



Schedule

Contract 47QSHA18D0011

03FAC - Facilities Maintenance and Management

Contract Period: 03/20/2018-03/19/2023

Type: FFP, T&M

Place of Performance for all SINs is worldwide.

Point of Contact

Government Agencies:

Please use the email below to submit questions or task order proposal requests.

Subcontractors and Vendors:

Please use the email below to submit your qualifications if you are interested in subcontracting opportunities. We will provide you with details on our teaming arrangements.

GSA Schedule 03FAC inquiries:

MCDean.GSA.03FAC@mcdean.com

Details

Complete facilities maintenance or management solutions:

- Facilities maintenance or management
- Energy management and water conservation

Services Covered Under GSA Schedule

811 002: Complete Facilities Maintenance

811 003: Complete Facilities Management

003 100: Ancillary Supplies and/or Services (In support of 03FAC Related SINs)

003 97: Ancillary Repair and Alterations

871 100: Ancillary Supplies and/or Services (In support of Energy Services - 871 SINs)

871 204: Metering Services

871 206: Building Commissioning Services

871 207: Energy Audit Services

871 209: Innovations in Renewable Energy

871 299: Introduction of New Services

811 004: Maintenance of Utility Systems

811 005: Refrigeration, HVAC, Boiler, and Chiller Maintenance

Contract Pricing

| Labor Category | Experience (Years) | Functional Responsibility | Education (Minimum) | Rate thru 03/19/2019 |
|---------------------------------------|--------------------|---|----------------------------|----------------------|
| Electrical Apprentice I | 0-5 | Responsible for assisting with the installation of systems and equipment as directed by their supervisor. Activities are directly supervised. | High School or GED | \$33.55 |
| Electrical Apprentice II | 1-2 | Responsible for using previously learned skills and continuing to develop by taking a more active role in installation, systems and equipment responsibility. Subject to deadlines and heavy workloads. Develops solutions to problems of limited scope. | High School or GED | \$39.83 |
| Electrical Apprentice III | 2-3 | Responsible for acquiring higher level electrical skills while refining level 1 and 2 skills. Provides solutions to a variety of problems. | High School or GED | \$43.94 |
| Electrical Apprentice IV | 3-4 | Responsible for beginning to lead and mentor junior apprentices in the execution of job tasks while mastering earlier developed skills in preparation of becoming a Journeyman electrician.. | High School or GED | \$49.33 |
| Building Operations Center Manager | 12-15 | Responsible for providing a 24/7/365 qualified, capable, and trained BOC operations staff that can operate (monitor and control) and update all BOC system (s) control applications maximizing the efficiency of the system being controlled and revising the operating controls as needed to accommodate changes in the facility operations or to correct identified problems/ inefficiencies. | Professional Certification | \$110.40 |
| Building Operation Center Specialists | 2-3 | Assists the BOC Manager in Manages the integration, reliability and functionality for all the building control system(s) that comprise the BOC that include the Delta Controls Building Automation Systems (BAS) and the Honeywell Notifier Life Safety Systems. Monitors controlled systems for performance and problems on Building Automation System, Life Safety Systems, Computerized Maintenance Management System. | Bachelors | \$66.57 |
| Communications Technician I | 1-2 | Responsible for planning, layout and complete installation of new commercial and retrofit commercial communications equipment and systems in accordance with all applicable plans, specifications, codes and industry standards. | Bachelors | \$51.61 |
| Communications Technician II | 4-5 | Responsible for planning, layout and completes installation of new commercial and retrofit commercial communications equipment and systems in accordance with all applicable plans, specifications, codes and industry standards, including taking on crew lead responsibilities, mentoring co-workers and apprentices, and overseeing cost coding and time records for the crew. | Bachelors | \$60.14 |
| Construction Surveillance Technician | 5 | The Construction Surveillance Technician is responsible for controlling access to construction sites, including: screening and escorting personnel within or to a construction site as appropriate, maintaining control of construction materials, controlling the Secure Storage Area, and reporting incidents and anomalies to the Site Security Manager (SSM). | High School | \$38.03 |

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|------------------------|--------------------|---|----------------------------|----------------------|
| Control Technician I | 1 | Responsible for a variety of duties related to assembling, piecing together, fitting, fastening and installing different parts of manufactured products, performing minor repairs as necessary and other manual labor required in assembling a product. The Control Technician 1 has basic blueprint reading skills. | Professional Certification | \$52.94 |
| Control Technician II | 1 | Responsible for a variety of duties related to assembling, piecing together, fitting, fastening and installing different parts of manufactured products, performing minor repairs as necessary and other manual labor required in assembling a product. The Control Technician 2 has intermediate blueprint reading skills. | Professional Certification | \$70.89 |
| Control Technician III | 2 | Responsible for a variety of duties related to assembling, piecing together, fitting, fastening and installing different parts of manufactured products, performing minor repairs as necessary and other manual labor required in assembling a product. The Control Technician 3 has intermediate blueprint reading skills. | Professional Certification | \$74.17 |
| Control Technician IV | 3 | Responsible for a variety of duties related to assembling, piecing together, fitting, fastening and installing different parts of manufactured products, performing minor repairs as necessary and other manual labor required in assembling a product. The Control Technician IV has advanced blueprint reading skills. | Professional Certification | \$87.46 |
| Electrician I | 2-3 | Installs basic electrical equipment and systems in accordance with all applicable plans, specifications, codes, and industry standards while being supervised by an Electrician II. This position does not require an electrician's license. | Professional Certification | \$56.27 |
| Electrician II | 3-4 | Installs basic electrical equipment and systems in accordance with all applicable plans, specifications, codes, and industry standards, while working on large, high profile commercial, industrial and government electrical projects. | Professional Certification | \$65.32 |
| Electronics Technician | 4 | The Electronics Technician is responsible for basic installation and troubleshooting of electronic security, life safety, and telecommunication systems with a heavy emphasis on terminating cables and field devices and installing said devices. | Professional Certification | \$64.92 |
| Equipment Manager | 3-4 | The Equipment Manager manages the resources associated with the operation of machines or vehicles equipped with blades/buckets to remove, distribute, level or grade earth, such as a backhoe or excavator. | None | \$86.86 |

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| Fire Alarm Technician I | 2 | The Fire Alarm Technician I is responsible for testing and repairing circuits and sensors, following wiring and system specifications; examining systems to locate problems such as loose connections or broken insulation; troubleshooting all aspects of specialty electronic systems located in tenant suites, single story flex space systems, and large retail and commercial space; identifying major system issues that require programming or proprietary assistance for closure; interpreting 1-line diagrams, multiplex schematics, and points list mapping documents; inspecting installation sites and studying work orders, building plans, and installation manuals in order to determine material requirements and installation procedures; mounting and fastening control panels, door and window contacts, and sensors, and attaching electrical and telephone wiring in order to connect components; and drilling holes for wiring in wall studs, joists, ceilings, and floors. | Professional Certification | \$52.60 |
| Fire Alarm Technician II | 7 | The Fire Alarm Technician II is responsible for testing and repairing circuits and sensors, following wiring and system specifications; examining systems to locate problems such as loose connections or broken insulation; troubleshooting all aspects of specialty electronic systems located in tenant suites, single story flex space systems, and large retail and commercial space; identifying major system issues that require programming or proprietary assistance for closure; interpreting 1-line diagrams, multiplex schematics, and points list mapping documents; inspecting installation sites and studying work orders, building plans, and installation manuals in order to determine material requirements and installation procedures; mounting and fastening control panels, door and window contacts, and sensors, and attaching electrical and telephone wiring in order to connect components; and drilling holes for wiring in wall studs, joists, ceilings, and floors. | Professional Certification | \$96.13 |
| Foreman | 10 | The Foreman is responsible for supervising and coordinating the work of a crew of electricians, apprentices and laborers on a job site, as well as ensuring that all work installed is completed on time, on budget and according to all applicable plans, specifications, codes and industry standards. | Professional Certification | \$73.08 |
| General Maintenance Technician I | 3-5 | The General Maintenance Technician I performs routine operator rounds of facility equipment monitoring the operation and recording operating parameters on reading sheets. He records and reports all faults, deficiencies, and other unusual occurrences while responding to emergency situations and performs any and all task necessary for the protection of occupants and the facility. | High School | \$36.31 |
| General Maintenance Technician II | 3-5 | The General Maintenance Technician II performs routine operator rounds of facility equipment monitoring the operation and recording operating parameters on reading sheets. He records and reports all faults, deficiencies, and other unusual occurrences while responding to emergency situations and performs any and all task necessary for the protection of occupants and the facility. | High School | \$51.57 |

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|-------------------------------|--------------------|---|----------------------------|----------------------|
| Generator Technician I | 0-2 | The General Maintenance Technician I performs routine operator rounds of facility equipment monitoring the operation and recording operating parameters on reading sheets. He records and reports all faults, deficiencies, and other unusual occurrences while responding to emergency situations and performs any and all task necessary for the protection of occupants and the facility. | Professional Certification | \$57.40 |
| Generator Technician II | 2-4 | The General Maintenance Technician II performs routine operator rounds of facility equipment monitoring the operation and recording operating parameters on reading sheets. He records and reports all faults, deficiencies, and other unusual occurrences while responding to emergency situations and performs any and all task necessary for the protection of occupants and the facility. | Professional Certification | \$104.20 |
| HVAC Technician I | 3-4 | The HVAC Technician I is responsible for the troubleshooting, maintenance and performance of the HVAC equipment. He makes periodic inspections of all Engineering systems and equipment and monitoring equipment operations, and maintain equipment operating log. He performs maintenance on Engineering systems and equipment to include such items as, but not limited to, Chiller, IFU, VAV, HVAC Controls, and fire and life safety system sprinkler systems. | Professional Certification | \$57.03 |
| HVAC Technician II | 4-5 | The HVAC Technician II is responsible for the troubleshooting, maintenance and performance of the HVAC equipment. He makes periodic inspections of all Engineering systems and equipment and monitoring equipment operations, and maintain equipment operating log. He performs maintenance on Engineering systems and equipment to include such items as, but not limited to, Chiller, IFU, VAV, HVAC Controls, and fire and life safety system sprinkler systems. | Professional Certification | \$78.05 |
| HVAC Technician III | 6-8 | The HVAC Technician III is responsible for the troubleshooting, maintenance and performance of the HVAC equipment. He makes periodic inspections of all Engineering systems and equipment and monitoring equipment operations, and maintain equipment operating log. He performs maintenance on Engineering systems and equipment to include such items as, but not limited to, Chiller, IFU, VAV, HVAC Controls, and fire and life safety system sprinkler systems. | Professional Certification | \$87.16 |
| Laborer | 2 | The laborer assist the electricians with manual labor tasks. The job duties and responsibilities include erecting and disassembling scaffolding, shoring, braces, and other temporary structures; loading and unloading trucks and distributing electrical materials, machinery, and tools to the appropriate job site locations; hauling and hoisting materials; digging ditches, moving materials, and cleaning job site as the project progresses in order to assist electricians; site clean-up | High School | \$34.74 |
| Mechanical Systems Operator I | 1-2 | The Mechanical Systems Operator I operates machines or vehicles equipped with blades/buckets to remove, distribute, level or grade earth, such as a backhoe or excavator. | Professional Certification | \$93.09 |

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| Mechanical Systems Operator II | 2-3 | The Mechanical Systems Operator II is responsible for operating machines or vehicles equipped with blades/buckets to remove, distribute, level or grade earth, such as a backhoe or excavator. | Professional Certification | \$101.06 |
| Pipe Fitter | 5 | The Pipe Fitter maintains, installs, and dismantles all types of pipelines, fittings and hydraulics as required for new construction or maintenance. He receives instructions, blueprints, and work orders for the job, and develops working procedure for the job, material requirements, scaffolding and other equipment required. | Professional Certification | \$60.86 |
| Plumber | 5 | The Master Plumber is responsible for the supervision of plumbers assigned to a certain projects. His plumbing duties require that he assembles, installs, modifies, and repairs pipes, fittings, fixtures, various types of valves, backflow preventers, utility systems, disposal systems, sewage systems, water, waste vent and gas distribution systems, oil, compressed air, vacuum, grease trap and acid systems, cooling or heating water systems, drainage systems, hydrants, water closets, tubs, showers, faucets, sinks, commodes, bathtubs, hot water heaters, hot water tanks, garbage disposal units, dishwashers, and water softeners, fire sprinkler systems, and pumps according to specifications and plumbing codes. | Professional Certification | \$66.28 |
| Power Systems Field Service Technician I | 7-10 | Responsible for designing, testing, constructing, and operating power systems, to include: <ul style="list-style-type: none"> • Conceive, direct, implement, and evaluate efficiency of power systems. • Work with manufacturing engineering on release and documentation of new hardware, test equipment, and assembly fixtures. • Develop methods of integrating renewable power technology. | Professional Certification | \$85.91 |
| Power Systems Field Service Technician II | 10-15 | Responsible for maintaining protective relays for utility and industrial/commercial clients. Systems to be analyzed will include conventional and renewable generation facilities, substations, and transmission and distribution systems. | Professional Certification | \$98.20 |
| Service Technician I | 2-4 | Assemble, install, test, and maintain electrical or electronic wiring, conduit, cable, equipment, components and devices associated with electrical equipment, following blueprints of electrical layouts and building plans. Test and inspect electrical systems and components to ensure continuity of circuits in electrical wiring, equipment, and fixtures. Provide troubleshooting services for malfunctioning systems as needed. | Professional Certification | \$51.24 |
| Service Technician II | 4-8 | Assemble, install, test, and maintain electrical or electronic wiring, conduit, cable, equipment, components and devices associated with electrical equipment, following blueprints of electrical layouts and building plans. Test and inspect electrical systems and components to ensure continuity of circuits in electrical wiring, equipment, and fixtures. Provide troubleshooting services for malfunctioning systems as needed. | Professional Certification | \$54.69 |

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| Service Technician III | 4-8 | Assemble, install, test, and maintain electrical or electronic wiring, conduit, cable, equipment, components and devices associated with electrical equipment, following blueprints of electrical layouts and building plans. Test and inspect electrical systems and components to ensure continuity of circuits in electrical wiring, equipment, and fixtures. Provide troubleshooting services for malfunctioning systems as needed. | Professional Certification | \$64.57 |
| Service Superintendent | 2 | Plan, direct, coordinate, and budget for projects involving the construction and maintenance of structures, facilities and systems. Manage mid-sized to large projects including the oversight of 15-45 field personnel. Inspect and review projects to monitor compliance with building and safety codes, and other regulations | Professional Certification | \$98.13 |
| Warehouse Manager | 5 | Maintains ordering, tracking, receiving, warehousing, and distribution operations by coordinating, enforcing, or initiating logistics program policies and procedures. Establishes and maintains stock levels for supplies, materials, tools, and equipment required for operations and maintenance activities. Performs periodic physical counts and audits to manage and control inventory levels. | Professional Certification | \$81.51 |
| Warehouse Worker I | 5 | Receives and counts stock items and records data, examines and inspects stock and delivered items for damage, verifies inventory levels and reports discrepancies. Determines proper storage methods for items and stores items in an orderly and accessible manner. Performs manual tasks including packing/unpacking items, marking items, and cleaning and maintaining supplies, tools, equipment, etc. to maintain compliance with safety regulations. | High School | \$67.67 |
| CAD Operator 2 | 3-4 | The CAD Operator II is responsible for modifying drawings based on engineer markups and specification of existing drawings, create new AutoCAD drawings from hand drawings, and printing copies of drawings. In this position, the CAD Operator II must become familiar with the company specific and national drawing standards and symbols. | Professional Certification | \$54.58 |
| CAD Operator 3 | 4-5 | Responsible for modifying drawings based on engineer markups and specification of existing drawings, create new AutoCAD drawings from hand drawings, and printing copies of drawings. In this position, the CAD Operator III must become familiar with the company specific and national drawing standards and symbols. Supervises and mentors less-experience CAD operators. | Professional Certification | \$65.06 |
| Office Engineer 1 | 0-2 | Provides technical & administrative information to others working on a project to ensure that the work complies with all basic engineering standards, codes, specifications, and design instruction; trouble-shoots engineering related installation problems. Works closely supervised and solves problems of limited scope and complexity. | Bachelors | \$66.87 |

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| Office Engineer 3 | 5-7 | Provides technical & administrative information to others working on a project to ensure that the work complies with all engineering standards, codes, specifications, and design instruction; trouble-shoots engineering related installation problems. Provides solutions to a wide range of difficult problems. Solutions are imaginative, thorough and practical. | Bachelors | \$91.66 |
| Project Admin 1 | 2 | Processes and tracks documentation, keeping all logs and report organized and maintained. Distributes all correspondence as directed by the Project Manager and coordinates meetings. | Associates | \$39.32 |
| Project Admin 2 | 4 | Processes and tracks documentation, keeping all logs and report organized and maintained. Distributes all correspondence as directed by the Project Manager and coordinates meetings. Assists the project manager in preparation of reports. | Bachelors | \$57.14 |
| Project Manager 1 | 7-9 | Assists the project Superintendent in the preparation of project documentation requirements, project layout, and field office support. Provides overall financial management for projects and monitors project progress. Reviews contracts and customer negotiations. | Professional Certification | \$109.78 |
| Project Manager 2 | 10-12 | Assists the project Superintendent in the preparation of project documentation requirements, project layout, and field office support. Provides overall financial management for projects and monitors project progress. Reviews contracts and customer negotiations. Mentors subordinates and assists with career development. | Bachelors | \$129.13 |
| Project Manager 3 | 10-12 | Assists the project Superintendent in the preparation of project documentation requirements, project layout, and field office support. Provides overall financial management for projects and monitors project progress. Reviews contracts and customer negotiations. Mentors subordinates and assists with career development. | Bachelors | \$139.48 |
| Quality Engineer 1 | 0-2 | Assist project quality control team in quality system documentation management. Plan, schedule, coordinate and conduct QAQC audits to ensure quality control procedural requirements are being adhered to. | Professional Certification | \$72.25 |
| Quality Engineer 2 | 2-4 | Ensure compliance and maintenance of project work with all applicable internal, contractual, and industry standards. Create quality checklists to comply with contractual and industry specific requirements. Evaluate effectiveness of corrective action responses. | Professional Certification | \$76.72 |

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| Quality Engineer 3 | 5-7 | Ensure compliance and maintenance of project work with all applicable internal, contractual, and industry standards. Create and review quality checklists to comply with contractual and industry specific requirements. Evaluate effectiveness of corrective action responses. | Professional Certification | \$82.02 |
| Quality Engineer 4 | 7-9 | Ensure compliance and maintenance of project work with all applicable internal, contractual, and industry standards. Review quality checklists to comply with contractual and industry specific requirements. Evaluate effectiveness of corrective action responses. | Professional Certification | \$99.49 |
| Quality Manager | 10-12 | Manage team of Quality Auditors. Review quality checklists to comply with contractual and industry specific requirements. Ensure compliance and maintenance of project work with all applicable internal, contractual, and industry standards. Evaluate effectiveness of corrective action responses. | Professional Certification | \$105.11 |
| Safety Manager 1 | 6-8 | The safety manager is responsible for ensuring implementation of the Electrical Safety and Health (S&H) Program, effectively managing multiple safety programs, developing and implementing M.C. Dean site-specific project safety plans, and leading and implementing the Operational Risk Management (ORM) process. Provides solutions to a wide range of difficult problems. Solutions are imaginative, thorough and practical. | Professional Certification | \$63.43 |
| Safety Manager 2 | 8-10 | The safety manager is responsible for ensuring implementation of the Electrical Safety and Health (S&H) Program, effectively managing multiple safety programs, developing and implementing M.C. Dean site-specific project safety plans, and leading and implementing the Operational Risk Management (ORM) process. Responsible for Creating, developing and implementing electrical safety training plans. Provides solutions to a wide range of difficult problems. Solutions are imaginative, thorough and practical. | Professional Certification | \$65.33 |
| Safety Division Manager | 10-12 | The Safety Division Manager is responsible for the development and oversight of the Electrical Safety and Health (S&H) Program. Manages multiple safety programs, developing and implementing M.C. Dean site-specific project safety plans, and leading and implementing the Operational Risk Management (ORM) process. Mentoring subordinate electrical safety professionals and cross training with other safety professionals, and communicating multiple code interpretation to field level personnel. Applying knowledge of industrial or commercial grade electrical applications, and existing electrical Operations and Maintenance (O&M) and construction activities. Understanding and interpreting the National Electric Code (NEC) and the National Fire Protection Association (NFPA) 70E, and overseeing and managing the NFPA 70E program (V-Advanced Level Test). | Professional Certification | \$67.23 |

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|----------------|--------------------|---|----------------------------|----------------------|
| Safety Manager | 12 | The safety manager is responsible for ensuring implementation of the Electrical Safety and Health (S&H) Program, effectively managing multiple safety programs, developing and implementing M.C. Dean site-specific project safety plans, and leading and implementing the Operational Risk Management (ORM) process. Responsible for Creating, developing and implementing electrical safety training plans. Provides solutions to a wide range of difficult problems. Solutions are imaginative, thorough and practical. | Professional Certification | \$69.13 |
| Scheduler | 2-4 | The Scheduler designates work to be done and specifies deadlines for completing tasks and deliverables. Complete understanding & application of principles, concepts and practices. Responsible for aiding, tracking, monitoring status, controlling and performing issue resolution throughout the project's life cycle. Provides project planning and scheduling documentation to support project and customer requirements. Assists Team Leads, Superintendents and the Project and Program Managers in tracking the projects against baseline schedules and budgets, and assists Project Managers in maintaining Master schedule for each project, identifying and recording the impact of work performed and not performed as scheduled. | Bachelors | \$71.04 |

OCONUS LOCATION PRICING:

For any OCONUS locations, M.C. Dean will use the Department of State's Standardized Regulations (DSSR) as referenced at: https://aoprals.state.gov/Web920/default.asp?menu_id=95 to adjust our CONUS labor rates for OCONUS locations. Our labor rates would be multiplied by the cost factor based on the location of the service.