General Services Administration
Federal Supply Service
Authorized Federal Supply Schedule Pricelist
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

MULTIPLE AWARD SCHEDULE
FSC Group: Facilities, Miscellaneous
FSC Class: Facilities Maintenance & Repair, Complementary
Special Item Numbers (SINs)

CONTRACT #  GS-21F-131BA

For more information on ordering from Federal Supply Schedules go to the GSA Schedules page at GSA.gov.


MECHANICAL MAINTENANCE, INC.
6028 LIBERTY ROAD
CLIMAX, NC 27233-8009
Phone:  336-676-7133
Fax:  336-676-0134
Contact:  Valarie Webb
E-Mail:  valarie-mmi@gmail.com
Site:  https://mechanicalmaintenanceinc.com/

Business Size:  Small, Woman Owned Business, Woman Owned (WOSB)

Price list current as of Modification # PA-0014 effective December 14, 2021.

Prices Shown Herein are Net (discount deducted)
CUSTOMER INFORMATION

1a. Awarded Special Item Numbers

<table>
<thead>
<tr>
<th>SIN</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>561210FAC</td>
<td>Facilities Maintenance and Management</td>
</tr>
<tr>
<td>ANCILLARY</td>
<td>Ancillary Supplies and Services</td>
</tr>
<tr>
<td>ANCRA</td>
<td>Ancillary Repair and Alterations</td>
</tr>
<tr>
<td>OLM</td>
<td>Order-Level Materials</td>
</tr>
</tbody>
</table>

1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. **Helper - $53.75**

1c. Description of all corresponding commercial job titles, experience, functional responsibility and education. See page 7 for Labor Category Descriptions

2. Maximum order:

<table>
<thead>
<tr>
<th>SIN</th>
<th>Max Order Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>561210FAC</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>ANCILLARY</td>
<td>$250,000</td>
</tr>
<tr>
<td>ANCRA</td>
<td>$250,000</td>
</tr>
<tr>
<td>OLM</td>
<td>$250,000</td>
</tr>
</tbody>
</table>

3. Minimum order: **$100**

4. Geographic coverage (delivery area): United States of America’s 48 Contiguous States

5. Point(s) of production:
   MECHANICAL MAINTENANCE, INC.
   6028 LIBERTY ROAD
   CLIMAX, NC 27233-8009

6. Discount from list prices or statement of net price. **3%-6%**

7. Quantity discounts. **1 % for order exceeding $15,000**

8. Prompt payment terms: **None**

9. Foreign items: **Not Applicable**

10a. Time of delivery: **Not Applicable**

10b. Expedited Delivery: **Not Applicable**

10c. Overnight and 2-day delivery: **Not Applicable**

10d. Urgent Requirements: **Contact Valarie Webb, Valerie.mmi@gmail.com**

11. F.O.B. point(s): **FOB Destination**

12a. Ordering address:
   MECHANICAL MAINTENANCE, INC.
   6028 LIBERTY ROAD
   CLIMAX, NC 27233-8009
12b. 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.

13. Payment address: MECHANICAL MAINTENANCE, INC. 6028 LIBERTY ROAD CLIMAX, NC 27233-8009

14. Warranty provision: Standard Warranty

15. Export packing charges: Not Applicable

16. Terms and conditions of rental: Not Applicable

17. Terms and conditions of installation (if applicable): Not Applicable

18a. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): Not Applicable

18b. Terms and conditions for any other services: Not Applicable

19. List of service and distribution points: Services offered can be found on page 6.

20. List of participating dealers: Not Applicable

21. Preventive maintenance: Not Applicable

22a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants): None

22b. Section 508 compliance information regarding Electronic and Information Technology (EIT) supplies and services is Not Applicable

The EIT standards can be found at: https://www.section508.gov/

23. Unique Entity Identifier (UEI) number. # 132799664

24. Notification regarding registration in System for Award Management (SAM) database: Registered in SAM
### GSA Price List
MECHANICAL MAINTENANCE, INC

<table>
<thead>
<tr>
<th>Labor Category</th>
<th>GSA Hourly Rate Incl. IFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burner Tech</td>
<td>$108.92</td>
</tr>
<tr>
<td>Foreman / Superintendent</td>
<td>$146.80</td>
</tr>
<tr>
<td><strong>Equipment Operator</strong></td>
<td>$104.18</td>
</tr>
<tr>
<td><strong>Safety Officer</strong></td>
<td>$99.45</td>
</tr>
<tr>
<td><strong>Licensed Mechanic</strong></td>
<td>$83.07</td>
</tr>
<tr>
<td><strong>Fitter-Welder</strong></td>
<td>$73.30</td>
</tr>
<tr>
<td>Journeyman</td>
<td>$63.53</td>
</tr>
<tr>
<td><strong>Helper</strong></td>
<td>$53.75</td>
</tr>
<tr>
<td><strong>Licensed Plumber</strong></td>
<td>$83.07</td>
</tr>
</tbody>
</table>
**Service Contract Labor Standards**

<table>
<thead>
<tr>
<th>SCA Eligible Labor Category/Service</th>
<th>SCLS Equivalent Code</th>
<th>SCLS Title</th>
<th>Applicable Wage Determination No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment Operator</td>
<td>14150</td>
<td>Peripheral Equipment Operator</td>
<td>2015-4382</td>
</tr>
<tr>
<td>Safety Officer</td>
<td>27008</td>
<td>Corrections Officer</td>
<td>2015-4382</td>
</tr>
<tr>
<td>Mechanic</td>
<td>05190</td>
<td>Motor Vehicle Mechanic</td>
<td>2015-4382</td>
</tr>
<tr>
<td>Fitter-Welder</td>
<td>23960</td>
<td>Welder Combination Maintenance</td>
<td>2015-4382</td>
</tr>
<tr>
<td>Helper</td>
<td>23580</td>
<td>Maintenance Trades Helper</td>
<td>2015-4382</td>
</tr>
<tr>
<td>Plumber</td>
<td>23810</td>
<td>Plumber Maintenance</td>
<td>2015-4382</td>
</tr>
</tbody>
</table>

The Service Contract Labor Standards (SCLS) are applicable to this contract and it includes SCLS applicable labor categories. The prices for the indicated (**) SCLS labor categories are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCLS matrix. The prices awarded are in line with the geographic scope of the contract (i.e. nationwide).
## Support Product Pricing

<table>
<thead>
<tr>
<th>SIN(s)</th>
<th>Support Product (ODC’s)</th>
<th>Brand Name</th>
<th>GSA Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>Grainger Catalog 2016</td>
<td></td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>2016 CC Dickson</td>
<td></td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>2016 Applied Industrial Tech</td>
<td></td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>2016 Mechanical Supply Co</td>
<td></td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>2016 Greensboro Plumbing Supply</td>
<td></td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>R K Hunter Boiler Supply</td>
<td>Weil McLain</td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>Weeks-Williams-DeVore, Inc</td>
<td>Peerless, Hurst, Honeywell</td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>Thermal Controls</td>
<td>AO Smith, B&amp;G, Maxitrol, etc</td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>Supplyhouse.com</td>
<td>Various brands</td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>James M Pleasants</td>
<td>B&amp;G, Cemline, others</td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>Heat Transfer</td>
<td>Taco Pumps, RayPack</td>
<td>List+10%+IFF</td>
</tr>
<tr>
<td>*ANCILLARY/ANCRA</td>
<td>Carrier</td>
<td>Chillers, HVAC</td>
<td>List+10%+IFF</td>
</tr>
</tbody>
</table>
Commercial Job Descriptions
Note: Please see page 4 for pricing table

Burner Tech

Education: High school
Minimum Experience: 8 years
Certifications: None

Job Description and Responsibilities:
• Assumes responsibility for effectively completing boiler burner startups and maintenance.
• Understands basic one pipe, and two pipe steam systems and hydronic systems.
• Basic pump repair knowledge and skills, including but not limited to circulating pumps and oil pumps.
• Basic boiler burner troubleshooting skills, electrical and mechanical.
• Follows all safety rules and procedures, and operates electrical equipment in accordance with established safety regulations and department policies.
• General knowledge of domestic water systems including but not limited to instantaneous hot water heaters, tank type water heaters, booster pump systems, and domestic mixing valves, electrical and pneumatic.
• Knowledge of various Honeywell, Fire-eye and other burner controls.
• Knowledge of burner oil systems.
• General knowledge of various burners such as Gordon Piatt, Powerflame, Webster, and Iron Fireman as examples.
• Assumes responsibility for maintaining related records.
• Documents test and inspection dates and results, including but not limited to fire and adjust printouts, amperage readings on motors, boiler room conditions.
• Fills out time ticket appropriately with all required information such as material used, correct hours, and any further work needed.
• Completes work orders, lists materials issued and used, and documents work repairs.
• Assumes responsibility for establishing and maintaining effective working relationships with area staff and with management.
• Assists area staff as needed.
• Ensures that management is appropriately informed of area activities and of any significant problems.
• Attends meetings as required.
• Meets the electrical needs of different departments throughout the Company via outsourced electrician
• Assumes responsibility for related duties as required or assigned.
• Ensures that work area is clean, secure, and well maintained.
• Sends out parts and instruments to external repair locations as needed.
• Observes safety regulations and procedures.
• Ensures adherence to regulatory requirements.
• Completes special projects as assigned.
Foreman/Superintendent

Education: High school
Minimum Experience: 8 years
Certifications: None

Job Description and Responsibilities:
• Coordinate tasks according to priorities and plans
• Produce schedules and monitor attendance of crew
• Allocate general and daily responsibilities
• Supervise and train workers and tradespeople
• Oversee and run project from start to finish
• Ensure manpower and resources are adequate
• Guarantee all safety precautions and quality standards are met
• Supervise the use of machinery and equipment
• Monitor expenditure and ensure it remains within budget
• Resolve problems when they arise
• Report on progress to managers, engineers etc.

Equipment Operator

Education: High school
Minimum Experience: 5 years
Certifications: Equipment Operator certs from Accredited Org

Job Description and Responsibilities:
• Communicates well with team to determine what machinery and equipment will be needed for each project
• Assesses job site for safe usability of machinery and equipment
• Proposes plans for bringing in equipment and any modifications to job site area that would be required to accommodate said equipment safely for both the safety of site area and all personnel
• Can safely operate all vehicles, systems, and machines used and brought to the site under contractor’s control
• Ensures proper safety protocols are followed to allow safe storage of equipment and prevent accidental interactions with it while not in use
• Capable of working in rough environments while sitting or standing in one position for long durations
• Knowledgeable in calibration, adjustment, and minor repairs of equipment that do not require a mechanic as well as able to communicate with mechanics about advanced equipment issues and service

Safety Supervisor

Education: High school
Minimum Experience: 5 years
Certifications: Certified Safety Specialist from Accredited Org

Job Description and Responsibilities:
• Conduct site safety, health, environment and quality audits
• Inspect site activities for safety compliance
• Manage on-site corrective actions
• Share findings with customer and other safety personnel for follow up
• Intervene at-risk activities
• Provide on-site review and training if needed
• Provide consultation as needed
• Assist with incident reporting and root cause initiatives (injury/illness, property damage, etc.)
• Assist with reporting process
• Collect and verify incident reports
• Participate in industry conferences, programs, initiatives, etc.
• Assist in the coaching, mentoring and implementation of the safety programs in the field
• Regularly review and be familiar with all applicable legislation and applicable standards, to ensure compliance. Inform the safety team and supervision of any new or conflictive legislative matters that could impact the project.
• Provide safety training on company procedures and regulatory compliance
• Participate and assist the supervisors, foreman and safety advisors in the investigation of incidents to determine root cause, and corrective actions where necessary.
• Ensure incident corrective actions are followed up on and completed.

**Licensed Mechanic**

**Education:** High school **AND**
- State Licensure by completing state exam. Exam qualifiers are: 2000 hours of documented field experience, plus 2000 hours of instruction **OR** 4000 hours of documented field experience

**Minimum Experience:** 5 years

**Certifications:** State Licensure **AND** 6 hours of continuing education annually

**Job Description and Responsibilities:**
- Ability to oversee all aspects of all projects, including but not limited to:
  - High Pressure Piping; Underground Piping; Above Ceiling Piping; Troubleshoot Systems (including boilers); Operate Mechanical Equipment
  - Communicate with team effectively regarding service and troubleshooting of machinery
  - Capable of working in uncomfortable and awkward physical positions at times
  - Can properly document their work for maintenance records of equipment

**Fitter - Welder**

**Education:** High school

**Minimum Experience:** 5 years

**Certifications:** Unlimited Welding Certification

**Job Description and Responsibilities:**
- Install, maintain, and repair piping systems that deliver liquid, gas, and / or air
- Knowledge and skills regarding proper usage and handling for welding of structural steel
- Misc welding projects, as needed
- Ability to interpret technical drawings and plans
- Manual dexterity, and ability to work for long periods of time standing (or in uncomfortable positions, when necessary)
Journeyman

**Education:** High school  
**Minimum Experience:** 3 years field  
**Certifications:** None

**Job Description and Responsibilities:**
- Assist on the jobsite with minimal guidance from supervisors in all allowable job capacities
- Can read and follow plans and diagrams of job tasks
- Follows proper safety protocols established for each job site
- Flexible in tasks and able to help where most needed to complete a job safely and timely
- Can work in uncomfortable positions where climate or position can be physically taxing

Helper

**Education:** High school  
**Minimum Experience:** 1 year  
**Certifications:** None

**Job Description and Responsibilities:**
- Follows proper safety protocols established for each job site
- Flexible in tasks and able to assist where needed with proper supervision
- Can work in uncomfortable positions where climate or position can be physically taxing

Licensed Plumber

**Education:** High school  
**Minimum Experience:** 5 years  
**Certifications:** State certification with annual continuing education

**Job Description and Responsibilities:**
- Installs, repairs, and maintains pipelines and pipe systems that carry liquid, gas, and/or air.
- Assesses and proposes plans for each task order regarding the install, repair, or service of a plumbing system(s) and related equipment
- Plans for and does pipefitting as necessary
- Helps establish, communicate, and maintain safety protocols for working with the piping and plumbing systems on the job site
- Can communicate effectively to other team mates to assist on the task order as needed
- Can work in uncomfortable positions when necessary