

**FURNISHEDQUARTERS**<sup>®</sup>  
The Hotel Alternative. Stay Different.™

WWW.FURNISHEDQUARTERS.COM  
NEW YORK | NEW JERSEY | MASSACHUSETTS | WORLDWIDE



## **GENERAL SERVICES ADMINISTRATION FEDERAL ACQUISITION 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!*, a menu-driven database system. The INTERNET address for GSA *Advantage!* is [GSAAdvantage.gov](http://GSAAdvantage.gov).

**SCHEDULE TITLE:** Schedule 48 - Transportation, Delivery and Relocation Solutions

For more information on ordering from Federal Supply Schedules, click on the FAS Schedules button at [www.fss.gsa.gov](http://www.fss.gsa.gov).

**FSC GROUP:** SIN 653-9  
Corporate Housing Lodging Services

**CONTRACT NUMBER:** GS-33F-0018V  
**CONTRACT EFFECTIVE DATES:** 2/4/09-2/3/13

**CONTRACTOR:** **Furnished Quarters**  
158 West 27th Street. New York. NY 10001  
PH: 212.367.9400  
TOLL FREE: 800.871.3446  
FAX: 212.367.9579  
[www.furnishdquarters.com](http://www.furnishdquarters.com)

**SIZE:** Large business



Furnished Quarters is the largest provider of corporate housing and temporary residential accommodations in New York City, with a growing portfolio of stylish, conveniently located residences in White Plains, New York; northern New Jersey and Boston metropolitan regions. Through our national program and global partnerships we can offer apartments from L.A. to New York and from London to Paris.

The concept offers a contemporary, convenient and affordable alternative to long term stays in luxury hotels, at 30% to 50% less cost. One-, two- and three-bedroom apartment units in highly desirable residential areas offer all the comforts and conveniences of home as well as modern, luxury full-service buildings, often with health clubs, indoor pools, meeting rooms and many other amenities.

Distinguished by their urban contemporary design and prime locations, our apartments provide a relaxing, residential retreat for business travelers on short-term assignment, out-of-town visitors or anyone desiring an authentic residential experience.

#### **ALL OF OUR FURNISHED APARTMENTS INCLUDE:**

- .Distinctive contemporary furnishings
- .Fully equipped modern kitchen
- .Plush bedroom and bath linens
- .Luxury bath amenities by LATHER
- .TV, DVD player
- .Clock-radio-alarm
- .High Speed Internet
- .Basic cable service
- .Unlimited local telephone service
- .Utilities capped
- .Bi-weekly housekeeping service
- .24 hour customer service through  
Furnished Quarters

**YOU STAY IN A HOTEL. YOU LIVE IN FURNISHED QUARTERS.**

1a. Awarded SIN: SIN 653-9: Corporate Housing Lodging Services

# PRICING

## JANUARY 1- JUNE 30

MANHATTAN	% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
Luxury Buildings	40%	22%
Upscale Buildings	45%	33%
Mid-Scale Buildings	56%	49%

## JULY 1- AUGUST 31

% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
23%	7%
31%	19%
44%	36%

## SEPTEMBER 1- SEPTEMBER 30

MANHATTAN	% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
Luxury Buildings	44%	33%
Upscale Buildings	50%	42%
Mid-Scale Buildings	60%	54%

## OCTOBER 1- DECEMBER 31

% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
44%	33%
50%	42%
60%	54%

## ALL SEASONS

NEW JERSEY	% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
Luxury Buildings	17%	2%
Upscale Buildings		6%

## OCTOBER 1- OCTOBER 31

MASSACHUSETTS	% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
Boston Luxury Buildings	N/A	38%
Cambridge Luxury Buildings	N/A	41%

## NOVEMBER 1- AUGUST 31

% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
	33%
	33%

\*2 Bedrooms available in select locations, please call for information

# PRICING CONT.

## SEPTEMBER 1- SEPTEMBER 30

MASSACHUSETTS	% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
Boston Luxury Buildings	N/A	38%
Cambridge Luxury Buildings	N/A	41%

## ALL SEASONS

WHITE PLAINS	% Discounted off Per Diem Studio	% Discounted off Per Diem 1 Brm
Luxury Buildings	N/A	24%

\*2 Bedrooms available in select locations, please call for information

- 1b.
  - Rates are based on 30 days or longer
  - Rates include bi-weekly housekeeping
  - Rates include local phone calls and utilities up to \$100 for a Studio, \$125 for a 1 Bedroom, and \$150 for a 2 Bedroom
- 1c. Hourly Rates- N/A
- 2. Maximum order- \$1,000,000
- 3. Minimum order- \$100
- 4. Geographic coverage- Domestic
- 5. Point(s) of production- Not applicable
- 6. Rates are based on availability and are based on 30 days or longer
- 7. Quantity discounts- High quantity pricing will be based upon volume, length of stay and availability
- 8. Prompt payment terms- None
- 9a. Government purchase cards are accepted at and/or below the micro-purchase threshold.
- 9b. Government purchase cards are accepted above the micro-purchase threshold.
- 10. Foreign items- Not applicable
- 11a. Time of delivery- Not applicable
- 11b. Expedited Delivery- Not applicable
- 11c. Overnight and 2-day delivery- Not applicable
- 11d. Urgent Requirements- Not applicable
- 12. F.O.B. point(s)- Not applicable

## RESERVATIONS

13. Ordering procedures:

**Contact: Catherine Getty**  
**Email: [catherine.getty@furnishedquarters.com](mailto:catherine.getty@furnishedquarters.com)**  
**Phone: 212-367-9400 FAX: 212-367-9579**  
**Web: [www.furnishedquarters.com](http://www.furnishedquarters.com)**

Furnished Quarters' goal is to exceed our clients' expectations at every opportunity. The company tagline, "Stay Different", represents our mission to deliver innovative services, a design approach distinctive to the corporate housing industry, unparalleled service to our customers, and at a cost savings.

Below is the process for Government Housing Requests:

- A Furnished Quarters' representative will acknowledge any request within two (2) business hours.
- Housing options will be provided within one (1) day.
- Government employee/contact will make their selection.
- Furnished Quarters will then email a Reservation Confirmation and all appropriate forms.
- Government employee/contact completes and returns Reservation Confirmation and forms to Furnished Quarters within three (3) business days.
- Upon receipt of Reservation Confirmation and forms, Government employee/contact will be notified that reservation is finalized.
- Furnished Quarters will provide move-in instructions, customer service information, and property details to Government employee/contact via email.

14. Payment address:

**Attention: Accounting**  
**Furnished Quarters**  
**501 Kings Highway East Suite 303**  
**Fairfield, CT 06825**

15. Warranty provision- Not applicable
16. Export packing charges- Not applicable
17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level).

## RESERVATIONS CONT.

18. Terms and conditions of rental, maintenance, and repair- a credit card is requested on file for any incidentals, pet deposits, and/or long distance phone service. Expenses incurred beyond the scope of the contract, i.e., damages, movie channels, room services, and dependents are the responsibility of the individual occupant.
19. Terms and conditions of installation- Not applicable
20. Terms and conditions of repair parts- Not applicable
- 20a. Terms and conditions for any other services- Not applicable
21. List of service and distribution point- Not applicable
22. List of participating dealers- Not applicable
23. Preventive maintenance- Not applicable

## GREENING THE APARTMENTS

- 24a. Furnished Quarters has taken significant steps to become environmentally friendly. A committee was formed with representatives from each department, and 'greening' was the agenda. Here are the initiatives that were implemented and are underway:

### **GREEN SLEEPING**

Furnished Quarters is the first corporate housing provider to partner with Springwall Mattress Company to roll out eco-friendly mattresses in our professionally-designed, temporary furnished apartments. The chiropractic-friendly mattresses are made from foam, a product made in part from soya beans, which reduces the need to use petroleum pollutants. The natural rubber core provides a good night's rest that is not only comfortable, but healthy. Natural rubber, a renewable resource, is also hypo-allergenic and helps individuals breathe easier while sleeping. Each mattress is manufactured without emitting any greenhouse gases in a 100% CFC-free environment where all byproducts are recycled. Furnished Quarters has thus far changed out 150 apartments with the Springwall mattress

### **CFL AND ENERGY STAR**

We have made a commitment to increase energy efficiency by using compact fluorescent light bulbs (CFLs) in select apartments. CFLs are also cost efficient and last longer than typical incandescent light bulbs. Select apartments are also outfitted with high-efficiency Energy Star appliances.

### **GREEN CLEANING**

As a final and important step for Furnished Quarters' commitment to the environment, we are actively seeking information about environmentally friendly cleaning products. These non-toxic cleaning products will not only be good for the environment but also eliminate the housekeeping staff being exposed to toxic and harmful materials. The benefits to the client is that it will eliminate that harsh cleaning smell of other cleaning products, and as it is hypoallergenic, tenants prone to allergic reactions should not be affected.

## GREENING THE APARTMENTS CONT.

### GREEN BUILDING

Furnished Quarters is committed to considering green properties for any future expansion in all markets.

### GREENING THE WORKSPACE

### PAPERLESS ACCOUNTING

The most significant contribution we have made thus far has been to implement a paperless accounting system. This means that all accounting documents are approved online and send via e-fax, hence eliminating the use of paper completely.

- 24b. Section 508 compliance- Not applicable
- 25. (DUNS) 884170114
- 26. Furnished Quarters is registered with the Central Contractor Registration (CCR) database with Cage Code: 4KEM2

## TAX EXEMPT DOCUMENTATION NEEDED

STATE	Exempt if individual traveler pays?	Certificate number to be used/ Comments
Massachusetts	YES	No form needed; individual federal travelers and United States Military personnel are exempt whether the federal government/military employee pays directly for the room, or the employee pays for the room and is later reimbursed.
New Jersey	YES	No taxes on our apartment rentals
New York	YES	NY State Exemption Certificate (ST-129)

# PHOTO GALLERY

