

# **GENERAL SERVICES ADMINISTRATION**

## **Federal Supply Service**

Authorized Federal Supply Schedule Price List

Online 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>

Federal Supply Schedule for

Facilities Maintenance and Management

Contract Number GS-21F-176AA

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

Contract Period August 25, 2013 through August 24, 2018  
(with three 5-year option periods)



Contractor: IntegriWard, LLC  
300 E Grayson, Suite 202  
San Antonio, TX 78215  
Telephone: (210) 279-3192  
Fax: (210) 855-3191  
Email: [ddavis@integriward.com](mailto:ddavis@integriward.com)  
Website: [www.integriward.com](http://www.integriward.com)

Business Size: Small Business

## CUSTOMER INFORMATION

**1a. Table of awarded special item number(s).**

SIN	Service
811 002	Complete Facilities Maintenance
811 003	Complete Facilities Management

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

N/A

**1c. Description of all corresponding commercial job titles, experience, functional responsibility, and education for those types of employees or subcontractors who will perform services.**

### Project Manager

**Minimum/General Experience:**

10 years' experience in a Federal Sector or civilian operations management environment.

**Functional Responsibility:**

Responsible for operation of a site, base, or plant. Position manages the maintenance, repair, construction, and operation of all assigned systems and supporting responsibility for work control, planning, infrastructure, facility support and/or plant operations. Activities include ensuring the start-up, control, and shut-down of equipment in accordance with environmental standards. Individual is responsible for maintenance and operation of facilities to ensure cost-effective and reliable support. Identifies all infrastructure work required to include pavements, storm sewer systems, waste water, natural gas, oils/lubricant systems, electrical distribution, power generators, HVAC, and lighting. May evaluate scope of work and develop cost estimates. Manages QA/QC program and all work performed by in-house and subcontracted personnel. Attends all project related meetings as on-site representative. Understands requirements and monitors compliance with applicable GSA, Federal, State and local rules and codes.

**Minimum Education:**

Bachelor's degree from an accredited college or university with preference given for Civil, Mechanical, or Electrical Engineering. Five years of specialized experience as a Project or Operations Manager with certification or licensing in HVAC, electrical, or other related discipline may be substituted for the degree requirement.

## Janitor

### **Minimum/General Experience:**

0-2 years' experience.

### **Functional Responsibility:**

Cleans and keeps in an orderly condition: working areas and washrooms, or premises of an office, apartment house, or commercial or other establishment. Duties involve a combination of the following: sweeping, mopping or scrubbing, and polishing floors; removing chips, trash, and other refuse; dusting equipment, furniture, or fixtures; polishing metal fixtures or trimmings; providing supplies and minor maintenance services; and cleaning lavatories, showers, and restrooms. Has knowledge of commonly-used concepts, practices, and procedures within a particular field. Relies on instructions and pre-established guidelines to perform the functions of the job. Works under immediate supervision. Typically reports to a supervisor/manager.

### **Minimum Education:**

High school diploma or equivalent preferred.

## Grounds Maintenance Laborer

### **Minimum/General Experience:**

2 years' experience.

### **Functional Responsibility:**

Maintains ground of industrial, commercial, or public property such as buildings, camp and picnic grounds, parks, playgrounds, greenhouses, and athletic fields and repairs structures and equipment, performing one or more of the following tasks: Cuts grass, using walking-type or riding mowers. Trims hedges and edges around walks, flower beds, and wells using hedge trimmers, clippers and edging tools. Prune shrubs and trees to shape and improve growth using shears and other hand tools. Sprays lawn, shrubs, and trees with fertilizer or insecticide. Plants grass, flowers, trees, and shrubs. Waters lawn and shrubs during dry periods using hose or by activating sprinkler system,. Picks up and burns or carts away leaves, paper, or other litter/debris. Removes snow from walks, driveways, roads, or parking lots using shovel and snow blower. Spreads salt on walkways and other areas. Repairs and paints fences, gates, benches, tables, guardrails, and outbuildings. May clean comfort stations, office, workshop area, and parking lots by sweeping, mopping, and polishing.

### **Minimum Education:**

High school diploma or equivalent preferred.

## Carpenter

### **Minimum/General Experience:**

Minimum of 3 years' experience.

### **Functional Responsibility:**

Performs 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 to complete work. Work of the maintenance carpenter requires rounded training and experience usually acquired through an apprenticeship or equivalent training and experience.

### **Minimum Education:**

Completion of apprenticeship, high school diploma or equivalent required.

## Electrician

### **Minimum/General Experience:**

Minimum of 3 years' experience.

### **Functional Responsibility:**

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 most of the following: installing or repairing any of a variety of electrical equipment such as generators, transformers, switchboards, controllers, circuit breakers, motors, heating units, conduit systems, or other transmission equipment; working from blueprints, drawing, layouts, or other specifications; locating and diagnosing trouble in the electrical system or equipment; working standard computations relating to load requirements of wiring or electrical equipment; and using a variety of electrician's hand tools and measuring and testing instruments. Inspects, repairs, installs, modifies, and maintains electrical/electronic systems, circuits and equipment. Has knowledge of commonly-used concepts, practices, and procedures within a particular field. Relies on instructions and pre-established guidelines to perform the functions of the job. Typically reports to a supervisor/manager.

### **Minimum Education:**

Completion of apprenticeship or licensing, high school diploma or equivalent required.

## **General Maintenance Worker**

### **Minimum/General Experience:**

0-2 years' experience.

### **Functional Responsibility:**

Performs maintenance service and repairs in the areas of plumbing, carpentry, painting, plastering, machine servicing, electrical, or vehicle servicing. Is knowledgeable in the procedures and safety measures in area(s) of specialty. Has knowledge of commonly-used concepts, practices, and procedures within a particular field. Relies on instructions and pre-established guidelines to perform the functions of the job. Works under immediate supervision. Primary job functions do not typically require exercising independent judgment. Typically reports to a supervisor or manager.

### **Minimum Education:**

High school diploma or equivalent required.

## **HVAC Mechanic**

### **Minimum/General Experience:**

3 years' experience.

### **Functional Responsibility:**

Installs, services, and repairs environmental-controlled systems in residences, department stores, office buildings and other commercial establishments utilizing knowledge of refrigeration theory, pipefitting and structural layout. Mounts compressor and condenser units on platform or floor using hand tools. Follows blueprints or engineering specifications. Fabricates, assembles, and installs ductwork and chassis parts using portable metalworking tools and welding equipment. Installs evaporator unit inn chassis or in-air duct system, using hand tools. Cuts and bends tubing to correct length and shaping using cutting and bending equipment and tools. Cuts and threads pipe using machine-threading or hand-threading equipment. Joins tubing or pipes to various refrigerating units by means of sleeves, couplings, or unions. Solders joints using torch, forming complete circuit for refrigerant. Installs expansion and discharge valves in circuit. Connects motors, compressors, temperature controls, humidity controls, and circulating ventilation fans to control panels and connects control panels to power source. Installs air and water filters in a completed installation. Injects refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. Observes pressure and vacuum gauges and adjusts controls to insure proper operation. Tests joints and connections for gas leaks. Wraps pipes in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker controls, thermostats, switches, fuses, and electrical wiring to repair installed units using hand tools and test equipment. May install, repair, and service air conditioners ranging from 15 to 20 tons cooling capacity in offices, warehouses, and small factory buildings. Performs maintenance and service repairs on heating, ventilating, and air conditioning systems. Installs new units or replacement parts for existing units according to specifications and established safety guidelines. Has knowledge of commonly-used concepts, practices, and procedures within a particular field. Relies on instructions and pre-established guidelines to perform the functions of the job. Typically reports to a supervisor or manager.

### **Minimum Education:**

High school diploma or equivalent required and completion of HVAC apprenticeship and licensing.

## **HVAC Mechanic, Research Facility**

### **Minimum/General Experience:**

3 years' experience in a research/laboratory/hospital facility.

### **Functional Responsibility:**

Installs, services, and repairs environmental-controlled systems in a laboratory or research-based facility utilizing knowledge of refrigeration theory, pipefitting and structural layout. Mounts compressor and condenser units on platform or floor using hand tools. Follows blueprints or engineering specifications. Fabricates, assembles, and installs ductwork and chassis parts using portable metalworking tools and welding equipment. Installs evaporator unit in chassis or in-air duct system, using hand tools. Cuts and bends tubing to correct length and shaping using cutting and bending equipment and tools. Cuts and threads pipe using machine-threading or hand-threading equipment. Joins tubing or pipes to various refrigerating units by means of sleeves, couplings, or unions. Solders joints using torch, forming complete circuit for refrigerant. Installs expansion and discharge valves in circuit. Connects motors, compressors, temperature controls, humidity controls, and circulating ventilation fans to control panels and connects control panels to power source. Installs air and water filters in a completed installation. Injects refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. Observes pressure and vacuum gauges and adjusts controls to insure proper operation. Tests joints and connections for gas leaks. Wraps pipes in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker controls, thermostats, switches, fuses, and electrical wiring to repair installed units using hand tools and test equipment. May install, repair, and service air conditioners ranging from 15 to 20 tons cooling capacity in offices, warehouses, and small factory buildings. Performs maintenance and service repairs on heating, ventilating, and air conditioning systems. Installs new units or replacement parts for existing units according to specifications and established safety guidelines. Has knowledge of commonly-used concepts, practices, and procedures within a particular field. Typically reports to a supervisor or manager.

### **Minimum Education:**

High school diploma or equivalent required and completion of HVAC apprenticeship and licensing.

## **Machinery Maintenance Mechanic**

### **Minimum/General Experience:**

2 years' experience.

### **Functional Responsibility:**

Repairs machinery or mechanical equipment. Work involves most of the following: examining machines and mechanical equipment to diagnose source of trouble, dismantling or partly dismantling machines and performing repairs that mainly involve the use of hand tools in scraping and fitting parts. Responsibilities include replacing broken or defective parts with items obtained from stock, and ordering the production of a replacement part by a machine shop or sending the machine to a machine shop for major repairs. Duties also include preparing written specifications for major repairs or for the production of parts ordered from machine shops, reassembling machines and making all necessary adjustments for operation. In general, the work of a Machinery Maintenance Mechanic requires rounded training and experience usually acquired through a formal apprenticeship or equivalent training and experience.

### **Minimum Education:**

Completion of apprenticeship, high school diploma or equivalent required.

## **Maintenance Trades Helper**

### **Minimum/General Experience:**

No experience necessary.

### **Functional Responsibility:**

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 work areas, equipment, and tools; assists journeyman by holding materials or tools; performs other unskilled tasks as directed by journeyman. This position performs various trades which may be confined to supplying, holding materials and tools, and cleaning work areas. May perform specialized machine operations.

### **Minimum Education:**

High school diploma or equivalent preferred.

## **Painter**

### **Minimum/General Experience:**

2 years' experience.

### **Functional Responsibility:**

Paints and redecorates walls, woodwork, and fixtures. Must have knowledge of surface peculiarities and types of paint required for different applications. Prepares surface for painting by removing old finish or by placing putty or filler in nail holes. Applies paint with spray gun or brush. May mix colors, oils, white lead, and other paint ingredients to obtain proper color or consistency. May operate a spray painter to apply industrial finishes on metal products.

### **Minimum Education:**

High school diploma or equivalent required.

## **Plumber**

### **Minimum/General Experience:**

3 years' experience.

### **Functional Responsibility:**

Installs and repairs pipes, fittings, and fixtures of heating, water, and drainage systems according to specifications and plumbing codes; operates and maintains pumps and water treatment systems, hot and cold water systems and similar components, water wells, and irrigation fixtures; maintains and repairs water sprinklers, irrigation systems, sewer lift stations, and water wells; tests completed work and makes necessary adjustments; makes periodic inspection of systems for safe and efficient operation. Studies building plan 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 by hand. Assembles and installs valves, pipe fittings, and pipes composed of metals such as iron, steel, brass, and lead and nonmetals such as glass, vitrified clay, and plastic using hand tools and power tools. Joins pipe by use of screws bolts, fittings, solder, plastic solvent, and caulks joints. Fills pipe system with water or air and reads pressure gauges 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. Repairs and maintains plumbing by replacing washers in leaky faucets, mending burst pipes, and opening clogged drains. Prepares estimates for material, labor, and total costs of repair and installation jobs; makes report of time and materials required to repair and maintain equipment; maintains records of systems operations; may supervise helpers on major installations or repair projects.

### **Minimum Education:**

High school diploma or equivalent required plus completion of an apprenticeship or equivalent training.

## Engineering Technician IV

### **Minimum/General Experience:**

6-8 years' experience.

### **Functional Responsibility:**

Performs non-routine assignments of substantial variety and complexity using operational precedents that may not be fully applicable, typically part of broader assignments and screened to eliminate unusual design problems. Selects and adapts plans, techniques, designs, or layouts, contacts personnel in related activities to resolve problems and coordinate the work. Reviews, analyzes, and integrates the technical work of others. Completed work is reviewed for technical adequacy and satisfaction of requirements. May train and be assisted by lower level technicians and performs on or more of the following: designs, develops, and constructs major units, devices or equipment; conducts tests of experiments; analyzes results and redesigns or modifies equipment to improve performance. From general guidelines and specification, develops designs for equipment without critical performance requirements that are difficult to satisfy such as engine parts, research instruments, or special purpose circuitry. Analyzes technical data to determine applicability to design problems and selects from several possible design layouts; calculates design data and prepares layouts, detailed specifications, parts lists, estimates, and procedure. May check and analyze drawings or equipment to determine adequacy of drawings and design. Plans or assists tests to evaluate equipment performance and prepares reports on findings and recommendations.

### **Minimum Education:**

High school diploma or equivalent required; associate's or bachelor's degree preferred.

## Recycling Laborer

### **Minimum/General Experience:**

0-2 years' experience.

### **Functional Responsibility:**

The Recycling Laborer sorts through collected trash and debris for recyclable materials and separates items into established categories such as aluminum, ferrous metals, glass, high-grade white paper, and corrugated paper. This worker discards contaminants and other items that cannot be recycled.

### **Minimum Education:**

High school diploma or equivalent required.

## Recycling Specialist

### **Minimum/General Experience:**

2 years' experience.

### **Functional Responsibility:**

The Recycling Specialist conducts a variety of test such as magnetic checks and tests to determine solubility of glues and similar contaminants to determine the type and quality of recyclable materials, stores recyclable materials for maximum convenience of handling preparatory shipment and for protection from deterioration. Operates a forklift to transport and stock loaded pallets in a warehouse, semi-tractor trailers and railroad boxcars. Prepares receipts and reports concerning materials collected, chipped, shredded and may assist in operating large capacity industrial machinery such as paper shredder, magnetic can separator, glass crusher, baler and compactor. May assist in performing preventive maintenance, minor repairs and lubrication of machinery and facility, and may disassemble scrap material using various hand tools.

### **Minimum Education:**

High school diploma or equivalent required.

2. Maximum Order: \$1,000,000
3. Minimum Order: \$100
4. Geographic coverage (delivery area): United States
5. Point(s) of production: San Antonio, Bexar County, Texas
6. Discount from price list or statement of net price: The discount is included in prices as shown.
7. Quantity Discounts: 1% for orders \$500,000 and over
8. Prompt payment terms: N/A
- 9a. Notification that Government purchase cards are accepted at or below the purchase threshold: Yes
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold: Yes
10. Foreign items (list items by country of origin): N/A
- 11a. Time of delivery: TBD at task order level

- 11b. Expedited delivery: N/A
- 11c. Overnight and 2-day delivery: N/A
- 11d. Urgent requirements: TBD at task order level.
- 12. F.O.B. points: N/A
- 13a. Ordering address:  
  
300 E. Grayson, Suite 202  
San Antonio, TX 78215
- 13b. Ordering procedure: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs) are found in Federal Acquisition Regulation (FAR) 8.405-3.
- 14. Payment address:  
  
300 E. Grayson, Suite 202  
San Antonio, TX 78215
- 15. Warranty provision: N/A
- 16. Export packing charges, if applicable: N/A
- 17. Terms and conditions of Government purchase card acceptance (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 (including date of parts price lists and any discounts from list price): 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. Preventive maintenance: N/A
- 24a. Special attributes such as environmental attributes: N/A

- 24b. If applicable, indicate that Section 508 compliance information is available in 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/). N/A
25. Data Universal Number System (DUNS) number: 968072368
26. Notification regarding registration in Central Contractor Registration (CCR) database: Valid through August 19, 2014.

Labor Category	BASE PERIOD				
	Year 1	Year 2	Year 3	Year 4	Year 5
Project Manager	\$ 79.67	\$ 81.66	\$ 83.70	\$ 85.80	\$ 87.94
Janitor	\$ 26.32	\$ 26.98	\$ 27.65	\$ 28.34	\$ 29.05
Grounds Maintenance Laborer	\$ 30.97	\$ 31.74	\$ 32.54	\$ 33.35	\$ 34.19
Carpenter	\$ 41.85	\$ 42.90	\$ 43.97	\$ 45.07	\$ 46.19
Electrician	\$ 58.03	\$ 59.48	\$ 60.97	\$ 62.49	\$ 64.05
General Maintenance Worker	\$ 36.66	\$ 37.58	\$ 38.52	\$ 39.48	\$ 40.47
HVAC Mechanic	\$ 44.88	\$ 46.00	\$ 47.15	\$ 48.33	\$ 49.54
HVAC Mechanic, Research Facility	\$ 47.07	\$ 48.25	\$ 49.45	\$ 50.69	\$ 51.96
Machinery Maintenance Mechanic	\$ 45.10	\$ 46.23	\$ 47.38	\$ 48.57	\$ 49.78
Maintenance Trades Helper	\$ 28.98	\$ 29.70	\$ 30.45	\$ 31.21	\$ 31.99
Painter	\$ 40.67	\$ 41.69	\$ 42.73	\$ 43.80	\$ 44.89
Plumber	\$ 49.24	\$ 50.47	\$ 51.73	\$ 53.03	\$ 54.35
Engineering Technician IV	\$ 46.40	\$ 47.56	\$ 48.75	\$ 49.97	\$ 51.22
Recycling Laborer	\$ 37.66	\$ 38.60	\$ 39.57	\$ 40.56	\$ 41.57
Recycling Specialist	\$ 42.21	\$ 43.27	\$ 44.35	\$ 45.46	\$ 46.59