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**GENERAL SERVICES ADMINISTRATION**

**Federal Supply Service**

**Authorized Federal Supply Schedule Price List**

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!*<sup>®</sup>, a menu-driven database system. The INTERNET address GSA *Advantage!*<sup>®</sup> is: GSAAdvantage.gov.

Schedule Title: 03FAC, Facilities Maintenance and Management for SIN 811 002 (Complete Facilities Maintenance)

Contract number: **GS-21F-127BA**

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

Contract period: **September 1, 2014 through August 31, 2019**

Contractor's name, address, and phone number (include toll-free WATS number and FAX number, if applicable):

RWD Consulting, LLC.  
1612 7th Street, NW  
Washington, DC 20001  
Office: (202) 588-5088  
Fax: (202) 588-5188

Contractor's internet address/web site where schedule information can be found (as applicable):

<http://www.rwdconsultingllc.com/>

**Contract Administration:**

Robert W. Dozier, Jr.  
President & CEO  
RWD Consulting, LLC.  
Office: (202) 588-5088

[RDozierjr@rwdconsultingllc.com](mailto:RDozierjr@rwdconsultingllc.com)

Business size: Small, Minority-Owned Business

## CUSTOMER INFORMATION

1.a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s).

SIN(s) PROPOSED	SERVICE PROPOSED (e.g. Job Title/Task)	PRICE OFFERED TO GSA
811-002	Janitor**	\$ 27.89
811-002	Custodial Supervisor	\$ 31.41
811-002	Gardner**	\$ 32.42
811-002	Snow Plow Operator	\$ 67.97
811-002	Electrician	\$ 72.88
811-002	Electrician - Overtime	\$ 109.31
811-002	Electrician - Emergency Callback	145.75
811-002	Emergency Generator Technician	\$ 72.01
811-002	Emergency Generator Technician - Overtime	\$ 108.01
811-002	Emergency Generator Technician - Emergency Callback	\$ 144.02
811-002	HVAC Technician	\$ 54.00
811-002	HVAC Technician - Overtime	\$ 81.01
811-002	HVAC Technician - Emergency Callback	\$ 108.01
811-002	Oil and Gas Systems Technician	\$ 50.40
811-002	Oil and Gas Systems Technician - Overtime	\$ 73.21
811-002	Oil and Gas Systems Technician - Emergency Callback	\$ 100.81
811-002	Plumber	\$ 102.01
811-002	Plumber - Overtime	\$ 152.41
811-002	Plumber - Emergency Callback	\$ 204.02
811-002	Building Automation System Technician	\$ 174.01
811-002	Building Automation System Technician - Overtime	\$ 276.02
811-002	Building Automation System Technician - Emergency Callback	\$ 276.02
811-002	Excess of 6" Snow Removal	\$ 36.00
811-002	Excess of 6" - Snow Removal - Overtime	\$ 54.00
811-002	General Maintenance Technician	\$ 41.23
811-002	General Maintenance Technician - Overtime	\$ 62.25
811-002	General Maintenance Technician - Emergency Callback	\$ 81.91
811-002	Administrative Staff**	\$ 27.81
811-002	Administrative Staff - Overtime	\$ 40.96
811-002	Administrative Staff - Emergency Callback	\$ 55.70
811-002	Landscaper/Groundskeeper	\$ 34.80
811-002	Landscaper/Groundskeeper - Overtime	\$ 52.20
811-002	Landscaper/Groundskeeper - Emergency Callback	\$ 69.61
811-002	Pool Maintenance	\$ 74.41
811-002	Pool Maintenance - Overtime	\$ 111.61
811-002	Pool Maintenance - Emergency Callback	\$ 148.82

811-002	Court and Field Maintenance	\$ 48.00
811-002	Court and Field Maintenance – Overtime	\$ 72.01
811-002	Court and Field Maintenance - Emergency Callback	\$ 96.00

1.b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. This price is the Government price based on a unit of one, exclusive of any quantity/dollar volume, prompt payment, or any other concession affecting price. Those contracts that have unit prices based on the geographic location of the customer, should show the range of the lowest price, and cite the areas to which the prices apply.

SIN(s) PROPOSED	SERVICE PROPOSED (e.g. Job Title/Task)	MINIMUM EDUCATION/ CERTIFICATION LEVEL	MINIMUM YEARS OF EXPERIENCE	COMMERCIAL LIST PRICE (CPL) OR MARKET PRICES	UNIT OF ISSUE (e.g. Hour, Task, Sq ft)	PRICE OFFERED TO GSA (including IFF)
811-002	Janitor**	High School	1	\$ 28.84	Hour	\$ 27.89

1.c. If the Contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided. If hourly rates are not applicable, indicate “Not applicable” for this item.

**Labor Category: Janitor**

**Minimum / General Experience:** At least one (1) year experience in cleaning commercial buildings / larger facilities.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:** The Janitor will perform cleaning assignments in assigned areas of the building. Duties involve a combination of sweeping, mopping or scrubbing, and polishing floors; vacuuming carpets; cleaning, washing walls, and other surfaces; removing trash and other refuse; dusting equipment, furniture, blinds, fixtures and other surfaces; polishing metal fixtures, bathroom fixtures, or trimmings; replenishing supplies such as toilet tissue, paper towels, soap etc. as required; cleaning lavatories, showers, and other bathroom fixtures; reporting need for repairs to equipment, furniture, building and fixtures. The Janitor will receive instructions from the supervisor on proper use of equipment such as wet dry vacuum cleaners, carpet cleaning machines, floor buffers and other necessary cleaning equipment. The supervisor will inform the Janitor of confidentiality rules and regulations.

**Labor Category: Custodial Supervisor**

**Minimum / General Experience:** Three (3) years experience in directing cleaning type operations in a supervisory capacity performing custodial functions for commercial buildings/larger facilities.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:** The Custodial Supervisor will be fully responsible for overseeing daily cleaning operations, scheduling of janitor work force, monitoring quality and completeness of cleaning tasks. All work performed will be inspected by the Custodial Supervisor as part of his/her daily routine. The Custodial Supervisor will deliver periodic cleaning project updates and address problem areas that need attention. The Custodial Supervisor will ensure adequate cleaning materials, equipment, and supplies are available on site to furnish required level of services contracted.

**Labor Category: Gardner**

**Minimum / General Experience:** At least one (1) year experience in gardening/maintaining grounds for commercial buildings/larger facilities.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:** The Gardner will perform gardening and ground maintenance assignments to include mowing, trimming and edging lawns, pruning shrubs, policing trash and debris, weeding flower beds, watering plants and maintaining drainage ditches. Shovels snow and ice and spread ice melt at entrances, steps and sidewalks and parking areas.

**Labor Category: Snow Plow Operator**

**Minimum / General Experience:** At least two (2) years experience in operating heavy, power equipment, usually over 4 tons and equipped with snow plow blade.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:** The Snow Plow Operator will drive truck and/or heavy equipment, usually over 4 tons and equipped with snow plow blade. Installs, snow plow blade, reports delays or accidents. May make repairs and change tires. May inspect truck and snow plow blade and check gas, oil, and water before departure. Safely plows street and parking lots as assigned. If truck is equipped with salting equipment, may also perform salting operations. At end of run cleans salting equipment and avoid rusting or corrosion.

**Labor Category: Administrative Staff**

**Minimum / General Experience:** At least one (1) year experience in providing office/administrative support.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:** In addition to secretarial duties (filing, taking phone calls, scheduling appointments, making travel arrangements), the Administrative Assistant will provide administrative support to executive staff with office management responsibilities to include budgeting, personnel records and payroll.

**Labor Category: Electrician**

**Minimum / General Experience:** Have at least five (5) years experience as an exterior and interior electrician within a commercial or industrial building. Have or be able to obtain any licenses or permits required by federal, state, or local regulatory agencies to perform position duties.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:**

Performs operation and maintenance of low voltage electrical power systems beginning at the service entrance of buildings and structures, and maintains complete wiring systems, conduit systems, cable systems, conductors, switches, receptacles, outlets, device plates, and grounds and light fixtures. Operates and maintains power generation equipment and emergency generating devices. Repairs electrical equipment: disassembles electrical units such as generators, motors, voltage regulators, and electrical appliances; locates sources of malfunction; and accomplishes required repairs by splicing or replacing wiring, rewinding armatures and field coils, replacing commutators, and replacing damaged parts. Uses common hand tools, tubing and conduit benders, hand and motor operated conduit threading machines, soldering irons, and hand drills.

**Labor Category: Emergency Generator Technician**

**Minimum / General Experience:** At least two (2) years of journey-level experience in the repair and maintenance of standby generator and/or uninterrupted power supply systems.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:**

Performs preventive maintenance on uninterrupted power supply systems, generators, and air compressors to maintain system operation and reliability to ensure uninterrupted power and continuous air supply to critical facilities, equipment and systems. Inspects, tests, evaluates, calibrates and updates generator systems and wiring to improve reliability and to assure dependability and safety and compliance. Responds to 24-hour emergency calls Responds to 24-hour emergency calls for assigned work area to repair remote generator systems, perform emergency building or equipment repairs during off-duty hours.

**Labor Category: HVAC Technician**

**Minimum / General Experience:** At least five (5) years experience as an HVAC technician in a commercial or industrial facility.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:**

Performs skilled technical work in the maintenance, repair, replacement, and installation of heating, air conditioning and refrigeration equipment, controls and distribution systems. Installs, troubleshoots and repairs heating, air conditioning and

refrigeration units, including chillers, boilers and heat pumps. Performs scheduled maintenance inspections, and adjusts, cleans and calibrates various systems to assure proper system operations.

Repairs wiring and electronic components associated with automated building management systems. Replaces expansion valves, compressors, motors, coil units and other component parts. Cleans refrigerant systems from hermetic burnouts, evacuates, and charges systems. Checks distribution systems for proper velocity, volume, temperature, pressure, etc. Balances air and water treatment systems. Provides technical assistance with the design of HVAC systems including installations and modifications to existing systems.

**Labor Category: Oil & Gas Systems Technician**

**Minimum / General Experience:** At least three (3) years experience as a technician in a commercial or industrial facility.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:**

The Oil & Gas Systems Technician shall furnish all labor, parts and material, perform all work, furnish all accessories and perform the required services necessary to ensure all oil and gas burning system equipment are in good working order, utilizing materials of like design and composition to those originally supplied and installed with accurate workmanship, skillfully fitted and properly connected.

**Labor Category: Plumber**

**Minimum / General Experience:** At least three (3) years experience as a journeyman plumber in a commercial or industrial environment and have or be able to obtain any licenses or permits required by federal, state, or local regulatory agencies to perform position duties.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:**

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.

**Labor Category: Building Automation System Technician**

**Minimum / General Experience:** At least three (3) years experience as a Building Automation Systems Technician in a commercial or industrial facility.

**Minimum Education:** A university or technical degree, Bachelor (BS) in computerized systems control and sensor technology or a related engineering field.

**Functional Responsibilities:**

The BAST performs maintenance and troubleshooting actions on computer or microprocessor controls for the following types of systems: building automation systems, air conditioning and ventilation equipment, variable frequency control equipment, generators and switchboard equipment, fuel distribution and dispensing, potable water treatment, domestic water pumping and distribution, waste water treatment, fire suppression, fire alarms, site perimeter gates and actuators, elevators, automatic queuing systems, kitchen equipment, digital and analog sensor's, fiber optics and signal cabling and digital transmission. The BAST provides periodic reviews / updates of systems setup and control set-points. Communicates with vendors and manufacturers for equipment updates and will support quality assurance over work performed by service contract.

**Labor Category: Excess of 6" Snow Removal Technician**

**Minimum / General Experience:** At least two (2) years experience with snow and ice removal in commercial or industrial building.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:**

Maintains the facility free from all hazardous conditions that may develop from ice or snow at entrances, steps, moats, landings, sidewalks, vehicular courts, parking areas and other approaches. Pre-treat all sidewalks, stairways, and parking lots with the appropriate chemicals and sufficient ice-melt that may be affected by the inclement weather prior to the start of snowfall, sleet or ice events. Continuously treats such surfaces on an as-needed basis in order to ensure safe passage for all pedestrians and vehicles. Monitors the National Weather Service forecasts and takes appropriate action in response to the forecast. Provides for the removal of snow less than six (6) inches as a basic service. Ensures all sidewalks, stairways, and parking lots are clear of all snow and ice at least thirty (30) minutes prior to the commencement of building business hour and as needed throughout the duration of the inclement weather. Removes snow from the premises if the accumulation will result in blocked parking spaces or sidewalks.

**Labor Category: General Maintenance Technician**

**Minimum / General Experience:** At least one (1) year experience as a general maintenance technician in commercial or industrial building.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:**

Performs general maintenance and repair of equipment and buildings requiring practical skills 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.

**Labor Category: Landscaper/Groundskeeper**

**Minimum / General Experience:** At least one (1) year experience in maintaining grounds and landscaping areas for commercial buildings/larger facilities.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:** The Landscaper/Groundskeeper will perform skilled landscaping and manual work necessary to maintain grounds. Work is accomplished within established procedures. Duties include but are not limited to: mow grass, waters lawns, feed and trims shrubs, tends flowers beds and regularly inspects assigned work areas to insure proper standards are maintained. Operates lawn and grounds equipment including power mowers, snow blowers, bucket loaders and other power equipment. Plans, plants and maintains exterior landscaping. Removes refuse and trash from grounds and other duties as assigned.

**Labor Category: Pool Maintenance Technician**

**Minimum / General Experience:** At least one (1) year experience in pool maintenance for commercial buildings/larger facilities. Need to possess all necessary certifications and licenses.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:** The Pool Maintenance Technician will administer chemicals, solvents, paints and any other hazardous chemicals after normal operating hours or on weekends; will perform all other services, except emergency service, hereinafter provided for, without undue delay during regular hours of regular working days of the pool maintenance trade; will perform an initial site inspection to include the mechanical, plumbing, electrical, structural and pool water to ascertain conditions at the facility; shall provide a report with the current levels of parts and chemicals and provide recommendations for required levels of stockage; will visit and perform a chemical analysis of the pool water at specified intervals; shall maintain the required level of chemicals in pool water throughout the contract performance period; shall review the readings and findings of pool analysis with the on-site building engineer or maintenance personnel; shall make necessary repairs only after approval; and shall provide a written report of the work performed, time and type and number of laborers used, material included.

**Labor Category: Court and Field Maintenance Technician**

**Minimum / General Experience:** At least one (1) year experience in court and field maintenance for commercial buildings/larger facilities.

**Minimum Education:** High school diploma or equivalent.

**Functional Responsibilities:** The Technician shall maintain courts, fields, and surrounding grounds to ensure vertical and horizontal surfaces are free and clear of debris, waste, marks and streaks. The surfaces shall also be level; free of holes, bumps, dips, or any defect that will impact the optimal functionality of the court surface; this includes dragging and any industry standard practice to ensure fields are in a condition for active play. The technician shall also restripe fields and courts as necessary and as specified. The technician shall keep clean, maintain, and repair all fixed sporting court and field apparatus and structures to include but not limited to basketball goals, baseball dugouts and mounds, football goal posts, soccer and lacrosse goals, tennis posts and nets, and any associated fencing. The Technician shall maintain synthetic turf field(s) in accordance with industry standards, manufacturers recommended service, and as specified herein. The technician shall provide monthly maintenance services and deep cleaning services.

**\*Overtime Pay**

If an employee works more than 40 hours in a week, they will be paid for overtime.

**\*Emergency Callback Pay**

If an employee is called back to work for an emergency when he/she is not regularly scheduled, they receive additional pay.

2.Maximum order: \$1,000,000.00 per order per SIN

3.Minimum order: \$100.00

4.Geographic coverage (delivery area): Domestic delivery

Domestic delivery is delivery within the 48 contiguous states, Alaska, Hawaii, Puerto Rico, Washington, DC, and U.S. Territories.

5.Point(s) of production (city, county, and State or foreign country): Washington, DC, USA

6.Discount from list prices or statement of net price: 4%-17% from the accepted pricelist.

7.Quantity discounts: 3% (per task order \$100,000 and more)

8.Prompt payment terms: 0.5%-10 days; Net 30

Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9a.Government purchase cards are accepted at or below the micro-purchase threshold.

9b.Government purchase cards are accepted above the micro-purchase threshold.

10.Foreign items (list items by country of origin): None

11a.Time of delivery: Determined at task order level

11b.Expedited Delivery. Determined at task order level. Items available for expedited delivery are noted in this price list.

11c.Overnight and 2-day delivery. Contact the Contractor for rates for overnight and 2-day delivery.

11d.Urgent Requirements. Agencies can contact the Contractor's representative to effect a faster delivery.

12.F.O.B. point(s). Destination

13a.Ordering address(es).

RWD Consulting, LLC.

1612 7th Street, NW

Washington, DC 20001

Office: (202) 588-5088

Fax: (202) 588-5188

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.

14.Payment address(es).

RWD Consulting, LLC.

1612 7th Street, NW

Washington, DC 20001

Office: (202) 588-5088

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15.Warranty provision: Standard

16.Export packing charges, if applicable. 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 (if applicable) N/A

19.Terms and conditions of installation (if applicable). N/A

20.Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable).

N/A

20a.Terms and conditions for any other services (if applicable). N/A

21.List of service and distribution points (if applicable). N/A

22.List of participating dealers (if applicable). N/A

23.Preventive maintenance (if applicable). N/A

24a.Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants).

None

24b.Section 508 compliance for Electronic and Information Technology (EIT): N/A

25.Data Universal Number System (DUNS) number: 80-8153071

26.Notification regarding registration in Central Contractor Registration (CCR) database: Registration valid until January 7, 2015