repairs, periodic preventative maintenance (PPM), and emergency service work calls to ensure continual operations of refrigeration, heating, ventilation, and air conditioner, boiler and chiller (HVAC) systems.

EASTCO will institute a series of comprehensive programs and procedures for all HVAC services including, but not limited to, those systems listed in the Equipment Inventory List. Our staff will be deployed in accordance with work schedules based on these programs and procedures, as well as all facility operating parameters. EASTCO's programs and procedures feature such typical elements as operation and maintenance frequencies, manpower, material and equipment requirements, performance standards, service call reception and response, work scheduling, periodic preventive maintenance (PPM), utility logs and related analysis.

EASTCO's mechanical maintenance staff will follow existing protocol for all tour and watch services. Our personnel will be deployed in accordance with work schedules based on these programs and procedures, as well as the specific operating parameters already in place at the facilities. Tours and watches will be conducted throughout all equipment spaces focusing upon:

- Inspection of critical operating HVAC equipment, systems and components for
- proper operation, maintenance and repairs as necessary;
- Inspection for fire causing situations (electrical arcing, debris accumulation,
- etc.);
- Water leaks;
- Control and instrumentation adjustments;
- Proper water and fuel levels;
- Lighting;
- Meter and gauge readings;
- Condition of insulation; and
- Condition of related system(s) components.



In conducting tour and watch duties, our staff will control all pertinent system and equipment operating parameters in a manner that will assure optimum efficiency relative to load demand and seasonal variations. Equipment will be operated only as required and in the most economical manner consistent with tenant operational needs, or manufacturer's recommendations, availability, and price of utilities, and/ or other sound industry practices.

All equipment will be routinely checked in accordance with a predetermined schedule with constant updating of required frequencies. All equipment logs, schedules and records will be available at the premises for examination by Government representatives. All documents generated or obtained by EASTCO that pertain to the operation and maintenance of the equipment will become Government property.

EASTCO's preventive maintenance standards will be established based on applicable and established guidelines, recommendations of the original equipment manufacturers, and accepted industry practices. Reference information and PM standards data for the equipment at each building will be kept in close proximity to the equipment to support thorough performance of all preventive maintenance tasks. We will develop and establish a comprehensive preventive maintenance schedule for all HVAC mechanical equipment, systems, and components at the facility. This PM schedule will be reviewed and validated, and any changes to the PM schedule will be submitted to the Government prior to contract commencement.

The Preventive Maintenance (PM) Program consists of a series of periodic tasks designed to assure the proper and efficient operation of all refrigeration, heating, ventilation, and air conditioning (HVAC) equipment, systems and components. These tasks include, but are not limited to, items such as:

- Lubrication
- Filter changes and replacement programs
- Filter cleaning
- Oil or fluid changes
- Cleaning of equipment
- Periodic inspection
- Seasonal control adjustments
- Operational tests & checks
- Belt adjustments
- Bolt, nut, and screw torquing checks
- Maintenance of fluid levels
- The procedure and frequencies for performing the preventive maintenance tasks are



- based upon the following factors:
- Equipment operating hours and season;
- Physical configuration and nature of the facility;
- Facility operational requirements;
- Corporate engineering preventive maintenance standard guidelines;
- Maintenance instruction recommendations of equipment manufacturers; and
- Accepted manufacturers' and industry standards and practices.

MAS: 561210FAC Refrigeration, Heating, Ventilation & Air Conditioning (HVAC Maintenance) Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Union	On-Site Project Manager	\$156.40	\$161.87	\$167.54	\$173.40	\$179.47	\$185.75
Union	On-Site Supervisor/Chief Engineer	\$125.41	\$129.80	\$134.34	\$139.04	\$143.91	\$148.95
Union	Electrician Maintenance	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Journeyman Mechanic	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Shift/Watch Engineer	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	HVAC Mechanic	\$120.30	\$124.51	\$128.87	\$133.38	\$138.05	\$142.88
Union	Maintenance Mechanic	\$111.49	\$115.39	\$119.43	\$123.61	\$127.94	\$132.42
Union	General Maintenance Worker	\$110.14	\$113.99	\$117.98	\$122.11	\$126.39	\$130.81
Union	Maintenance Trades Helper	\$100.41	\$103.92	\$107.56	\$111.33	\$115.22	\$119.26
23160	Electrician Maintenance	\$98.76	\$102.22	\$105.79	\$109.50	\$113.33	\$117.30
23530	Machinery Maintenance Mechanic	\$66.40	\$68.72	\$71.13	\$73.62	\$76.20	\$78.86
23550	Machinist Maintenance	\$58.71	\$60.76	\$62.89	\$65.09	\$67.37	\$69.73
23410	HVAC Mechanic	\$69.67	\$72.11	\$74.63	\$77.24	\$79.95	\$82.75
25010	Boiler Tender Operator	\$76.45	\$79.13	\$81.90	\$84.76	\$87.73	\$90.80
25070	Stationary Engineer	\$76.45	\$79.13	\$81.90	\$84.76	\$87.73	\$90.80
25190	Ventilation Equipment Tender	\$60.55	\$62.67	\$64.86	\$67.13	\$69.48	\$71.91



23370	General Maintenance Worker	\$68.16	\$70.55	\$73.01	\$75.57	\$78.22	\$80.95
23580	Maintenance Trades Helper	\$49.15	\$50.87	\$52.65	\$54.49	\$56.40	\$58.37
23790	Pipefitter Mechanic	\$88.24	\$91.33	\$94.52	\$97.83	\$101.26	\$104.80
23800	Plumber Maintenance	\$88.36	\$91.45	\$94.65	\$97.97	\$101.40	\$104.94
1280	Receptionist	\$46.14	\$47.75	\$49.43	\$51.16	\$52.95	\$54.80

Facilities Maintenance and Management Consulting

Facilities consulting services include, but are not limited to, the development, planning, facilitation, coordination, documentation, program planning, audits, inspections, evaluations, studies, analyses (including cost), scenarios, reports, policy and regulation development assistance for initiatives in areas of facilities maintenance and management solutions.

MAS: 561210FAC Facilities Maintenance & Management Consulting Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	On-Site Project Manager	\$154.58	\$159.99	\$165.59	\$171.39	\$177.38	\$183.59
Non-Union	Contracts Manager	\$142.35	\$147.33	\$152.49	\$157.83	\$163.35	\$169.07
Non-Union	Facilities Site Project Manager	\$135.01	\$139.74	\$144.63	\$149.69	\$154.93	\$160.35
Non-Union	Supervisor/Chief Engineer	\$117.89	\$122.02	\$126.29	\$130.71	\$135.28	\$140.02
Non-Union	Human Resources Manager	\$100.77	\$104.30	\$107.95	\$111.73	\$115.64	\$119.68
Non-Union	Planner/Scheduler	\$78.75	\$81.51	\$84.36	\$87.31	\$90.37	\$93.53
Non-Union	Planner/Estimator	\$86.09	\$89.10	\$92.22	\$95.45	\$98.79	\$102.25
30040	Civil Engineering Technician	\$68.33	\$70.72	\$73.20	\$75.76	\$78.41	\$81.15
29064	Drafter IV	\$80.36	\$83.17	\$86.08	\$89.10	\$92.21	\$95.44
30086	Engineering Technician VI	\$120.51	\$124.73	\$129.09	\$133.61	\$138.29	\$143.13
1263	Personnel Assistant - III	\$64.73	\$67.00	\$69.34	\$71.77	\$74.28	\$76.88
1300	Scheduler Maintenance	\$59.62	\$61.71	\$63.87	\$66.10	\$68.42	\$70.81
1320	Service Order Dispatcher	\$54.56	\$56.47	\$58.45	\$60.49	\$62.61	\$64.80
1312	Secretary III	\$68.52	\$70.92	\$73.40	\$75.97	\$78.63	\$81.38
1613	Word Processor - III	\$61.45	\$63.60	\$65.83	\$68.13	\$70.52	\$72.98



14043	Computer Operator III	\$59.35	\$61.43	\$63.58	\$65.80	\$68.11	\$70.49
14073	Computer Programmer III	\$92.50	\$95.74	\$99.09	\$102.56	\$106.15	\$109.86
14102	Computer Systems Analyst III	\$87.63	\$90.70	\$93.87	\$97.16	\$100.56	\$104.08

541690E: Energy Consulting Services:

Includes services related to energy management to include renewable energy studies and projects, energy services related training, resource efficiency management (REM) services, water conservation, building commissioning, re-commissioning and retro-commissioning, energy audits, energy consumption metering services, testing and evaluation of networked energy management systems, energy security, LEED, Green Globes, Energy Star, Energy Savings Performance Contracts (ESPC), Power Purchase Agreements, consulting on carbon emissions trading programs, renewable energy credits/certificates, greenhouse gas measurement and management, high performance sustainable buildings and sustainable design principles, resilience of Federal infrastructure and operations, energy services consulting etc.

Energy Management Planning and Strategies include a four-phase Comprehensive Energy Management Solution consisting of all four phases of an energy project and could pertain to a variety of projects that include, but are not limited to, renewable energy, sustainable energy, and energy efficient buildings certification programs, such as LEED:

- (1) **Consulting / Auditing / Energy Solutions:** This includes the strategic planning, energy assessments, feasibility, vulnerability and other detailed assessments, developing and executing of energy audits, audit plans, and energy management solutions.
- (2) **Concept Development and Requirements Analysis:** This includes the analysis of the audit results and outlined requirements to design a detailed energy management project concept.
- (3) **Implementation and Change Management:** This includes the implementation and integration of more energy efficient practices and systems and training in using them effectively.
- (4) **Measurement and Verification:** This includes the performance assessment and measurement of the effectiveness and energy efficiency of the project, and can include long-term monitoring, verification of savings, and benchmarking.

EASTCO can develop a complete energy management and conservation program that will be an integral part of its facilities maintenance program. To this end, we take the proper steps to minimize energy consumption, maintain the facility in the most efficient manner possible, assume full advantage of any energy conservation programs offered by the local utility companies and reduce the overall operating costs in general. We can recommend to the Government, based on accepted engineering and operating practices, procedures and methods to operate, maintain or alter existing and new equipment or systems, and to limit or reduce energy consumption in the



building. Our experience with our many other maintenance contracts, coupled with the additional expertise available to EASTCO, places us in the forefront of energy conservation technology.

MAS: 541690E Energy Management Planning & Strategies Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	On-Site Project Manager	\$154.58	\$159.99	\$165.59	\$171.39	\$177.38	\$183.59
Non-Union	Contracts Manager	\$142.35	\$147.33	\$152.49	\$157.83	\$163.35	\$169.07
Non-Union	Facilities Site Project Manager	\$135.01	\$139.74	\$144.63	\$149.69	\$154.93	\$160.35
Union	Site Supervisor/Chief Engineer	\$125.41	\$129.80	\$134.34	\$139.04	\$143.91	\$148.95
Union	Electrician Maintenance	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Journeyman Mechanic	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Shift/Watch Engineer	\$114.02	\$118.01	\$122.14	\$126.42	\$130.84	\$135.42
Union	HVAC Mechanic	\$120.30	\$124.51	\$128.87	\$133.38	\$138.05	\$142.88
Union	Maintenance Mechanic	\$111.49	\$115.39	\$119.43	\$123.61	\$127.94	\$132.42
Union	General Maintenance Worker	\$110.34	\$114.20	\$118.20	\$122.34	\$126.62	\$131.05
Union	Maintenance Trades Helper	\$100.41	\$103.92	\$107.56	\$111.33	\$115.22	\$119.26
Union	Secretary III	\$67.33	\$69.69	\$72.13	\$74.65	\$77.26	\$79.97
Union	General Clerk III	\$60.24	\$62.35	\$64.53	\$66.79	\$69.13	\$71.55

541690E: Building Commissioning Services

These related services include, but are not limited to, comprehensive building commissioning services on new construction, major modernization projects, and existing energy consuming buildings and facilities designed to ensure the building systems are designed and built to operate as efficiently as possible. This includes recommissioning and retro-commissioning services. Energy efficient building certification programs such as LEED may be included.



MAS: 541690E Building Commissioning Services Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	Contracts Manager	\$142.35	\$147.33	\$152.49	\$157.83	\$163.35	\$169.07
Non-Union	Facilities Site Project Manager	\$135.01	\$139.74	\$144.63	\$149.69	\$154.93	\$160.35
Union	Site Supervisor/Chief Engineer	\$125.41	\$129.80	\$134.34	\$139.04	\$143.91	\$148.95
Union	Electrician Maintenance	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Journeyman Mechanic	\$122.53	\$126.82	\$131.26	\$135.85	\$140.61	\$145.53
Union	Shift/Watch Engineer	\$114.02	\$118.01	\$122.14	\$126.42	\$130.84	\$135.42
Union	HVAC Mechanic	\$120.30	\$124.51	\$128.87	\$133.38	\$138.05	\$142.88
Union	Maintenance Mechanic	\$111.49	\$115.39	\$119.43	\$123.61	\$127.94	\$132.42
Union	General Maintenance Worker	\$110.34	\$114.20	\$118.20	\$122.34	\$126.62	\$131.05
Union	Maintenance Trades Helper	\$100.41	\$103.92	\$107.56	\$111.33	\$115.22	\$119.26
Union	Secretary III	\$67.33	\$69.69	\$72.13	\$74.65	\$77.26	\$79.97
Union	General Clerk III	\$60.24	\$62.35	\$64.53	\$66.79	\$69.13	\$71.55
Non-Union	Supervisor/Chief Engineer	\$117.89	\$122.02	\$126.29	\$130.71	\$135.28	\$140.02
Non-Union	Human Resources Manager	\$100.77	\$104.30	\$107.95	\$111.73	\$115.64	\$119.68
Non-Union	Planner /Scheduler	\$78.75	\$81.51	\$84.36	\$87.31	\$90.37	\$93.53
Non-Union	Planner/ Estimator	\$86.09	\$89.10	\$92.22	\$95.45	\$98.79	\$102.25
23160	Electrician Maintenance	\$98.76	\$102.22	\$105.79	\$109.50	\$113.33	\$117.30

541690E: Water Conservation These are for services and consulting related to the reduction to water usage, the recycling of water for multiple purposes, retention of water, improvement of water quality and water flow. These services can include, but are not limited to, facility water audits, water balance, and water system analysis. EASTCO has been extremely proactive in the development and implementation of Water Conservation Plans for various Government agencies with facilities and operations throughout the United States, especially those in water-restricted areas.



MAS: 541690E Water Conservation Job Classification	Job Title	3 /18/ 2019 3/17/2020	3 /18/ 2020 3/17/2021	3 /18/ 2021 3/17/2022	3 /18/ 2022 3/17/2023	3 /18/ 2023 3/17/2024	3 /18/ 2024 3/17/2025
Non-Union	Facilities Site Project Manager	\$135.01	\$139.74	\$144.63	\$149.69	\$154.93	\$160.35
25040	Sewage Plant Operator	\$73.88	\$76.47	\$79.14	\$81.91	\$84.78	\$87.75
25070	Stationary Engineer	\$76.45	\$79.13	\$81.90	\$84.76	\$87.73	\$90.80
25190	Ventilation Equipment Tender	\$60.55	\$62.67	\$64.86	\$67.13	\$69.48	\$71.91
25210	Water Treatment Plant Operator	\$73.88	\$76.47	\$79.14	\$81.91	\$84.78	\$87.75



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).

SCA Eligible Contract Labor Category	SCA Equivalent Code Title	WD Number
Accounting Clerk III	01013 - Accounting Clerk III	2015-4281
General Clerk II	01112 - General Clerk II	2015-4281
General Clerk III	01113 - General Clerk III	2015-4281
Order Clerk II	01192 - Order Clerk II	2015-4281
Personnel Assistant (Employment) III	01263 - Personnel Assistant (Employment) III	2015-4281
Production Control Clerk	01270 - Production Control Clerk	2015-4281
Scheduler Maintenance	01300 - Scheduler Maintenance	2015-4281
Secretary II	01312 - Secretary II	2015-4281
Secretary III	01313 - Secretary III	2015-4281
Service Order Dispatcher	01320 - Service Order Dispatcher	2015-4281
Word Processor III	01613 - Word Processor III	2015-4281
Elevator Operator	11060 - Elevator Operator	2015-4281
Gardener	11090 - Gardener	2015-4281
Housekeeping Aide	11122 - Housekeeping Aide	2015-4281
Janitor	11150 - Janitor	2015-4281
Laborer Grounds Maintenance	11210 - Laborer Grounds Maintenance	2015-4281
Tractor Operator	11270 - Tractor Operator	2015-4281
Window Cleaner	11360 - Window Cleaner	2015-4281
Computer Operator III	14043 - Computer Operator III	2015-4281
Computer Programmer III	14073 - Computer Programmer III	2015-4281
Computer Systems Analyst II	14102 - Computer Systems Analyst II	2015-4281
Forklift Operator	21020 - Forklift Operator	2015-4281
Material Handling Laborer	21050 - Material Handling Laborer	2015-4281
Shipping Packer	21110 - Shipping Packer	2015-4281
Store Worker I	21140 - Store Worker I	2015-4281
Tools and Parts Attendant	21210 - Tools and Parts Attendant	2015-4281
Appliance Mechanic	23110 - Appliance Mechanic	2015-4281
Electrician Maintenance	23160 - Electrician Maintenance	2015-4281
Electronics Technician Maintenance I	23181 - Electronics Technician Maintenance I	2015-4281
Electronics Technician Maintenance II	23182 - Electronics Technician Maintenance II	2015-4281
Electronics Technician Maintenance III	23183 - Electronics Technician Maintenance III	2015-4281
Fire Alarm System Mechanic	23290 - Fire Alarm System Mechanic	2015-4281
General Maintenance Worker	23370 - General Maintenance Worker	2015-4281
23410 -	23410 - Heating Ventilation and Air-Conditioning	2015-4281



Heavy Equipment Mechanic	23430 - Heavy Equipment Mechanic	2015-4281
Heavy Equipment Operator	23440 - Heavy Equipment Operator	2015-4281
Instrument Mechanic	23460 - Instrument Mechanic	2015-4281
Laborer	23470 - Laborer	2015-4281
Locksmith	23510 - Locksmith	2015-4281
Machinery Maintenance Mechanic	23530 - Machinery Maintenance Mechanic	2015-4281
Machinist Maintenance	23550 - Machinist Maintenance	2015-4281
Maintenance Trades Helper	23580 - Maintenance Trades Helper	2015-4281
Millwright	23640 - Millwright	2015-4281
Painter Maintenance	23760 - Painter Maintenance	2015-4281
Pipefitter Maintenance	23790 - Pipefitter Maintenance	2015-4281
Plumber Maintenance	23810 - Plumber Maintenance	2015-4281
Pneudraulic Systems Mechanic	23820 - Pneudraulic Systems Mechanic	2015-4281
Telecommunications Mechanic I	23931 - Telecommunications Mechanic I	2015-4281
Telecommunications Mechanic II	23932 - Telecommunications Mechanic II	2015-4281
Welder Combination Maintenance	23960 - Welder Combination Maintenance	2015-4281
Boiler Tender	25010 - Boiler Tender	2015-4281
Sewage Plant Operator	25040 - Sewage Plant Operator	2015-4281
Stationary Engineer	25070 - Stationary Engineer	2015-4281
Water Treatment Plant Operator	25210 - Water Treatment Plant Operator	2015-4281
Engineering Technician VI	30086 - Engineering Technician VI	2015-4281
Truckdriver Light	31361 - Truckdriver Light	2015-4281
Truckdriver Medium	31362 - Truckdriver Medium	2015-4281
Truckdriver Heavy	31363 - Truckdriver Heavy	2015-4281

Davis Bacon Act (DBA) matrix

Labor Categories	GSA Price (Inclusive of IFF)	DBA General Decision Number	Modification Number (01/03/2020)
Brick Layer	\$146.47	NY20190003	0
Terrazzo Finisher	\$128.81	NY20190003	0
Tile Finisher	\$124.80	NY20190003	0
Carpenter	\$170.72	NY20190003	0
Millwright	\$159.59	NY20190003	0
Electrician- Maintenance & Repair Work	\$86.53	NY20190003	0
Utility Laborer	\$130.11	NY20190003	0
Power Equipment Operator (Group 5)	\$137.55	NY20190003	0
Iron Worker- Structural	\$185.42	NY20190003	0



Iron Worker- Metallic	\$175.35	NY20190003	0
Laborer - Concrete Breaker	\$93.66	NY20190003	0
Laborer- Hazardous Remediation	\$89.76	NY20190003	0
Glazer Painters, Drywall	\$115.80	NY20190003	0
Cement Mason I Concrete Finisher	\$150.35	NY20190003	0
Plumber	\$97.34	NY20190003	0
Roofer	\$134.56	NY20190003	0
Sheet Metal Worker	\$178.88	NY20190003	0