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 is available through GSA Advantage!®, a menu-driven database system. The INTERNET address for GSA Advantage!® is http://www.gsaadvantage.gov

Schedule: Multiple Award Schedule (MAS)
Category: Travel  Class: V231 and V999
Contract Number: GS-33F-0004V

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

Special Item No. 531110 Long Term Lodging
Special Item No. 561599L Lodging Negotiations and Management Services

DMC Management Services, LLC

DUNS Number: 12463629
144 N Beverwyck RD STE 298
Lake Hiawatha, NJ 07034-1909
Phone: 973-257-1700
Fax: 973-257-1701

http://www.dmcmanagementservices.com

Period Covered by Contract: November 6, 2008 – November 5, 2023
Business Size: Small Business

Pricelist current through Modification #: PS-0023, dated: 06/18/2021
# Approved MAS Prices

*All Prices Include the Industrial Funding Fee (IFF)*

**Pricing for SIN 531110 – Long Term Lodging**

<table>
<thead>
<tr>
<th>Description</th>
<th>Location</th>
<th>Unit of Issue</th>
<th>Rate Offered to Government</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>Domestic Locations Throughout th Continental United States</td>
<td>N/A</td>
<td>NTE 4.7% Off the Published Federal Per Diem for Domestic</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>Domestic Locations Throughout th Continental United States</td>
<td>N/A</td>
<td>NTE 150% Of GSA Established Maximum CONUS Lodging Per Diem</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>Domestic Locations Throughout th Continental United States</td>
<td>N/A</td>
<td>NTE 175% Of GSA Established Maximum CONUS Lodging Per Diem</td>
</tr>
</tbody>
</table>

**Pricing Terms and Conditions**

- Pricing offered above is based upon the applicable prevailing Federally published Per Diem
- Offered rates:
  - Are based on 30 days stay or longer · Include utilities and local phone service
  - Are subject to availability within any given area
  - Include available parking at most locations
  - Are based upon federal tax exempt status unless local or state laws dictate otherwise
- Requests for modifications to the standard furnishings and amenities will be honored under the offered pricing when practicable
- The availability of weekly and biweekly housekeeping services will vary by area and unit size. The cost range for housekeeping services is $4 – $15 per day. Please note, housekeeping may not be available at some CONUS locations.

**Pricing – Other Services**

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit of Issue</th>
<th>GSA Rate Offered (Includes IFF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shuttle Service - DMC Management Services, LLC’s shuttle services will accommodate 1-20 passengers traveling within a twenty (20) mile radius of pick-up point. This service is priced for one-way travel. A minimum charge of 15 passengers, per trip, applies. A percentage discount of not less than 10% shall apply to the per passenger price for each additional passenger over 20.</td>
<td>Per Person</td>
<td>$21.00</td>
</tr>
</tbody>
</table>

**Pricing for SIN 561599L – Long Term Lodging**

<table>
<thead>
<tr>
<th>SIN</th>
<th>Description of Service</th>
<th>Unit of Issue</th>
<th>GSA Price w/ IFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>561599L</td>
<td>Booking Services Fee - Lodging Negotiation and Management Services. Booking Fee for Lodging</td>
<td>Per Room Night</td>
<td>$3.00</td>
</tr>
</tbody>
</table>
GSA Awarded Terms and Conditions

1a. TABLE OF AWARDED SPECIAL ITEM NUMBERS (SINS)
Special Item No. 531110 Long Term Lodging
Special Item No. 561599L Lodging Negotiations and Management Services

1b. LOWEST PRICED MODEL NUMBER AND PRICE FOR EACH SIN
See attached Price List.

1c. HOURLY RATES (Services Only)
See attached Price List.

2. MAXIMUM ORDER
The Maximum Order value for the following Special Item Numbers (SINs) is $1,000,000:
Special Item No. 531110 Long Term Lodging
Special Item No. 561599L Lodging Negotiations and Management Services

3. MINIMUM ORDER
The minimum dollar value of orders to be issued is $100.00.

4. GEOGRAPHIC COVERAGE
The Geographic Scope of Contract will be domestic delivery only. Domestic delivery is delivery within the 48 contiguous states, Alaska, Hawaii, Puerto Rico, Washington, DC, and U.S. Territories. Domestic delivery also includes a port or consolidation point, within the aforementioned areas, for orders received from overseas activities.

5. POINT OF PRODUCTION
NA – Offering Services

6. DISCOUNT FROM LIST PRICES
Net GSA pricing is listed in attached Price List. Basic discounts have been deducted.

7. QUANTITY/VOLUME DISCOUNTS
N/A

8. PROMPT PAYMENT TERMS
Net Thirty (30) Days

9. FOREIGN ITEMS
None

10a. TIME OF DELIVERY
To be Determined by Task

10b. **EXPEDITED DELIVERY**
To be Determined by Task

10c. **OVERNIGHT AND 2-DAY DELIVERY**
Please contact contractor for overnight and 2-day delivery.

10d. **URGENT REQUIREMENTS**
When the Federal Supply Schedule contract delivery period does not meet the bona fide urgent delivery requirements of an ordering activity, ordering activities are encouraged, if time permits, to contact the Contractor for the purpose of obtaining accelerated delivery. The Contractor shall reply to the inquiry within 3 workdays after receipt. (Telephonic replies shall be confirmed by the Contractor in writing.) If the Contractor offers an accelerated delivery time acceptable to the ordering activity, any order(s) placed pursuant to the agreed upon accelerated delivery time frame shall be delivered within this shorter delivery time and in accordance with all other terms and conditions of the contract.

11. **F.O.B. POINT**
Destination

12a. **ORDERING ADDRESS**
144 N Beverwyck RD STE 298
Lake Hiawatha, NJ 07034-1909

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**
144 N Beverwyck RD STE 298
Lake Hiawatha, NJ 07034-1909

14. **WARRANTY PROVISION**
Standard Commercial Warranty Policy

15. **EXPORT PACKING CHARGES**
N/A

16. **TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR**
For terms and conditions of rental please see page 5. Should any equipment not work properly we will send you replacement equipment swapping out the non-operating equipment with working equipment for no extra fee.

17. TERMS AND CONDITIONS OF INSTALLATION
   N/A

18a. TERMS AND CONDITIONS OF REPAIR PARTS INDICATING DATE OF PARTS PRICE LISTS AND ANY DISCOUNTS FROM LIST PRICES
   N/A

18b. TERMS AND CONDITIONS FOR ANY OTHER SERVICES
   N/A

19. LIST OF SERVICE AND DISTRIBUTION POINTS
   N/A

20. LIST OF PARTICIPATING DEALERS
   N/A

21. PREVENTIVE MAINTENANCE
   N/A

22a. SPECIAL ATTRIBUTES SUCH AS ENVIRONMENTAL ATTRIBUTES (E.G., RECYCLED CONTENT, ENERGY EFFICIENCY, AND/OR REDUCED POLLUTANTS)
   N/A

22b. SECTION 508 COMPLIANCE
   If applicable, Section 508 compliance information on the supplies and services in this contract are available in Electronic and Information Technology (EIT) at the following: N/A. The EIT standard can be found at: www.Section508.gov/.

23. DATA UNIVERSAL NUMBER SYSTEM (DUNS) NUMBER
   12463629

24. NOTIFICATION REGARDING REGISTRATION IN SYSTEM FOR AWARD MANAGEMENT (SAM) WEBSITE
   Active
Furnished Apartments

Most of our properties are moderate to upscale apartment and town home communities that feature some or all of the following amenities:

- Gated Entrance
- Garage Parking
- Pool / Spa
- Fitness Center
- Business Center
- Club House
- Tennis / Racquetball Courts...

DMC Management Services, LLC provides a wide range of incidental, additional services that may be required in conjunction with your primary term lodging need including such items as housekeeping, concierge services, meeting room rental, catering, audio visual, transportation, etc. All our corporate apartments include a beautiful furniture package, full housewares (linens, towels, glassware, dishware, cookware, etc.), utilities, local phone service, and more. We can customize your "home" and its furnishings to meet your budgetary needs. Housekeeping and other optional additional services are available at a nominal fee.

Government Travelers

DMC Management Services, LLC is an approved prime contractor of the United States Government, providing fully furnished apartments and Extended Stay Hotel Lodging to United States Government personnel throughout the country!

- Well-appointed 1-, 2-, and 3-bedroom apartments that include all utilities, cable, and local phone
- Rates that fall below TDY and PCS Per Diem allowances throughout the United States
- FEMA certified properties in many cities
- Preferred locations near major military installations and federal offices nationwide
- No application fee or security deposit
- All government issued credit cards honored
- Electronic invoicing

Call DMC Management Services, LLC today at (973) 257-1700 for your temporary change of station, permanent change of station, overflow billeting, troop mobilization, or relocation needs.

Hotel Lodging

DMC Management Services, LLC represents hundreds of hotels nationwide to include such respected names as Sheraton, Holiday Inn, Staybridge Suites, Wyndham Hotels, Aloft Hotels, Residence Inn, Homewood Suites, and more. Our team of hospitality professionals are trained to qualify your needs in detail. We will then provide you with the correct hotel, in the proper location, at a competitive price. As a full-service provider of lodging, we handle your group from start to finish featuring extensive lodging management services and support to include set-up of required billing arrangements, rooming list submissions, reservation change, reporting, and more. In addition, we provide incidental additional services that may be required in conjunction with the primary lodging requirement including such items as meeting room rental, catering, audio visual, transportation, etc. Additional services are provided at a competitive, nominal, additional fee.

Crew Mobilization / Emergency Response Support

As experienced housing professionals, we understand that mobilizing a crew is not without its challenges. It often requires very little lead time and, in most instances, requires a housing provider to be flexible. Our sales personnel have a tremendous sense of urgency and are available to assist on a moment’s notice. Whether it is a disaster team, emergency response unit, or moving personnel in to react to an urgent need—DMC can provide temporary housing in a timely and cost-efficient manner. For a stay of three days to three years—DMC Management Services, LLC is your source for professional housing services.

Standard Furnishings and Amenities

<table>
<thead>
<tr>
<th>Furniture</th>
<th>Sofa</th>
<th>Dinner Table with Chairs</th>
<th>Color Remote Television</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Chair</td>
<td>Queen Bed</td>
<td>Pictures</td>
</tr>
<tr>
<td></td>
<td>Cocktail Table</td>
<td>Nightstand</td>
<td></td>
</tr>
<tr>
<td></td>
<td>End Table with Lamp</td>
<td>Chest / Dresser with Mirror</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Measuring Cup / Spoons</td>
<td>Cookware / Coffee Maker</td>
<td></td>
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<tr>
<td></td>
<td>Mixing Bowl</td>
<td>Toaster</td>
<td></td>
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<tr>
<td></td>
<td>Carister Set</td>
<td>Serving Utensils</td>
<td></td>
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<tr>
<td></td>
<td>Place Mats</td>
<td>Cloth Napkins</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Microwave</td>
<td>Dish Towels</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dinnerware Settings</td>
<td>Potholders</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Glassware</td>
<td>Salt and Pepper Shakers</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Flatware Settings</td>
<td>Manual Can Opener</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cutlery Set</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bedroom</td>
<td>Bedspread</td>
<td>Blanket</td>
<td>Hangers</td>
</tr>
<tr>
<td></td>
<td>Pillows</td>
<td>Linen Sets</td>
<td>Clock Radio</td>
</tr>
<tr>
<td></td>
<td>Mattress Pad</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bathroom</td>
<td>Wash Towels</td>
<td>Cloth Shower Curtain</td>
<td>Toothbrush Holder</td>
</tr>
<tr>
<td></td>
<td>Hand Towels</td>
<td>Liner and Hooks</td>
<td>Small Waste Basket</td>
</tr>
<tr>
<td></td>
<td>Bath Towels</td>
<td>Bath Rug</td>
<td>Laundry Basket</td>
</tr>
<tr>
<td>Optional Items</td>
<td>Washer / Dryer</td>
<td>Mop and Pail</td>
<td>Sleeper Sofa</td>
</tr>
<tr>
<td>(Optional items</td>
<td>Crib / Highchair</td>
<td>Larger Television</td>
<td>Armoire</td>
</tr>
<tr>
<td>are available at an additional nominal charge.)</td>
<td>Office / Student Desk</td>
<td>VCR / DVD Player</td>
<td>Additional End Table</td>
</tr>
<tr>
<td></td>
<td>Portable Hand Mixer</td>
<td>Fax Machine</td>
<td>Additional Nightstand / Lamp</td>
</tr>
<tr>
<td></td>
<td>Electric Can Opener</td>
<td>Computer / Printer</td>
<td>Stereo with CD Player</td>
</tr>
<tr>
<td></td>
<td>Blender</td>
<td>King Size / Twin Beds</td>
<td>Video Game System</td>
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<td></td>
<td>Wok</td>
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