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 GSA Advantage® is: GSAAdvantage.gov.

Schedule Title: 561210FAC Complete Facilities Maintenance and Management

Contract Number: GS-21F-0158Y

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

Contract Period: August 26, 2022 – August 25, 2027

Contractor: Minnesota Elevator Inc
Address: 19336 607th Ave
City, State Zip: Mankato, MN 56001

Telephone: 507-245-3060 or 800-944-1811
Fax: 507-245-4194 or 507-245-4198

Website: www.meiusa.com

Business Size: Other than small
CUSTOMER INFORMATION

1a. Table of Awarded SINs:

561210 FAC – 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 WaterSense or other water efficient products.

The following facilities maintenance services can be ordered as stand-alone or in multiple combinations.

OLM – Order-Level Materials (OLM)
OLMs are supplies and/or services acquired in direct support of an individual task or delivery order placed against a Schedule contract or BPA. OLM pricing is not established at the Schedule contract or BPA level, but at the order level. Since OLMs are identified and acquired at the order level, the ordering contracting officer (OCO) is responsible for making a fair and reasonable price determination for all OLMs.

OLMs are procured under a special ordering procedure that simplifies the process for acquiring supplies and services necessary to support individual task or delivery orders placed against a Schedule contract or BPA. Using this new procedure, ancillary supplies and services not known at the time of the Schedule award may be included and priced at the order level.

OLM SIN-Level Requirements/Ordering Instructions:
OLMs are:
- Purchased under the authority of the FSS Program
- Unknown until an order is placed
- Defined and priced at the ordering activity level in accordance with GSAR clause 552.238-115 Special Ordering Procedures for the Acquisition of Order-Level Materials. (Price analysis for OLMs is not conducted when awarding the FSS contract or FSS BPA; therefore, GSAR 538.270 and 538.271 do not apply to OLMs)
- Only authorized for use in direct support of another awarded SIN.
- Only authorized for inclusion at the order level under a Time-and-Materials (T&M) or Labor-Hour (LH) Contract Line Item Number (CLIN)
- Subject to a Not To Exceed (NTE) ceiling price

OLMs are not:
- Open Market Items
- Items awarded under ancillary supplies/services or other direct cost (ODC) SINs (these items are defined, priced, and awarded at the FSS contract level)

OLM Pricing:
- Prices for items provided under the Order-Level Materials SIN must be inclusive of the Industrial Funding Fee (IFF).
- The value of OLMs in a task or delivery order, or the cumulative value of OLMs in orders against an FSS BPA awarded under an FSS contract, cannot exceed 33.33%.
1b. Lowest Priced Model Number and Price for each SIN: See attached pricing on following pages

1c. Commercial Job Titles, Experience, and Education: See attached pricing below for rates

<table>
<thead>
<tr>
<th>SERVICE PROPOSED (e.g. Job Title/Task)</th>
<th>EDUCATION/ CERTIFICATION LEVEL</th>
<th>YEARS OF EXPERIENCE</th>
<th>UNIT OF ISSUE (e.g. Hour, Task, Sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevator Service Mechanic**</td>
<td>Completion IUEC Apprenticeship Program or more</td>
<td>8+</td>
<td>Hour</td>
</tr>
<tr>
<td>Elevator Repair / Modernization / Construction Mechanic**</td>
<td>Completion of IUEC Apprenticeship Program or more</td>
<td>2+</td>
<td>Hour</td>
</tr>
<tr>
<td>Elevator Apprentice</td>
<td>Enrollment of IUEC Apprenticeship Program or more</td>
<td>0+</td>
<td>Hour</td>
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</tbody>
</table>

**The prices for the indicated (**) SCA labor categories are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCA matrix. The prices offered are based on the preponderance of where work is performed and should the contractor perform in an area with lower SCA rates, resulting in lower wages being paid, the task order prices will be discounted accordingly.

2. Maximum Order: $1,000,000.00

3. Minimum Order: $100.00

4. Geographic Coverage: Minnesota, Wisconsin, Kansas, Missouri, Colorado, Michigan. Other areas of US to be determined on individual basis.

5. Points of Production: US

6. Discount to GSA:
   - 15% for Monthly Services
   - 35% for Labor Hour Rates

7. Quantity Discounts: None

8. Prompt Payment Terms: 1% in 10 days / Net 30 days

9a. Government Purchase Cards below Micro-Purchase Threshold – N/A

9b. Government Purchase Cards above Micro-Purchase Threshold – N/A

10. Foreign Items: N/A

11a. Time of Delivery: TBD at task order level

11b. Expedited Delivery: TBD at task order level

11c. Urgent Requirements: Negotiate with Contractor
12. **F.O.B. Points**: N/A

13a. **Ordering Address(es):**

    Minnesota Elevator, Inc  
    19336 607th Ave  
    Mankato, MN 56001

13b. **Ordering Procedures**: TBD at task order level

14. **Payment Address:**

    Minnesota Elevator, Inc  
    PO Box 0129  
    St Clair, MN 56080-0129

15. **Warranty Provision**: N/A

16. **Export Packing Charges**: N/A

17. **Terms and Conditions of Government Purchase Card Acceptance**: N/A

18. **Terms and Conditions of Rental, Maintenance, and Repair**: N/A

19. **Terms and Conditions of Installation**: N/A

20. **Terms and Conditions of Repair Parts**: N/A

20a. **Terms and Conditions for Any Other Services**: N/A

21. **List of Service and Distribution Points**: N/A

22. **List of Participating Dealers**: N/A

23. **Preventative Maintenance**: N/A

24a. **Special Attributes**: N/A

24b. **Section 508 Compliance**: If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor’s website or other location.) The EIT standards can be found at: [www.Section508.gov/](http://www.Section508.gov/)

25. **Data Universal Number System (DUNS) number**: 07-134-0772

26. **CCR Database (SAM.gov)**: Active
<table>
<thead>
<tr>
<th>SIN</th>
<th>SERVICE PROPOSED (e.g. Job Title/Task)</th>
<th>UNIT OF ISSUE (e.g. Hour, Task, Sq ft)</th>
<th>PRICE OFFERED TO GSA (excluding IFF)</th>
<th>PRICE OFFERED TO GSA (including IFF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>561210FAC</td>
<td>Elevator Maintenance - Gearless Elevator 1-4 Landings</td>
<td>Monthly</td>
<td>$381.01</td>
<td>$383.88</td>
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<tr>
<td></td>
<td>Elevator Maintenance - Gearless Elevator 5-11 Landings</td>
<td>Monthly</td>
<td>$428.37</td>
<td>$431.60</td>
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<td></td>
<td>Elevator Maintenance - Gearless Elevator 12-20 Landings</td>
<td>Monthly</td>
<td>$503.54</td>
<td>$507.35</td>
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<tr>
<td></td>
<td>Elevator Maintenance - Geared Elevator 1-4 Landings</td>
<td>Monthly</td>
<td>$276.28</td>
<td>$278.36</td>
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<td>Elevator Maintenance - Geared Elevator 5-11 Landings</td>
<td>Monthly</td>
<td>$328.85</td>
<td>$331.33</td>
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<td></td>
<td>Elevator Maintenance - Geared Elevator 12-20 Landings</td>
<td>Monthly</td>
<td>$384.77</td>
<td>$387.68</td>
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<tr>
<td></td>
<td>Elevator Maintenance - Hydraulic Elevator 1-4 Landings</td>
<td>Monthly</td>
<td>$149.74</td>
<td>$150.88</td>
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<td>Elevator Maintenance - Hydraulic Elevator 5-11 Landings</td>
<td>Monthly</td>
<td>$174.50</td>
<td>$175.82</td>
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<tr>
<td></td>
<td>Elevator Maintenance - Dumbwaiter Elevator 1-4 Landings</td>
<td>Monthly</td>
<td>$127.08</td>
<td>$128.04</td>
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<tr>
<td></td>
<td>Elevator Maintenance - Dumbwaiter Elevator 5-11 Landings</td>
<td>Monthly</td>
<td>$146.63</td>
<td>$147.73</td>
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<td>Escalator Maintenance - Escalators</td>
<td>Monthly</td>
<td>$674.48</td>
<td>$679.57</td>
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<tr>
<td></td>
<td>Elevator Service Mechanic**</td>
<td>Per Hour</td>
<td>$198.51</td>
<td>$200.00</td>
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<tr>
<td></td>
<td>Elevator Repair / Modernization / Construction Mechanic**</td>
<td>Per Hour</td>
<td>$198.51</td>
<td>$200.00</td>
</tr>
<tr>
<td></td>
<td>Elevator Apprentice</td>
<td>Per Hour</td>
<td>$166.74</td>
<td>$168.00</td>
</tr>
</tbody>
</table>

The above prices are based on Minnesota Elevator Inc’s Commercial Price List effective January 2022.

**The prices for the indicated (**) SCA labor categories are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCA matrix. The prices offered are based on the preponderance of where work is performed and should the contractor perform in an area with lower SCA rates, resulting in lower wages being paid, the task order prices will be discounted accordingly.