



TEJASPREMIER
BUILDING CONTRACTOR, INC.
Working together to build value.

Schedule 07-FAC Facilities Maintenance and Management
Contract Number: GS-21F-127AA



*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: GSAAvantage.gov.*

CONTRACT NUMBER: GS-21F-127AA
CONTRACT PERIOD: 05/01/13 – 04/30/18
CONTRACTOR:
TEJAS PREMIER BUILDING CONTRACTOR, INC.
1711 S. Laredo St. | San Antonio, TX 78207
Phone: (210) 821-5858 | Fax: (210) 821-5862
WEB: WWW.TEJASPREMIERBC.COM

BUSINESS SIZE:
SBA 8(a), Small Disadvantaged, HUBZone, EDWOSB
DUNS: 784795093

CONTRACT ADMINISTRATION:
JULISSA CARIELO, PRESIDENT
julissa@tejaspremierbc.com

TEJAS PREMIER BUILDING CONTRACTOR, INC. will provide services under the following SINs:

- 811-002 Complete Facilities Maintenance
- 811-003 Complete Facilities Management
- 811-005 Refrigeration, Heating, Ventilation and Air Conditioning (RHVAC) Maintenance
- 003-97 Ancillary and Repairs
- 003-100 Ancillary Supplies and Services

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at <http://www.fss.gsa.gov>

SIN 811-002: Complete Facilities Maintenance – Tejas Premier Building Contractor, Inc. provides facilities operation, maintenance, and repair services at GSA/Government sites as a single service or in any combination of services.

Services provided include but are not limited to:

- Mechanical and operations maintenance & repair of building systems to include HVAC, boilers, chillers, etc.
- Refrigeration maintenance
- Operation and maintenance of energy management control systems (EMCS)
- Electrical services to include high/low voltage systems and maintenance and repair of exterior electrical distribution system
- Operation and maintenance of water distribution systems and septic systems
- Plumbing operations & maintenance
- Locksmith services
- Maintenance of renewable energy systems
- Maintenance support training and consulting services

SIN 811-003: Complete Facilities Management – Tejas Premier Building Contractor, Inc. provides services related to complete facilities management to include, but are not limited to:

- Property and facilities management
- Planning
- Scheduling
- Quality Control
- Safety Management

SIN 811-005: Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance – Tejas Premier provides services related to providing heating and ventilation services. Service could include, but are not limited to, cleaning, air balancing, restoration and de-contamination of HVAC systems or any combination of providing plant equipment, materials, tools, transportation, supervision, labor to perform all repairs, preventative maintenance (PM), emergency service calls, and emergency callback services. All services are provided to ensure continual operation of refrigeration, heating, ventilation, air conditioner, boiler, geothermal heat pump systems, renewable energy systems, and boiler and chiller systems.

SIN 003-97: Ancillary Repair and Alterations – Tejas Premier provides repair and alteration services as they relate to the maintaining of a federal facility. Services include, but are not limited to:

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

SIN 003-100 Ancillary Supplies and Services - Through this SIN, Tejas Premier can provide ancillary support supplies and/or services which are not within the scope of any other SIN on this O3FAC Schedule. These supplies and/or services are necessary to complement Tejas Premier's offerings to provide a total solution to a customer requirement. The work performed under this SIN shall be associated with existing SIN(s) that are part of this O3FAC Schedule. Ancillary supplies and/or services shall not be the primary purpose of the work ordered, but be an integral part of the total solution offered. Ancillary supplies and/or services may only be ordered in conjunction with or in support of supplies or services purchased under another SIN(s) of this O3FAC Schedule.

TEJAS PREMIER BUILDING CONTRACTOR, INC.

1711 S. LAREDO ST. | SAN ANTONIO, TEXAS 78207 | phone(210)821-5858 | fax(210)821-5862
Facilities Maintenance and Management | Contract # GS21F-127AA

1a. Table of Awarded Special Item Number with Appropriate Cross-Reference to Item Descriptions and awarded Prices:

SIN	DESCRIPTION	PRICE
811-002	Complete Facilities Maintenance	See Attachment 1
811-003	Complete Facilities Management	See Attachment 1
811-005	Refrigeration, Heating, Ventilation and Air Conditioning (RHVAC) Maintenance	See Attachment 1
003-97	Ancillary and Repairs	See Attachment 1
003-100	Ancillary Supplies and Services	See Page 6

1b. Identification of the Lowest Priced Model and Lowest Unit Price for that model for each special item number awarded in the contract:

NOT APPLICABLE

1c. Description of Proposed Hourly Rates:

SEE DESCRIPTION OF PROPOSED HOURLY RATES BELOW AT ATTACHMENTS I & II.

2. Maximum order:

ALL SINS: \$ 1,000,000

3. Minimum order:

ALL SINS: \$ 100

4. Geographic coverage (delivery area):

The 48 contiguous United States

5. Point(s) of production:

SAN ANTONIO, TEXAS 78207

6. Discount from list prices or statement of net price:

PRICES OFFERED HEREIN ARE NET PRICE. THEY HAVE BEEN DISCOUNTED 3%.

7. Quantity discounts:

TASK ORDERS OVER \$ 275,000 – AN ADDITIONAL 1% FOR A TOTAL OF 4% DISCOUNT

TASK ORDERS OVER \$ 500,000 – AN ADDITIONAL ½% FOR A TOTAL OF 4.5%

TEJAS PREMIER BUILDING CONTRACTOR, INC.
Information for Ordering Activities

8. **Prompt payment terms:**
NET 30 DAYS
- 9a. **Notification that Government purchase cards are accepted at or below the micro-purchase threshold:**
TEJAS PREMIER BUILDING CONTRACTOR, INC. WILL ACCEPT GOVERNMENT PURCHASE CARDS BELOW THE MICRO-PURCHASE THRESHOLD.
- 9b. **Notification whether Government purchase cards are accepted or not accepted above the micro-purchase Threshold:**
TEJAS PREMIER BUILDING CONTRACTOR, INC. WILL ACCEPT GOVERNMENT PURCHASE CARDS ABOVE \$ 3,000.
10. **Foreign items:**
NOT APPLICABLE
- 11a. **Time of delivery:**
DELIVERY WILL BE NEGOTIATED AT THE TASK ORDER LEVEL
- 11b. **Expedited Delivery:**
DELIVERY WILL BE NEGOTIATED AT THE TASK ORDER LEVEL
- 11c. **Overnight and 2-day delivery:**
DELIVERY WILL BE NEGOTIATED AT THE TASK ORDER LEVEL
- 11d. **Urgent Requirements:**
DELIVERY WILL BE NEGOTIATED AT THE TASK ORDER LEVEL
12. **F.O.B. point(s):**
DESTINATION
- 13a. **Ordering address:**
TEJAS PREMIER BUILDING CONTRACTOR, INC.
1711 S. LAREDO ST.
SAN ANTONIO, TEXAS 78207
- 13b. **Ordering procedures:**
FOR SUPPLIES AND SERVICES, THE ORDERING PROCEDURES, INFORMATION, ON BLANKET PURCHASE AGREEMENTS (BPA'S) ARE FOUND IN FEDERAL ACQUISITION REGULATION (FAR) 8.405-3., AND A SAMPLE BPA CAN BE FOUND AT THE GSA/FSS SCHEDULE HOMEPAGE (FSS.GSA.GOV/SCHEDULES).
14. **Payment address:**
TEJAS PREMIER BUILDING CONTRACTOR, INC.
1711 S. LAREDO ST.
SAN ANTONIO, TEXAS 78207

15. **Warranty provision:**
CONTRACTOR'S STANDARD COMMERCIAL WARRANTY
16. **Export packing charges, if applicable:**
NOT APPLICABLE
17. **Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level):** THERE ARE NO SPECIFIC TERMS AND CONDITIONS FOR ACCEPTANCE OF THE GOERNMENT PURCHASE CARD.
18. **Terms and conditions of rental, maintenance, and repair (if applicable):** NOT APPLICABLE
19. **Terms and conditions of installation (if applicable):**
NOT APPLICABLE
20. **Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable):**
FOR PURCHASES THRU SIN#003-100 – SEE PRICING METHOD ON PAGE 6.
- 20a. **Terms and conditions for any other services (if applicable):**
NOT APPLICABLE
21. **List of service and distribution points (if applicable):**
NOT APPLICABLE
22. **List of participating dealers (if applicable):**
NOT APPLICABLE
23. **Preventive maintenance (if applicable):**
NOT APPLICABLE
- 24a. **Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants):**
NOT APPLICABLE
- 24b. **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.):**
NOT APPLICABLE
25. **Data Universal Number System (DUNS) number:**
784795093
26. **Notification regarding registration in Central Contractor Registration (CCR) database:**
TEJAS PREMIER BUILDING CONTRACTOR, INC. IS REGISTERED IN SAM – CAGE CODE: 4JDC1

Method to price this contract:

Basis of Pricing

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

Work for **SIN 003-100** that is performed in association with other SINS under this 03FAC Schedule shall be based on current R.S. Means Facilities Construction Cost Data, plus 3%, plus applicable Industrial Funding Fee (IFF) of 0.75%. *Prices are subject to Economic Price Adjustment Clause I-FSS-969, applies to all SINS awarded, a 3.0% escalation rate will be applied annually until April 30, 2018.*

Escalation Rate

Tejas Premier Building Contractor escalates our prices at 3% annually.

Travel

Travel will be handled in accordance with clause C-FSS-370. Costs for transportation, lodging, meals and incidental expenses incurred by the contractor are allowable subject to the limitations contained in the Federal Travel Regulations and/or Joint Travel Regulations. They should not be included in the offered prices and will be considered at the task order level.

ATTACHMENT I: LABOR RATES

				POSITION TITLES	Year 1 5/1/2013- 4/30/2014	Year 2 5/1/2014- 4/30/2015	Year 3 5/1/2015- 4/30/2016	Year 4 5/1/2016- 4/30/2017	Year 5 5/1/2017- 4/30/2018
SIN#811-002	SIN#811-003	SIN# 811-005	SIN# 003-97	CATEGORY	HOURLY RATE*	HOURLY RATE*	HOURLY RATE*	HOURLY RATE*	HOURLY RATE**
				EXEMPT					
✓	✓	✓	✓	PROJECT MANAGER I	62.85	\$64.74	66.68	68.68	70.74
✓	✓	✓	✓	PROJECT MANAGER II	80.63	83.05	85.54	88.11	90.75
✓	✓	✓	✓	OPERATIONS MANAGER I	51.40	52.95	54.53	56.17	57.86
✓	✓	✓	✓	OPERATIONS MANAGER II	62.76	64.64	66.58	68.58	70.64
✓	✓	✓	✓	QUALITY CONTROL I	62.13	64.00	65.92	67.90	69.93
✓	✓	✓	✓	SAFETY MANAGER	62.13	64.00	65.92	67.90	69.90
✓	✓	✓	✓	SITE SUPERVISOR I	48.13	49.57	51.06	52.59	54.17
✓	✓	✓	✓	SITE SUPERVISOR II	68.24	70.29	72.39	74.57	76.80
				NON-EXEMPT					
✓			✓	BRICK LAYER	67.85	69.88	71.98	74.14	76.36
✓		✓	✓	CARPENTER	72.11	74.27	76.50	78.80	81.16
✓			✓	CARPET LAYER	44.89	46.24	47.63	49.06	50.53
✓			✓	DRYWALL HANGER	45.01	46.36	47.75	49.18	50.66
✓	✓	✓	✓	ELECTRICAN MAINTENANCE	58.36	60.11	61.92	63.77	65.89
✓		✓	✓	ELECTRICIAN	69.31	71.38	73.53	75.73	78.00
✓	✓		✓	GENERAL MAINTENANCE WORKER	44.89	46.24	47.63	49.06	50.53
✓			✓	GLAZIER	44.11	45.43	46.79	48.20	49.64
		✓	✓	HVAC FIELD TECHNICIAN	109.95	113.24	116.64	120.14	123.75
✓		✓	✓	HVAC MECHANIC	50.51	52.02	53.58	55.19	56.84
✓			✓	LABORER	36.81	37.92	39.06	40.23	41.43
✓			✓	LOCKSMITH	52.75	54.33	55.96	57.64	59.37
		✓	✓	MAINTENANCE FIELD HELPER	98.82	101.79	104.84	107.99	111.23
✓	✓		✓	MAINTENANCE TRADES WORKER	37.60	38.73	39.89	41.09	42.32
✓			✓	MASON/CONCRETE FINISHER	52.50	54.08	55.70	57.37	59.09

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				POSITION TITLES	Year 1 5/1/2013- 4/30/2014	Year 2 5/1/2014- 4/30/2015	Year 3 5/1/2015- 4/30/2016	Year 4 5/1/2016- 4/30/2017	Year 5 5/1/2017- 4/30/2018
SIN#811-002	SIN#811-003	SIN# 811-005	SIN# 003-97	CATEGORY	HOURLY RATE*	HOURLY RATE*	HOURLY RATE*	HOURLY RATE*	HOURLY RATE**
				<u>NON EXEMPT</u>					
✓			✓	PAINTER MAINTENANCE	46.41	47.80	49.24	50.71	52.23
✓			✓	PIPEFITTER MAINTENANCE	53.87	55.49	57.15	58.87	60.93
✓			✓	PLASTER	52.50	54.08	55.70	57.37	59.09
		✓	✓	PLUMBER	56.12	57.80	59.54	61.32	63.16
✓	✓		✓	PLUMBER MAINTENANCE	51.18	52.71	54.30	55.93	57.60
✓		✓	✓	ROOFER	39.44	40.62	41.84	43.10	44.39
✓	✓	✓	✓	SERVICE ORDER DISPATCHER	58.36	60.11	61.92	63.77	65.69
✓		✓	✓	SHEET METAL WORKER MAINTENANCE	50.17	51.67	53.22	54.82	56.47

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ATTACHMENT II: LABOR CATEGORY DESCRIPTIONS

<p>Project Manager I 811-002 811-003 811-005 003-97</p>	<p>Schedules and monitors the overall facilities operations at a specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the assigned specific facility. Performs functions with only general guidelines, operating with wide latitude of managerial authority to make operational and personnel decisions, per company policy and culture. Minimum Experience /Education / Degree / Training Or Certification: Requires 3 years of related experience or as required per task order. Bachelor’s degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or other related field.</p>
<p>Project Manager II 811-002 811-003 811-005 003-97</p>	<p>Schedules and monitors the overall facilities operations at a specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the assigned specific facility. Performs functions with only general guidelines, operating with wide latitude of managerial authority to make operational and personnel decisions, per company policy and culture. Minimum Experience / Education / Degree / Training Or Certification: Requires 5 years of related experience or as required per task order. Bachelor’s degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or other related field.</p>
<p>Operations Manager I 811-002 811-003 811-005 003-97</p>	<p>Reports to the project manager or designee. Schedules and monitors the overall facilities operations at a specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the facility. Performs functions with only general guidelines, operating with wide latitude of managerial authority to make operational and personnel decisions with the approval of the project manager. Minimum Experience / Education / Degree / Training Or Certification: 3 years of related experience or as required per task order. Bachelor’s degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or other related field.</p>
<p>Operations Manager II 811-002 811-003 811-005 003-97</p>	<p>Reports to the project manager or designee. Schedules and monitors the overall facilities operations at a specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the facility. Performs functions with only general guidelines, operating with wide latitude of managerial authority to make operational and personnel decisions with the approval of the project manager. Minimum Experience / Education / Degree / Training Or Certification: Requires 5 years of related experience or as required per task order. Bachelor’s degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or other related field.</p>
<p>Quality Control I 811-002 811-003 811-005 003-97</p>	<p>Assists the Project Manager / Supervisor in administering the Company's QC, Accident Prevention, Safety and Health, and Fire Prevention Plans; 2) Will inspect facilities, equipment, and maintenance operations to ensure that established procedures and standards are being met.; 3) Will analyze performance by records, reports, and observations and will recommend improvements and/or corrections; 4) Will prepare the appropriate records and reports, and 5) Will apply random sampling techniques Minimum Experience / Education / Degree / Training Or Certification: Bachelor’s Degree and 3 years of QA/QC experience for a similar project operation desired Must be familiar with inspection procedures, inspection equipment, and performance requirements.</p>
<p>Safety Manager 811-002 811-003 811-005 003-97</p>	<p>Ensuring that project safety objectives meet or exceed levels established by the Government and OSHA. Prepare, revise, and/or implement the Safety Plan. In accordance with this Plan, the Safety Manager will also be responsible for the following: Daily inspections, Scheduled and unscheduled inspections, Scheduled and unscheduled audits, coordinating with corporate office when other audits are performed, Administering the Company's Accident Prevention, Safety and Health, and Fire Prevention plans. He or she will assist all functional areas in formulating quality control procedures and will provide guidance in resolving all quality control problems, Responsible for the Company's environmental protection programs, including training and emergency response and will ensure that all licenses, permits, and certifications are current and valid and that all employees operating Government and Company equipment are properly tested and licensed. Reports to the Operations Manager. Minimum Experience/Education/ Degree / Training Or Certification: BA/BS from accredited college/university with six (3) years of experience. In lieu of college education the individual will have 10 years direct applicable experience.</p>

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<p>Site Supervisor I 811-002 811-003 811-005 003-97</p>	<p>Reports to operations manager or designee. Schedules and monitors the overall facilities operations at a less complex specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the assigned specific facility. Performs functions within specific guidelines, operating with limited latitude of managerial authority to make operational and personnel guidance and direction.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Requires 3 years of related experience or as required per task order. Associate's degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or other related field.</p>
<p>Site Supervisor II 811-002 811-003 811-005 003-97</p>	<p>Reports to operations manager or designee. Schedules and monitors the overall facilities operations at a less complex specific facility. Responsible for work assignments, reporting, customer interface and administrative paperwork at the assigned specific facility. Performs functions within specific guidelines, operating with limited latitude of managerial authority to make operational and personnel guidance and direction.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Requires 5 years of related experience or as required per task order. Associate's degree or equivalent related experience in civil, electrical, mechanical, or industrial engineering; facilities management; or other related field.</p>
<p>Brick Layer 811-002 003-97</p>	<p>Lays building materials, such as brick, structural tile, and concrete cinder, glass, gypsum, and terra cotta block to construct or repair walls, partitions, arches, sewers, and other structures.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or as required per task order.</p>
<p>Carpenter 811-002 811-005 003-97</p>	<p>Performs the carpentry duties necessary to maintain in good repair building woodwork and equipment such as bins, cribs, counters, benches, partitions, doors, floors, stairs, casings, and trim made of wood. Work involves most of the following: Planning and laying out of work from blueprints, drawings, models, or verbal instructions, using a variety of carpenter's hand tools, portable power tools and standard measuring instruments; making standard shop computations relating to dimensions of work; and selecting materials necessary for the work. In general, the work of the maintenance carpenter requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.</p> <p>Minimum Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or as required per task order.</p>
<p>Carpet Layer 811-002 003-97</p>	<p>Inspects the surface to be covered to determine its condition, and correct any imperfections that might show through carpet or cause carpet to wear unevenly. Lay and install carpet from rolls or blocks on floors. Install padding and trim flooring materials. Cut and trim carpet to fit along wall edges, openings, and projections, finishing the edges with a wall trimmer. Cut carpet padding to size and install padding, following prescribed method.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or as required per task order.</p>
<p>Drywall Hanger 811-002 003-97</p>	<p>Measures and marks cutting lines on framing, drywall, and trim, using tape measure, straightedge or square, and marking devices. Trims rough edges from wallboard to maintain even joints, using knife. Fits and fastens wallboard or sheetrock into specified position, using hand tools, portable power tools, or adhesive.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or as required per task order.</p>
<p>Electrician, Maintenance 811-002 811-003 811-005 003-97</p>	<p>Performs a variety of electrical trade functions such as the installation, maintenance, or repair of equipment for the generation, distribution, or utilization of electric energy. Work involves installing or repairing a variety of electrical equipment.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Requires 3 year of experience or as required per task order. Possesses a high school diploma or Equivalent Technical Certification or as required per task order.</p>
<p>Electrician 811-002 811-005</p>	<p>Inspect existing low voltage power systems (600 V or less) and facilities using NEC and/or British Electrical Code as the standard for interior electrical systems and provide immediate repairs or corrective actions for imminent life, health, and safety (LHS) hazards. Electrical Distribution Equipment within buildings required to be inspected include, but not limited to, switchboards, distribution boards, panel</p>

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003-97	boards, load centers, motor control centers, disconnect switches, transfer switches, and transformers. Immediate corrective actions for imminent LHS Hazards shall encompass the electrical systems within the facility envelope, to include the electrical distribution system originating from the facility toward, and including, the nearest 600v system power source. Document inspections and provide daily reports for all electrical inspections. Shall possess experience in troubleshooting and repairing fire alarm systems and telephone systems. Minimum Experience / Education/Certification/Experience: Licensed Master Electrician by U.S. state or territory or equivalent qualifications/Certifications for states that do not issue licenses. 5 years of experience.
General Maintenance Worker 811-002 811-003 003-97	Performs general maintenance and repair of equipment and buildings requiring practical skill and knowledge (but not proficiency) in such trades as painting, carpentry, plumbing, masonry, and electrical work. Work involves a variety of the following duties: Replacing electrical receptacles, wires, switches, fixtures, and motors; using plaster or compound to patch minor holes and cracks in walls and ceilings; repairing or replacing sinks, water coolers, and toilets; painting structures and equipment; repairing or replacing concrete floors, steps, and sidewalks; replacing damaged paneling and floor tiles; hanging doors and installing door locks; replacing broken window panes; and performing general maintenance on equipment and machinery. Minimum Experience / Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or as required per task order.
Glazier 811-002 003-97	Cuts, replaces, smooths and selects glass for various projects. The glazier mounts the glass using suction cups and secures the glass with putty, rubber gaskets or metal clips. It is required that glaziers be able to handle power tools (grinders, drills and saws) and smaller tools that are used to cut the glass like glass-cutters and knives. Minimum Experience / Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or as required per task order.
HVAC Field Technician 811-005 003-97	Responsible for retrofit and repair of environmental-comfort systems, utilizing knowledge of air conditioning theory, pipe fitting, and mechanical layouts. Minimum Experience / Education / Degree / Training Or Certification: Requires 3 years of related experience or as required per task order. Associate's degree or equivalent from a Technical I Trade School with a certificate in Heating, Ventilation, and Air Conditioning and three (3) years related experience; or 7 years of related experience, or equivalent combination of education and experience.
HVAC Mechanic 811-002 811-005 003-97	Installs, services and repairs environmental-control systems in office buildings and other commercial establishments, utilizing knowledge of refrigeration theory, pipefitting and structural/mechanical layout. Minimum Experience / Education / Degree / Training Or Certification: Requires 3 years of experience or as required per task order. Possesses a high school diploma or Equivalent Technical Certification or as required per task order.
Laborer 811-002 003-97	Functional Responsibility Performs tasks which require mainly physical abilities and effort involving little or no specialized skill or prior work experience. The following tasks are typical of this occupation: Loads and unloads trucks, and other conveyances; moves supplies and materials to proper location by wheelbarrows or hand trucks; stacks materials for storage or binning; collects refuse and salvageable materials. Digs, fills, and tamps earth excavations; levels ground using pick, shovel, tamper and rake; shovels concrete; cleans culverts and ditches; cuts tree and brush; operates power lawnmowers. Moves and arranges heavy pieces of office and household furniture, equipment, and appliances; moves heavy pieces of automotive, medical engineering, and other types of machinery and equipment. Spreads sand and salt on icy roads and walk-ways; picks up leaves and trash. Minimum Education/Certification/Experience: High school education desired. Must be able to lift 70 pounds and 1 year related experience.
LOCKSMITH MAINTENANCE 811-002 003-97	Installs, repairs, modifies, and opens a variety of locking mechanisms found on doors, desks, compartments, mobile equipment, safes, and vaults. Examines locking mechanism and installs new unit or disassembles unit and replaces worn tumblers, springs, and other parts or repairs them by filing, drilling, chiseling and grinding. Opens door locks by moving lock pick in cylinder or opens safe locks by listening to lock sounds or by drilling. Makes new or duplicate keys, using key cutting machine. Changes

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	<p>combination by inserting new or repaired tumblers into lock. Establishes keying systems for buildings.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Must have two years of experience as a locksmith and GED or High School Education.</p>
<p>Maintenance Field Helper 811-005 003-97</p>	<p>Assists HVAC Field Technicians in routine maintenance and inspections on existing systems.</p> <p>Minimum Experience: Requires 1 year of related experience involving building trades or operation and service to buildings or HVAC or as required per task order.</p> <p>Minimum Education / Degree / Training Or Certification: High School Diploma or GED.</p>
<p>Maintenance Trades Helper 811-002 811-003 003-97</p>	<p>Assists one or more workers in the skilled maintenance trades by performing specific or general duties of lesser skill such as keeping a worker supplied with materials and tools; cleaning working area, machine, and equipment; assisting journeyman by holding materials or tools; and performing other unskilled tasks as directed by journeyman. The kind of work the helper is permitted to perform varies from trade to trade. In some trades the helper is confined to supplying, lifting, and holding materials and tools, and cleaning working areas and in others, the worker is permitted to perform specialized machine operations, or parts of a trade that are also performed by workers on a full-time basis.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Entry level or as required per task order. None or as required per task order. Requires High School Diploma and 1 year related experience.</p>
<p>Mason/Concrete Finisher 811-002 003-97</p>	<p>Smooth and finish surfaces of poured concrete, such as floors, walks, sidewalks, roads, or curbs using a variety of hand and power tools. Align forms for sidewalks, curbs, or gutters; patch voids; use saws to cut expansion joints.</p> <p>Minimum Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or Equivalent Technical Certification or as required per task order.</p>
<p>Painter Maintenance 811-002 003-97</p>	<p>Paints and redecorates walls, woodwork and fixtures. Work involves the following: Knowledge of surface peculiarities and types of paint required for different applications; preparing surface for painting by removing old finish or by placing putty or filler in nail holes and interstices; and applying paint with spray gun or brush. May mix colors, oils, white lead and other paint ingredients to obtain proper color or consistency. In general, the work of the maintenance painter requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.</p> <p>Minimum Experience / Education / Degree / Training Or Certification: Must have at least two years experience preparing, painting and redecorating building and structural surfaces. Demonstrate proficiency in the use of paints, oils, finishes, putty / fillers and hand tools common to the trade.</p>
<p>Pipefitter Maintenance 811-002 003-97</p>	<p>Assembles, installs, and repairs pipes, fittings and fixtures of heating, water, and drainage systems, according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. Inspects structure to ascertain obstructions to be avoided to prevent weakening of structure resulting from installation of pipe. Locates and marks position of pipe and pipe connections and passage holes for pipes in walls and floors, using ruler, spirit level, and plumb bob. Cuts openings in walls and floors to accommodate pipe and pipe fittings, using hand tools and power tools. Cuts and threads pipe, using pipe cutters, cutting torch, and pipe-threading machine. Bends pipe to required angle by use of pipe-bending machine or by placing pipe over block and bending it by hand. Assembles and installs valves, pipe fittings, and pipe composed of metals such as iron, steel, brass, and lead and nonmetals such as glass, vitrified clay, and plastic, using hand and power tools. Joins pipes by use of screws, bolts, fittings, solder, and plastic solvent, and caulks joints. Fills pipe system with water or air and reads pressure gages to determine whether system is leaking. Installs and repairs plumbing fixtures such as sinks, commodes, bathtubs, water heaters, hot-water tanks, garbage disposal units, dishwashers, and water softeners. Requires and maintains plumbing by replacing washers in leaky faucets, mending burst pipes, and opening clogged drains. May weld holding fixtures to steel structural members.</p> <p>Minimum Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or Equivalent Technical Certification or as required per task order.</p>

TEJAS PREMIER BUILDING CONTRACTOR, INC.

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Plaster 811-002 003-97	Performs lath work necessary to patch holes in walls and ceilings. Mixes and matches plaster and stucco. Plasters newly constructed buildings, walls, and ceilings on metal and wood lath, tile, and brick, using two and three coat techniques. Patches old plaster, removes loose plaster, cuts out cracks, and applies new plaster. Completes plaster work with trowel or sand finishers. Minimum Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or Equivalent Technical Certification or as required per task order.
Plumber 811-005 003-97	Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. Minimum Experience / Education/Certification/Experience: Licensed Master Plumber by U.S. state or territory or equivalent qualifications/Certifications for states that do not issue licenses and 5 years of related experience.
Plumber, Maintenance 811-002 811-003 003-97	Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, plumbing fixtures, such as sinks, commodes, bathtubs, water heaters, hot water tanks, garbage disposal units, dishwashers, and water softeners according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. Minimum Experience/ Education / Degree / Training Or Certification: Requires 3 years of experience or as required per task order. Possesses a high school diploma or Equivalent Technical Certification or as required per task order.
Roofer 811-002 811-005 003-97	Possesses the requisite experience enabling the performance of roofing and reroofing of the two basic types of roofs, i.e., low- and steep-sloped. Experience may include one or more of the following: preparation, waterproofing, installation, repair, and replacement using various types of roofing materials such as tar or asphalt and gravel; rubber or thermoplastic; metal; or shingles made of asphalt, slate, fiberglass, wood, tile, or other material. Must be able to detect leaks, determine appropriate measures for counteracting leak problems and make repairs to roof, ceiling, walls, etc. For installations and repairs, must be familiar with and capable in application of such items as felt, tar paper, plywood, etc. Personnel assigned this position are qualified to install and/or replace drainage hog-trough, flashing, gutters and/or downspouts. Minimum Education / Degree / Training Or Certification: High School Graduate or GED and 3 years related experience.
Service Order Dispatcher 811-002 811-003 811-005 003-97	Receives, records, and distributes work orders to maintenance staff upon customers' requests for service on building / facility systems, equipment or furnishings. Records information, such as name, location, article to be repaired, or service to be rendered. Prepares work order and distributes to service crew. Schedules service call and dispatches maintenance staff as directed by Supervisor. Calls or writes customer to insure satisfactory performance of service. Keeps record of service calls and work orders. May dispatch orders and relay messages and special instructions to mobile crews and other departments, using radio / telephone equipment. Minimum Experience / Education / Degree / Training Or Certification: High school diploma or equivalent and 2 years experience in an administrative capacity, preferably with automated service request and fulfillment systems. Experience with customer relations is desired.
Sheet Metal Technician 811-002 811-005 003-97	Fabricates, installs and maintains in good repair the sheet-metal equipment and fixtures (such as machine guards, grease pans, shelves, lockers, tanks, ventilators, chutes, ducts, metal roofing) of an establishment. Work involves most of the following: Planning and laying out all types of sheet-metal maintenance work from blueprints, models, or other specifications; setting up and operating all available types of sheet-metal working machines; using a variety of hand tools in cutting, bending, forming, shaping, fitting and assembling; and installing sheet-metal articles as required. In general, the work of the maintenance sheet-metal worker requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience. Minimum Education / Degree / Training Or Certification: Requires one year of experience or as required per task order. Possesses a high school diploma or Equivalent Technical Certification or as required per task order.

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