



FEDERAL SUPPLY SERVICE
AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICE LIST

SCHEDULE 03FAC
FACILITIES MAINTENANCE AND MANAGEMENT

FSC GROUP: N/A

CONTRACT NUMBER: GS-21F-0142X
CONTRACT PERIOD: July 21, 2011 – July 20, 2016

Welch and Rushe, Inc.
391 Prince George's Boulevard
Upper Marlboro, MD 20774

Main Line: 301-430-6000
Toll Free 800-683-3852
Fax: 301-430-6001
www.welchandruse.com

BUSINESS SIZE: LARGE BUSINESS



On-line access to contract ordering information, terms, and conditions, up-to-date pricing and the option to create an electronic delivery order are available through GSA Advantage™, a menu-driven database system. The internet address for GSA Advantage™ is: <http://www.gsaadvantage.gov>

CUSTOMER INFORMATION

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

SPECIAL ITEM NUMBER (SIN)	DESCRIPTION
811-005	Refrigeration, Heating, Ventilation and Air Conditioner, Boiler and Chiller HVAC Maintenance

1b. AWARDED RATES

SIN	Service Proposed	Unit of Issue	GSA Price (including IFF)	Year 2	Year 3	Year 4	Year 5
811 005	HVAC Journeyman	Hourly	\$84.51	\$88.74	\$93.18	\$97.83	\$102.73
811 005	HVAC Foreman	Hourly	\$91.76	\$96.35	\$101.17	\$106.23	\$111.54
811 005	HVAC Apprentice	Hourly	\$51.10	\$53.65	\$56.33	\$59.15	\$62.11
811 005	HVAC Service Technician	Hourly	\$86.18	\$90.49	\$95.01	\$99.77	\$104.75
811 005	Plumbing Journeyman	Hourly	\$83.21	\$87.37	\$91.73	\$96.32	\$101.14
811 005	Plumbing Foreman	Hourly	\$92.02	\$96.62	\$101.45	\$106.53	\$111.85
811 005	Plumbing Apprentice	Hourly	\$52.57	\$55.19	\$57.95	\$60.85	\$63.89
811 005	Plumbing Service Technician	Hourly	\$84.85	\$89.10	\$93.55	\$98.23	\$103.14
811 005	General Laborer	Hourly	\$42.39	\$44.51	\$46.74	\$49.07	\$51.53
811 005	Superintendent	Hourly	\$106.88	\$112.22	\$117.83	\$123.72	\$129.91
811 005	Service Manager	Hourly	\$118.36	\$124.28	\$130.49	\$137.02	\$143.87
811 005	Commissioning Manager	Hourly	\$100.54	\$105.56	\$110.84	\$116.38	\$122.20
811 005	Senior Project Manager	Hourly	\$123.92	\$130.12	\$136.62	\$143.45	\$150.63
811 005	Project Manager	Hourly	\$101.59	\$106.67	\$112.00	\$117.60	\$123.48
811 005	Senior Coordinator	Hourly	\$104.07	\$109.28	\$114.74	\$120.48	\$126.50
811 005	Coordinator/Draftsman	Hourly	\$93.92	\$98.61	\$103.54	\$108.72	\$114.16
811 005	Estimator	Hourly	\$104.13	\$109.34	\$114.81	\$120.55	\$126.57

1c. LABOR CATEGORY DESCRIPTIONS:

HVAC – Apprentice

Performs installation, operation, maintenance and repairs heating ventilation of unitary air conditioning equipment. This is primarily for light commercial unitary equipment and will include but is not limited to packages HVAC units, split systems, CRUs, VAVs, air handling units, pump, exchangers and fans. May perform a variety of mechanical functions associated with diagnostics, dismantling and repair of machines and mechanical equipment. Position requires minimum of High School Diploma or equivalent, 2 years of technical training and completion of 2 years of the UA Mechanical Trade School 5year Apprenticeship Program.

HVAC Foreman

Directs others and performs installation, operation, maintenance and repairs of all types of HVAC equipment. Provide supervision and mentoring to other level technicians. May perform a variety of mechanical functions associated with diagnostics, dismantling and repair of machines and mechanical equipment. Typically requires 10+years of related experience. Foreman is EPA certified and demonstrates a strong proficiency in commercial HVAC equipment including centrifugal chillers, cooling towers, boilers, etc. Minimum education includes high school diploma or equivalent, completion of UA Mechanical Trades 5 Year Apprenticeship Program. Foreman holds CFC certification and welding certification. Holds master journeyman license in at least one of the area jurisdictions: Maryland, Virginia or District of Columbia. Foreman has completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

HVAC Journeyman

Performs installation, operation, maintenance and repairs heating ventilation and unitary air conditioning equipment. This is primarily for light commercial unitary equipment and will include but is not limited to packaged HVAC units, split systems, CRUs, VAVs, air handling units, pumps, exchangers, fans and cooling towers. May perform a variety of mechanical functions associated with diagnostics, dismantling and repair of machines and mechanical equipment. Typically requires 5yrs of related experience and EPA certification. A journeyman has strong proficiency in light commercial HVAC equipment. Minimum education requires a high school diploma or equivalent and completion of UA Mechanical Trades 5 Year Apprenticeship Program. All journeymen hold CFC certifications and welding certifications. Individuals also hold master journeyman license in at least one of the area jurisdictions: Maryland, Virginia, or District of Columbia. Journeymen have completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

HVAC Service Tech

Directs, supervises, and performs installation, operation, maintenance and repairs of heating ventilation and air conditioning equipment. This is primarily for light commercial unitary equipment and will include but is not limited to packaged HVAC units, split systems, CRUs, VAVs, air handling units, pumps, exchangers, fans and cooling towers. May perform a variety of mechanical functions associated with diagnostics, dismantling, and repair of machines and mechanical equipment. Typically requires 8 years of related experience and EPA certification. Tech will have strong proficiency in light commercial HVAC equipment. Minimum education requires a high school diploma or equivalent and completion of UA Mechanical Trades 5yr Apprenticeship Program. Service Techs hold CFC certifications and welding certifications. Also hold master journeyman license in at least one of the area jurisdictions; Maryland, Virginia or District of Columbia. Service Techs have completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

Senior Coordinator

Works with project managers, engineers, architects, and subcontractors through the construction coordination process, using computer aided drafting and design programs. Coordinator works with AutoCAD drafting and designing mechanical and plumbing systems and objects (HVAC equipment, piping, fixtures, etc.). Coordinator works directly with jobsite foreman, trades personnel and superintendents to conduct field verification and conditions. Senior Coordinators are required to have a minimum of 4+yrs experience in CAD, plumbing and mechanical system designs, be proficient in 2D and 3D drafting practices. The minimum education requires a high schools diploma or equivalent, 6+yrs experience in field applying various skills such as project management or foreman and completion of UA Mechanical Trades 5 Year Apprenticeship Program

Coordinator/Draftsman

Works with Senior Coordinators, project managers, engineers, architects, and subcontractors through the construction coordination process, using computer aided drafting and design programs. Works with AutoCAD drafting and designing mechanical and plumbing systems and objects (HVAC equipment, piping, fixtures, etc.). Coordinator/Draftsman is proficient in 2D and 3D representation of design work. Coordinator/Draftsman is required to have a minimum of 4+yrs in CAD. Minimum education required is a high school diploma or equivalent.

Plumbing Apprentice

He/she performs assembly, installation, or alterations to pipelines or pipe systems that carry water, steam air or other liquids or gases. Apprentice assists in the layout and identification of existing systems for demolition and tie-in for new plumbing utilities. He/she assists in installation of water systems, fixtures (toilets, sinks, eyewash stations, etc.) as well as process piping, gas piping and related equipment. Position requires minimum of High School Diploma or equivalent, 2 years of technical training and completion of 2 years of the UA Plumbing Trade School 5year Apprenticeship Program.

Plumbing Foreman

Provide facility maintenance support for construction/renovation and infrastructure projects. Support includes supervision and overseeing the direct daily activities involving the installation, operation, maintenance, and repair of facilities pipelines or piping systems that carry water, steam, air or other liquids or gases. This may include but is not limited to above and below grade potable water systems, fixtures (toilets, sinks, eyewash stations, etc.) as well as process piping, gas piping, and equipment related to the above. Typically has 10+years of experience in related field. Minimum education requires a high school diploma or equivalent and completion of UA Plumbing Trades 5yr Apprenticeship Program. Holds cross connection and backflow prevention certification and medical gas certification. Also holds master journeyman license in at least one of the area jurisdictions: Maryland, Virginia, or District of Columbia. Journeymen have completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

Plumbing Journeyman

Assembles, installs, alters and repairs pipelines or pipe systems that carry water, steam, air or other liquids or gases. Journeymen are responsible for layout and identification of existing systems for demolition and tie-in for new plumbing utilities. Journeymen will also perform minor design and majority installation of: above and below grade potable water systems, fixtures (toilets, sinks, eyewash stations, etc.) as well as process piping, gas piping and equipment related to above. Typically requires 5 years of related experience. Minimum education requires a high school diploma or equivalent and completion of UA Plumbing Trades 5yr Apprenticeship

Program. Holds cross connection and backflow prevention certification and medical gas certification. Also holds master journeyman license in at least one of the area jurisdictions: Maryland, Virginia, or District of Columbia. Journeymen have completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

Plumbing Service Tech

Directs, supervises, assembles, install, alters and repairs pipelines or pipe systems that carry water, steam, air or other liquids or gases. Service Tech is responsible for layout and identification of existing systems for demolition and tie-in for new plumbing utilities. Tech will perform minor design and majority installation of: above and below grade potable water systems, fixtures (toilets, sinks, eyewash stations, etc.) as well as process piping, gas piping and equipment related to above. Tech identifies various problems in piping systems, fixture operation, etc. and takes necessary steps to correct problems. Techs use cameras, snake machines and other apparatus to resolve various issues. Typically requires 8 years of related experience. Minimum education requires a high school diploma or equivalent and completion of UA Plumbing Trades 5yr Apprenticeship Program. Holds cross connection and backflow prevention certification and medical gas certification. Techs hold master journeyman license in at least one of the area jurisdictions: Maryland, Virginia, or District of Columbia. Tech has completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

General Laborer

Performs all work related to excavation, backfilling, tampering, digging, bedding of tranches, trimming ditches, carrying of grades, sheeting, shoring and other work related to excavating, cleaning, sweeping and general clean up. Also performs as truck driver for delivery of project materials and removal of construction debris when needed.

Superintendent

Schedule, coordinate, and supervise craft employee activities. Duties involve supervising one or more groups working in particular construction discipline. Superintendent demonstrates proven experience running crew and multiple projects. Understands the flow of a project and able to communicate labor needs. Has full understanding of project schedule and milestones, contract documents, and in house shop drawings. Typically has 10+ years experience in trade. Superintendent has completed the UA Mechanical or Plumbing Trades 5 Year Apprenticeship Program. He/she holds master journeyman license in at least one of the area jurisdictions; Maryland, Virginia or District of Columbia. He/she has completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

Service Manager

Manager is responsible for directing daily operations of service techs. He dispatches and schedules projects for service techs. Manager maintains preventive maintenance schedules and warranty calls. He performs walk-thru of projects with customers to obtain pertinent information about proposed work. Reviews issues and determines resolutions for problems that arise on projects. Provides estimates of job costs and prepares proposals for customers. Also reviews billings for accuracy and completeness before delivery to customer. Addresses and resolves customer complaints or disputes in a professional manner. Investigates and determines continued education opportunities for staff to keep employees knowledgeable in changes to trade practices and for improvement of skills. Typically has 10+ years of experience in related trade.

He/she has completed the UA Mechanical or Plumbing Trades 5 Year Apprenticeship Program. Manager must hold necessary certifications for his field. Manager also holds master journeyman license in at least one of the area jurisdictions; Maryland, Virginia or District of Columbia. Manager has completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

Commissioning Manager

Commissioning Manager installs, repairs and maintains various types and sizes of HVAC equipment. Installs and repairs electrical wiring and the design and repair of control systems. Manager exhibits extensive knowledge of mechanical design and repair of multiple units as well as the refrigerant circuits including various types of refrigerant. Manager is required to work closely with customer, owners, and contractors from start to finish of projects. Works with vendors, manufacturers, and distributors to locate and obtain repair parts or equipment at the best possible pricing and availability. Coordinates any subcontractor scheduling and acts as company quality control during commissioning and points out any possible punch list items to foreman and subcontractors. Manager works with outside testing and engineering teams to verify proper operation or new equipment. He/she assists with completion of as-built drawings. Typically has 10+years experience in trade. He/she has completed the UA Mechanical Trades 5 Year Apprenticeship Program. Manager must hold CFC certification. Manager also holds master journeyman license in at least one of the area jurisdictions: Maryland, Virginia, or District of Columbia. Manager has completed extensive safety training program including but not limited to OSHA Certifications, tool box safety programs and company implemented safety program.

Project Manager

Possesses a minimum of five (5) years, or more in mechanical project management experience in the mechanical construction industry with specific project experience in the fast paced environment of mechanical/plumbing new, renovation and retro-fit work; tenant build-out/fit-out of commercial offices; hospital and laboratory new, renovation and retro-fit work. Project Manager is experienced with working in government contracting venues involving security. Project Manager will also have completed the five (5) year United Association (UA) journeyman program and obtained journeyman status and/or completed undergraduate studies at an accredited college or university and obtained at a minimum a BA degree in Architecture, Engineering or Construction Management. The average project size ranges from \$30K to \$5M. The Project Manager is capable of running multiple projects with fast track schedules at the same time and has a track record of success. Demonstrates the ability to review and process submittals; RFIs; COs; and daily correspondence; subcontractor and vendor invoices. Has experience with full P&L responsibilities, is customer oriented, and capable of making decisions under pressure.

Senior Project Manager

Has a Minimum of ten (10) years experience in the fields of architecture, engineering and/or construction management with additional experience as a project manager of construction and design-build projects. Sr. Project Manager will have a five (5) year degree in Architecture, Engineering or Construction Management. Sr. Project Manager holds a professional license in Architecture or Engineering. Is able to comply with DoD requirements to obtain security clearance(s). Is able to communicate in a professional, business-like manner to the Project Management staff, under his/or her supervision and clients (using clear and precise language) in both written and spoken English. Sr. Project Manager is very computer literate and highly proficient in MS Office Products to include Word, Excel, Project, and PowerPoint. Sr. Project manager possesses in depth knowledge of CPM scheduling as it relates to imposed impact on cost, resources, and progression of a project. Sr. Project Manager has experience and familiarity with Federal and Local Government contract administration of construction and design-build projects. Possesses experience in project management and administration of projects with the emphasis on energy efficiency, and environmentally friendly (LEED) design. His/or her average

project size ranges from \$1M to \$15M. The individual is capable of running multiple projects concurrently with fast track schedules at the same time, while providing oversight of the Project Management staff.

Estimator

Primarily responsible for preparation and completion of mechanical and related estimates for hard bids, negotiated bids, conceptual budgets, pre-construction proposals, and design-build proposals. Attends pre-bid meetings, preparing scopes of work, calculating takeoff of scopes of work, soliciting bids, maintaining subcontractor relationships and following awarded projects through to the turnover of operations to project management. Proven ability to lead and coordinate total bid team efforts when necessary. Typically 10+ years of experience in trade, has worked in field of expertise and has working knowledge of applications being estimated. Minimum education requires a high school diploma or equivalent and completion of UA Mechanical or Plumbing Trades 5yr Apprenticeship Program. Estimators hold master journeyman license in at least one of the area jurisdictions: Maryland, Virginia, or District of Columbia.

2. **MAXIMUM ORDER:** \$1,000,000.00
3. **MINIMUM ORDER:** \$100.00
4. **GEOGRAPHIC COVERAGE:** Welch and Rushe, Inc. services the Mid-Atlantic region.
5. **POINTS OF PRODUCTION:** N/A
6. **PRICING SHOWN IS NET.**
7. **QUANTITY DISCOUNTS:** A discount of 1½% is granted off total orders of \$300,000.00 or more.
8. **PROMPT PAYMENT DISCOUNT:** .No prompt payment discounts.
- 9a. **NOTIFICATION THAT GOVERNMENT PURCHASE CARDS ARE ACCEPTED BELOW THE MICRO-PURCHASE THRESHOLD:** Welch and Rushe can accept VISA and MasterCard purchase cards at or below the micro purchase threshold if requested at the Task Order Level.
- 9b. **NOTIFICATION THAT GOVERNMENT PURCHASE CARDS ARE ACCEPTED OR NOT ACCEPTED ABOVE THE MICRO-PURCHASE THRESHOLD:** Welch and Rushe can accept VISA and MasterCard purchase cards above the micro purchase threshold.
10. **FOREIGN ITEMS:** N/A
11. **TIME OF DELIVERY:** As determined at the Task Order Level.
- 11b. **EXPEDITED DELIVERY:** Negotiated at Task Order Level
- 11c. **OVERNIGHT AND 2-DAY DELIVERY:** Overnight and 2-day delivery is available at customer's request. Customer may contact Welch and Rushe, Inc to obtain rates for these requirements.

- 11d. URGENT REQUIREMENTS:** Welch and Rushe, Inc. offers 24/7 Emergency Service System, with competent service technicians on call to respond immediately to any service needs. Services performed between the hours of 3:30 pm and 7:00 am will be invoiced as overtime at 1 ½ times the hourly rate. Emergency calls can be placed to Welch and Rushe at 301-430-6005.
- 12. F.O.B. POINTS:** N/A
- 13a. ORDERING ADDRESS:**
- Welch and Rushe, Inc.
391 Prince George's Boulevard
Upper Marlboro, MD 20774
- 14. PAYMENT ADDRESS:**
- Welch and Rushe, Inc.
391 Prince George's Boulevard
Upper Marlboro, MD 20774
- 15. WARRANTY PROVISION:** Welch and Rushe, Inc. warrants that materials and equipment furnished under this Contract will conform to the requirements of the Contract Documents. All construction services performed and all materials and equipment furnished are guaranteed against defect in material and construction workmanship for a period of one year of installation. Welch and Rushe, Inc. will immediately make good any defects in materials, equipment or workmanship, which may develop or become apparent during the warranty period. Welch and Rushe, Inc.'s warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Welch and Rushe, Inc., improper or insufficient maintenance, or improper operation. In addition, Welch and Rushe, Inc. reserves the right to review maintenance logs for proper servicing of equipment. To report a warranty related issue during the warranty period please contact Danny Clark at 301-430-6005. The Contractor's performance will be in accordance with the Statement of Work.
- 16. EXPORT PACKING CHARGES:** N/A
- 17. TERMS AND CONDITIONS OF GOVERNMENT PURCHASE CARD ACCEPTANCE (ANY THRESHOLDS ABOVE THE MICRO PURCHASE LEVEL):** N/A
- 18. TERMS AND CONDITIONS OF RENTAL, MAINTENANCE AND REPAIR:** N/A
- 19. TERMS AND CONDITIONS OF INSTALLATION:** N/A
- 20. TERMS AND CONDITIONS OF REPAIR PARTS, ETC.:** N/A
- 20a. TERMS AND CONDITIONS FOR ANY OTHER SERVICES:** N/A
- 21. LIST OF SERVICE AND DISTRIBUTION POINTS:** Upper Marlboro, MD
- 22. LIST OF PARTICIPATING DEALERS:** N/A
- 23. PREVENTATIVE MAINTENANCE:** Welch and Rushe, Inc. offers preventive maintenance contracts for Plumbing, Heating, and Refrigeration

- 24a. SPECIAL ATTRIBUTES SUCH AS ENVIRONMENTAL ATTRIBUTES: N/A**
- 24b. SECTION 508 COMPLIANCE FOR EIT: N/A**
- 25. DATA UNIVERSAL NUMBER SYSTEM (DUNS) NUMBER: 041962747**
- 26. NOTIFICATION REGARDING REGISTRATION IN CENTRAL CONTRACTOR REGISTRATION (CCR DATABASE):** Welch and Rushe, Inc. is registered and active in the Central Contractor Registration database.