

GENERAL SERVICES ADMINISTRATION Federal Supply Service

Complete Facilities Maintenance And Management Services SCHEDULE PRICE LIST

Special Item Numbers (SIN'S) 811-002, 811-003
(Union and Non-Union Labor Categories)

Interior Systems, Inc.
dba

ISI Professional Services

Contract Number: GS-06F-0025S
Contract Period: January 15, 2006 to January 15, 2011

ISI is a Service-Disabled Veteran-Owned Small Business (SDVOSB)
and a graduate of the Small Business Administration's 8(a) program.



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Suite 200
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(202) 393-1515
(202) 393-0630 (fax)

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: <http://www.fss.gsa.gov>.

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

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Section 1. Complete Facilities Maintenance and Management Services

Interior Systems, Inc., dba ISI Professional Services (ISI) has the experienced staff and necessary management expertise to assure performance of the services offered under this contract in accordance with sound and efficient management practices.

Complete Facilities Management Services includes the management of Facilities related to the complete operations, maintenance and repair of military and government facilities to ensure fully adequate and timely completion of all services.

Included in these services are a full range of management duties including, but not limited to, planning, scheduling and quality control, including software support services, computer and/or facilities management systems, and upgrades.

Facilities Maintenance Services include, but are not limited to, fire alarm maintenance and protection systems, Energy Management Control Services (EMCS), exterior electrical distribution system; operation and maintenance of HVAC; operation and maintenance of water distribution system.

Additional services offered under this contract include, but are not limited to the following:

- Responsibility for day-to-day overall coordination of all facility-related operations, projects, operations and maintenance (O&M) services, and procedures required to support building occupants/tenants and their missions
- Provide written guidance to the occupants on the correct and most efficient use of the building
- Monitor building design integrity standards
- Upon request, review proposed work requests that pertain to building integrity guidelines
- Make frequent reviews and observations of the conditions and use of the facility by the occupants to ensure adherence to design integrity standards
- Establish and maintain an emergency contact list for the building occupants in the event of maintenance emergencies or unscheduled utility outages
- Coordinate building shutdowns and outages with occupants/service providers
- Act as "tour guides" for the building as requested
- Participate in design reviews, attend pre-construction meetings, and coordinate with project representatives on issues regarding renovation and remodeling on behalf of owner's and building occupants
- Establish a facilities council consisting of building occupants and appropriate owner representatives
- Conduct facility condition surveys and projects facility requirements to assist programs in meeting mission goals

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- Initiate work requests for correction of building deficiencies
- Keep owner's management informed of building deficiencies
- Keep informed of design, construction, and alteration projects within the building utilizing an automated system
- Check building status, especially public spaces
- Interact with occupants
- Monitor ongoing maintenance and repair projects and alteration and renovation projects
- Assist occupants seeking to correct violations
- Assist occupants seeking to correct violations of fire prevention requirements
- Assist occupants to reprioritize and accelerate maintenance when operations are being impacted
- Follow-up on overdue maintenance and repair work requests when asked by occupants
- Familiarity with "the rules" and participate in preparations for accreditation surveys and inspections
- Familiarity with emergency systems, emergency responses, contingency and evacuation plans, command and control center operations, and recovery actions
- Assists occupants with move coordination and surplus equipment turn in when requested
- Prepares facility reports as needed
- Participates on teams involved in new building and major renovation project punch listing, acceptance, commissioning, transition, and post occupancy evaluations
- Maintains an office in selected building to facilitate occupant access to the Facilities Manager.

Section 2. Complete Facilities Maintenance Rate Table (Non-Union Labor) for SIN 811-002

Labor Category	Hourly Rates
Accounting Clerk IV	\$40.50
Messenger (Courier)	\$32.00
Duplicating Machine Operator	\$30.33
Personnel Assist. (Employment) IV	\$43.71
Scheduler, Maintenance	\$36.56
Switchboard Operator - Receptionist	\$30.06
Word Processor III	\$42.05
Computer Operator V	\$55.77
Computer Programmer IV	\$56.33
Elevator Operator	\$26.68
Gardener	\$31.28
Housekeeping Aide II	\$29.61
Janitor	\$30.83
Laborer, Grounds Maintenance	\$28.56
Pest Controller	\$33.79
Window Cleaner	\$30.45
Cable Splicer	\$61.26
Electrician, Maintenance	\$68.63
Elevator Repairer	\$76.02
Fire Alarm Systems Mechanic	\$49.01
General Maintenance Worker	\$38.07
Locksmith	\$44.01
Machinist, Maintenance	\$41.86
Pipefitter, Maintenance	\$57.57
Telecommunications Mechanic II	\$56.99
Woodworker	\$39.57
Boiler Tender	\$54.13
Stationary Engineer	\$54.13
Ventilation Equipment Tender	\$43.28
Water Treatment Plant Operator	\$52.15
Engineering Technician V	\$59.15
Engineering Technician VI	\$69.65
Paralegal Specialist IV	\$56.60
Carpenter	\$53.87
Millwright	\$50.32

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Lather	\$38.96
Groundmen	\$28.56
Power Equipment Operator	\$55.63
Laborer	\$30.69
Painter	\$49.81
HVAC Mechanic	\$49.01
Plumber	\$51.25
Sheet Metal Worker	\$53.85
Truck Driver	\$45.13

Complete Facilities Maintenance Rate Table (Union Labor*) for SIN 811-002

(*These rates are jurisdictional and may change based on locality using the same methodology upon which these prices are based.)

Labor Category	Hourly Rates
Asbestos Workers/Insulator	\$91.60
Boilermaker	\$89.42
Bricklayer, Cement Mason	\$75.16
Plasterer & Stonemason	\$75.16
Soft Floor Layer	\$69.80
Carpenter	\$77.53
Millwright	\$76.62
Lather	\$77.53
Cable Splicers	\$103.40
Groundmen	\$52.46
Linemen & Equipment Operators	\$87.43
Electrician	\$94.00
Elevator Mechanic (Modernization)	\$73.88
Power Equipment Operator	\$89.45
Ironworkers – Reinforcing	\$82.87
Laborer	\$59.43
Painters & Paperhangers	\$62.57
Painters – Spray, Sandblast, High Work	\$67.67
Glazier	\$67.76
Drywall Finisher	\$63.24
AC & Refrigeration Mechanic	\$61.27
Plumber	\$87.87
Pipe Fitter	\$92.91

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Roofer	\$67.79
Sprinkler Fitter	\$66.88
Sheet Metal Worker	\$68.95
Truck Driver	\$50.80

**Complete Facilities Management Rate Table for
SIN 811-003**

Labor Category	Hourly Rates
Principal	\$140.42
Program Manager	\$130.22
Project Manager	\$111.93
Facilities Specialist	\$77.37
Engineer	\$77.37
Legal Consultant	\$76.12
Quality Assurance Specialist	\$99.64
Senior Realty Specialist	\$100.46
Computer Operator	\$35.87
Cost Estimator	\$61.66
Real Estate Manager	\$91.49
Quality Control Manager	\$99.64
Clerk/Typist	\$31.21
Facilities Manager	\$82.90
Architect	\$80.25

Section 3. Customer Information

3.1. Contract Data

1a. TABLE OF AWARDED SPECIAL ITEM NUMBERS (SIN'S):
SIN 811-002 Complete Facilities Maintenance (Union and Non-Union)
SIN 811-003 Complete Facilities Management

2. MAXIMUM ORDER*: \$750,000.00

*If the "best value" selection places your order over the Maximum Order identified in this catalog/price list, you have an opportunity to obtain a better schedule price. Before placing your order, contact the aforementioned contractor for a better price. The contractor may (1) offer a new price for this requirement (2) offer the lowest price available under this contract or (3) decline the order. A delivery order that exceeds the maximum order may be placed under the Schedule contract in accordance with FAR 8.404.

3. MINIMUM ORDER: \$100.00

4. GEOGRAPHIC COVERAGE: Domestic

5. POINT(S) OF PRODUCTION: Various

6. BASIC DISCOUNT: 1/5% less than MFC which is NOAA and NIH

7. QUANTITY DISCOUNTS: None

8. PROMPT PAYMENT TERMS: 2% - 20, Net 30

9. GOVERNMENT PURCHASE CARD ACCEPTED: Yes (excludes prompt payment discounts)

10. FOREIGN ITEMS: None

11. TIME OF DELIVERY AFTER RECEIPT OF ORDER (ARO): Normal: varies per service performed.

12. FOB POINT: Destination

13. ORDERING ADDRESS:
Interior Systems, Inc.
1201 15th Street, NW
Suite 200
Washington, D.C. 20005

(202) 393-1515
(202) 393-0630 (fax)

14. PAYMENT ADDRESS:

Interior Systems, Inc.
1201 15th Street, NW
Suite 200
Washington, D.C. 20005

15. WARRANTY PROVISION: N/A

16. EXPORT PACKING CHARGES: N/A

17. TERMS AND CONDITIONS OF GCCC ACCEPTANCE: (any thresholds above the micropurchase level)

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 AVAILABLE): 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

24. ENVIRONMENTAL ATTRIBUTES, e.g., RECYCLED CONTENT, ENERGY EFFICIENCY, AND/OR REDUCED POLLUTANTS: N/A

25. DATA UNIVERSAL NUMBER SYSTEM (DUNS) NUMBER: 55-617-0926

26. INTERIOR SYSTEMS, INC. IS REGISTERED IN THE CENTRAL CONTRACTOR REGISTRATION (CCR) DATABASE.

3.2. How to Order Services

ISI recognizes the need to make this schedule as easy to use as possible in order for Government managers to benefit from the services offered. In that regard, ISI recommends that the Government user clearly specify the work to be done or present a clear statement of the requirements. Both the work requirement and your intentions to satisfy the requirement using this Complete Facilities Maintenance and Management Services schedule should be reviewed with your contracting organization.

Total price for facilities maintenance and management services will be established at the time the Task Order is placed and will be based on the prices offered herein. The estimated number of hours negotiated with the ordering agency and the labor category (ies) provided will be shown on the resultant Task Order.

ISI does possess an adequate and auditable labor hour recording and invoicing system capable of fully supporting hourly-billed invoices, therefore, the firm is approved to accept labor hour task orders. If the agency Contracting Officer chooses to purchase from these SIN's on a Labor Hour basis, the resultant Task Order shall specify the Not To Exceed price, the Labor Category(ies) proposed (with the hourly and daily rates for each), and any applicable Other Direct Costs (ODCs).

3.2.1. Ordering Mechanisms

Agencies may use written orders, EDI orders, credit card orders, blanket purchase orders, individual purchase orders, or task orders for ordering services under this contract. Blanket Purchase Orders shall not extend beyond the end of the contract period.

Initiating and Finalizing Orders

With the authorization of your contracting organization, a statement of work should be faxed to ISI at the fax number shown on the cover. Upon receipt of the requirement, an initial consultation meeting will be scheduled to ensure ISI understands the requirement and that it can be satisfied under this schedule.

ISI will provide the Government with a technical proposal, work plan, and price proposal to satisfy the requirement. Project management plans shall be reviewed by the COTR, who has the right to approve or disapprove them. ISI must satisfy the requirements of the Government for approval.

If agreement is reached in a timely manner on services to be performed, a finalized task order may be executed. The firm fixed price for task orders shall be based on fixed hourly rates, the negotiated level of effort for each discipline, deliverables, and all other terms agreed upon.

Task orders are finalized when signed by the COR and ISI. ISI will sign before the COR so that the task order is ready for execution upon presentation to the COR. No work shall be performed on an individual task order until it is signed by both ISI and the COR.

Upon review and approval of ISI's proposal, the Government will issue, via the appropriate contracting office, a task order and Notice to Proceed.

3.2.2. Invoices and Payment

The contractor will submit invoices for Complete Facilities Maintenance and Management Services as soon as possible after completion of the work. Payment under blanket purchase orders will be made quarterly or monthly, except where cash payment procedures are used. Invoices shall be submitted separately to each Government office ordering services under this contract.

3.2.3. Travel and Lodging

The hourly labor rates for Complete Facilities Maintenance and Management Services do not include the cost of travel and lodging for personnel. These costs will be billed at Government per diem rates.