

03FAC FACILITIES MAINTENANCE AND MANAGEMENT

Category	Description
003 97	Ancillary Repair and Alterations - Repair and Alterations ancillary to existing SINs under this Schedule. Ancillary Repair and Alterations projects are those (1) solely associated with the repair, alternation, delivery or installation of products or services also purchased under this Schedule, and which are (2) routine and non-complex in nature, such as routine painting or carpeting, simple hanging of drywall, basic electrical or plumbing work, landscaping, and similar noncomplex services. This SIN EXCLUDES: (1) major or new construction of buildings, roads, parking lots and other facilities; (2) complex R&A of entire facilities or significant portions of facilities, and (3) Architect-Engineering Services subject to Public Law 92-582 (Brooks Act).

The work performed under this SIN shall be associated with existing SINs that are part of this Schedule. Ancillary Repair and Alterations shall not be the primary purpose of the work ordered but be an integral part of the total solution offered. Ancillary repair and alteration services may only be ordered in conjunction with or in support of products or services purchased under this Federal Supply Schedule contract.

This SIN includes all regulatory guidance outlined in accordance with FAR 36, including the Davis Bacon Act and the Miller Act.

Special Instructions: No award will be made under 003-97 Ancillary Repair and Alteration unless an offeror is awarded (or receives award concurrently) for another SIN under this Schedule. The Repair and Alteration work must be ancillary (incidental) to the primary services or products offered under the Schedule.

For Federally-owned space managed by GSA's Public Building Service (PBS), approval of the PBS Building Manager must be received by the ordering activity and contractor before any repair and alteration work may be ordered. A copy of the approval must be retained by both the ordering activity contracting officer and the contractor.

Owned or leased space outside the PBS inventory may also include approval requirements. A copy of the approval must be retained by both the ordering activity contracting officer and the MAS contractor performing the R&A services.

This R&A SIN shall not be used for PBS leased space.

Any Agency contracting officer ordering services under this SIN for Ancillary Repair and Alterations is responsible for complying with his or her agency's internal policies when procuring R&A services. This may

include a specific warrant delegation for procuring construction services when the estimated amount of this portion of the task order exceeds \$2,000 (Ref. FAR 22.4).

Special Notice to Ordering Agencies: GSA or other landlords may require reperformance of any nonconforming work at agency expense. If applicable, agencies may seek appropriate recourse from the contractor responsible for the nonconforming work.

800 1000 **Other Direct Costs** - Charges in direct support of services provided under all other SINs in the Services Department. These charges include accessories or ancillary services or products/equipment needed for, or utilized in performance of, a specific task under this department.

DOCKSIDE FACILITIES MAINTENANCE, REPAIR SERVICES AND DRY DOCKING SOLUTIONS

Category	Description
812 001	Dry Docking Services - Service include, but are not limited to the lifting of vessels out of the water for inspection, maintenance and repair of hull surfaces and undocking after completion of work. This includes floating dry docks, graving dry docks, marine railways, vertical lifts, and travel lifts and cranes used in the removal of marine vessels from the water for the performance of inspection, testing, maintenance and repair services. Services include, but are not limited to, providing all provisioning, labor and materials for dry docking operation of a variety of classes of marine vessels.
812 002	Dockside Maintenance and Repair Services - Services include, but are not limited to, the performance of full inspection, testing, repair, and maintenance services for Federal marine vessels. These maintenance and repair services could include, one or more of the following: preservation of ship structures, deck covering systems, welding processes, temporary hull access, electrical and HVAC systems, auxiliary machinery systems, shipboard ventilation systems, electrical rotating machines, generators and motors, propulsion systems, and tank and void inspection, testing, repair and maintenance.

ENERGY MANAGEMENT, WATER CONSERVATION AND SUPPORT SERVICES

Category	Description
871 200	Energy Management Program Support - Major categories of energy management program support to include, but not limited to: Energy Planning and Strategies - develop, execute, and report agency implementation plan activities pursuant to all federal laws and executive orders. Energy Choice Analysis - provide equipment and/or audit software and training to enable evaluation of various energy choices. Topics may include analysis of advantages and disadvantages of choices for reducing energy consumption including cost, financing and payback. Risk Management - provide equipment and/or software and training on

risk management to minimize various levels of price uncertainty for energy purchases.

Metering Services - provide a full range of metering solutions that allows the specified locations to understand load profiles; manage demand; allocate costs to tenants, regions, facilities, etc.; reduce consumption; negotiate with suppliers; and, monitor improvements from energy conservation measures.

Billing and Management Oversight - provide billing services that may include, but are not limited to, verifying and correcting past utility bills, correcting over-billing, analyzing consumption and costs, forecasting energy usage, and reducing administrative costs through payment of a single bill.

Preparing agency statements of work - assist agencies in preparing statements of work for energy management projects. This includes strategic source support, performance management, benchmarking/performance diagnostics such as Energy Star; organizational design of the statement of work, and compliance with legislative and executive order requirements such as achieving Energy Star criteria, where applicable.

Homeland Security - assist agencies with vulnerability assessments, design strategies, distributed generation planning, and identification/mitigation of threats as related to the overall Energy Management Program. [Note - For separate assessment requirements NOT a part of Energy Management Program Support, refer to Schedule 84.]

871 201 **Energy Audit Services** - Energy Audits - develop, execute, and report on 10-year audit plans and/or perform energy audit services. Energy audits may range from cursory to comprehensive. At a minimum, audits shall include data collection, data analysis, benchmarking with tools such as Energy Star, and written recommendations of suggested upgrades of electrical and mechanical infrastructure, including their impact on energy consumption and pollution.

Resource Efficiency Management (REM) - provide information on possible steps that will improve energy efficiency. This information shall include estimates of cost savings and environmental benefits. This includes onsite analysis of current operations, equipment, and energy purchasing patterns. This may include the services of a resource efficiency advocate for individual or aggregated building(s) in order to maximize resource efficiency.

Use of Alternative Energy Sources - describe options for use of alternative energy sources, including converting to use of different sources of energy, alternative off-site storage and management, alternative and stand-by fuel pricing. This information shall include a statement concerning specific environmental benefits and estimates of cost savings.

Building Commissioning Services -comprehensive building commissioning

services on new construction, major modernization, and existing energy consuming operations (recommissioning).

871 202 **Energy Management Planning and Strategies** - A four-phase Comprehensive Energy Management Solution consisting of all four phases of an energy project and could pertain to a variety of energy projects that include, but are not limited to, renewable energy, sustainable energy, and energy efficient buildings certification programs such as LEED.

1. Consulting/Auditing/Energy Management Solutions - This includes the strategic planning, energy assessments e.g. feasibility, vulnerability and other detailed assessments, developing and executing of energy audits, audit plans and energy management solutions.

2. Concept Development and Requirements Analysis this includes the analysis of the audit results and outlined requirements to design a detailed energy management project concept.

3. Implementation and Change Management - This includes the implementation and integration of more energy efficient practices and systems and training in using them effectively.

4. Measurement and Verification - This includes the performance assessment and measurement of the effectiveness and energy efficiency of the project and can include long term monitoring, verification of savings and benchmarking.

871 203 **Training on Energy Management** - Including, but not limited to, reducing energy consumption, mitigating risk with energy systems, operating systems efficiently, making energy efficient system choices, and energy efficient buildings certification programs such as LEED.

871 204 **Metering Services** - Including, but not limited to, the installation of metering equipment and software used for the collection of data and measurement of energy consumption through electric, gas, water or steam utilities, the utilization of data to ensure energy conservation goals are being met, and allows for the measurement and tracking of the cost effectiveness of energy technology investments. This could include basic metering services, advanced metering services, maintenance, installation, removal and disposal of new or existing equipment. Security clearances such as HSPD-12 may be required.

871 205 **Energy Program Support Services** - Including, but not limited to, billing and management oversight and assistance in preparing energy services related agency statements of work. Energy efficient buildings certification programs such as LEED may be included.

871 206 **Building Commissioning Services** - Including, but not limited to, comprehensive building commissioning services on new construction, major modernization projects, and existing energy consuming buildings and facilities designed to ensure the building systems are designed and built to operate as efficiently as possible. This includes re-commissioning and retro-commissioning services. Energy efficient buildings certification programs such as LEED may be included.

871 207 **Energy Audit Services** - Including, but not limited to, developing, executing, and reporting on audit plans and/or perform energy and water

audit services. Energy audits may range from cursory to comprehensive. Including, but not limited to data collection, data analysis, benchmarking with tools such as Energy Star, and written recommendations of suggested upgrades of electrical and mechanical infrastructure, including their impact on energy consumption and pollution can include recommendations for using alternative Energy Sources. Energy efficient buildings certification programs such as LEED may be included.

- 871 208** **Resource Efficiency Management (REM)** - Including, but not limited to, providing information on possible steps that will improve energy efficiency. This information shall include estimates of cost savings and environmental benefits. This includes onsite analysis of current operations, equipment, and energy purchasing patterns. This may include the services of a resource efficiency advocate for individual or aggregated building(s) in order to maximize resource efficiency. Energy efficient buildings certification programs such as LEED may be included.
- 871 209** **Innovations in Energy** - Innovative approaches to renewable and/or sustainable energy, sustainability services, and energy management technology and services. These might include, but are not limited to, new developments or improvements in providing renewable energy and managing energy through biomass conversion, solar energy, fuel cells, geothermal energy, hydropower (tidal power, wave power, tidal stream power, waterwheels, and hydro electricity), wind power or other sources. These approaches should be capable of providing renewable and/or sustainable energy and sustainability services that are more carbon-neutral, thereby lessening dependence on traditional non-renewable, fossil fuel? Sources of energy such as coal, oil, natural gas and propane. This could include sustainability and carbon management solutions such as analysis, foot printing, measuring, mitigation, verification and management, training on new energy technologies and systems, life-cycle costing, and maintenance and operational support of renewable energy systems; and the implementation, testing and evaluation of networked energy management systems and services that utilize Internet Protocol - Next Generation (IPv6) enabled systems that are configured using open standards architecture that can include Power over Ethernet (POE) implementation, wireless configurations, data security using IPSEC or 128 DES Encryption standards, high reliability, NIST compliant, and demonstrated energy efficiencies or cost savings, and are capable of integrating with existing information systems data infrastructure and backbone.
- 871 210** **Water Conservation** - Water Conservation: Services and consulting related to the reduction of water usage, recycling of water for multiple purposes, retention of water, improvement of water quality and water flow. These services can include, but are not limited to, facility water audits, water balance, and water system analysis.
- 871 299** **Introduction of New Services** - A new service may be a task, procedure, or product existing in the commercial market which is being developed, improved, or not yet introduced to the Federal Government or not currently available under any GSA Contract, but is categorically related to this procurement.

FACILITIES MAINTENANCE AND MANAGEMENT SOLUTIONS FOR REAL PROPERTY

Category	Description
811 006	Facilities Maintenance and Management Consulting - Facilities consulting services that include, but are not limited to: the development, planning, facilitation, coordination, documentation, program planning, audits, inspections, evaluations, studies, analyses (including cost), scenarios, reports, policy and regulation development assistance for initiatives in areas of facilities maintenance and management solutions.
541 001	INDEPENDENT ELEVATOR INSPECTION SERVICES - Services include the performance of complete independent inspection and testing of a variety of vertical transportation such as elevators, escalators, dumb waiters, wheelchair lifts, and moving walkways, and include but are not limited to systems, equipment and components such as hoist way and car doors, guides and operating devices; hoisting machines, sheaves and brakes, motors and motor generator sets; hoisting ropes, governor ropes, safety ropes, compensation ropes, operating cables, governors, safeties, interlock and contacts, guide rails and oiling devices, terminal, slowdown and leveling devices, elevator cars, counterweights, and buffers, machine rooms, hoist ways and pits, automatic and manual emergency fire service (phase I & II) and emergency power operations.
541 099	Introduction of New Services - Introduction of Products/Services directly related to items accepted under this department.
561 001	Fire Alarm System Preventative Maintenance and Repair Services - Services include but are not limited to the performance inspection, testing, and preventive maintenance or repair of a variety of fire alarm and notification systems, equipment and components such as manual alarm devices, smoke and heat detectors, tamper switches, pressure switches, waterflow switches, remote and graphic annunciators, main fire alarm panel and components, voice alarm system, speakers and horns and other audible and visual devices, wiring circuits and junctions, all other alarm, detection and control and ancillary devices, and emergency power operations.
561 002	Water Based Fire Suppression System Preventative Maintenance and Repair Services - Services consist of but are not limited to, the performance inspection, testing and preventive maintenance or repair services of all mechanical devices including valves, sprinklers, couplings, piping and connections, water motor gongs and alerting devices, tamper switches, pressure switches, waterflow switches, standpipes, backflow preventers, private fire service mains, pumps and test headers.
811 001	Elevator and Escalator Preventative Maintenance - Services consist of, but are not limited to, the performance of full repair and maintenance services including maintenance or repair of all mechanical devices and lighting, fixtures, ballast, bulbs, lamps, tubes, intercoms, telephone devices, wiring, appurtenances mounted in or on the car, fans, air conditioning units, security systems, lenses switches, lens plates, push buttons, and doors.
811 002	Complete Facilities Maintenance - Services related to the complete operations, maintenance and repair of military and government facilities.

These services could include but are not limited to a combination of: painting as it relates to maintenance; pest control services; grounds maintenance, landscaping, tree trimming, and snow removal; elevator inspection and maintenance services; fire alarm system preventive maintenance and repair services and fire suppression system preventive maintenance and repair services; locksmith services; janitorial/custodial services and collection and disposal of refuse; roofing repair (excluding complete roof replacement); plumbing and pipefitting; electrical, including high/low voltage systems and utility service, and maintenance and repair of exterior electrical distribution system; Energy Management Control Services (EMCS), energy planning, energy analysis and energy audit services; paving as it relates to maintenance and repair of surface areas; telephone maintenance; support training and consulting services; cemetery maintenance; operation and maintenance of water distribution system and maintenance of the septic field; all mechanical, operations, maintenance and repair of building systems, and heating/ventilation/Air Conditioning (HVAC) maintenance; and maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services.*

*For facilities maintenance services associated with logistics management and support refer to Schedule 874-V SIN 874-507.

- 811 003 Complete Facilities Management** - Services include management and consulting services associated with facilities maintenance services to assure fully adequate and timely completion of all services. Included in this service will be management duties including, but not limited to, property and facilities management, planning, scheduling, quality control software support services, and computer and/or facilities management systems. The service will include adequate staff of personnel and alternates as required, with the necessary management expertise to assure performance of the work in accordance with sound and efficient management practices. [For separate SIN requirements not part of integrated facility management systems support such as independent energy management systems, intrusion alarm systems, and guard services, see schedule 84]
- 811 004 Electrical, and all Utility Services limited to Facility Maintenance** - Service includes all labor, materials, tools, equipment and supervision necessary to supply and deliver firm uninterrupted electrical energy, as well as utility services necessary to meet the Government's needs. This does not include providing the actual electricity or water to the Government facility. Resulting contracts could be responsible for the operation, maintenance, repair, and future upgrades of the utility systems; future utility system replacements; labor, materials, tools, and equipment necessary to own, maintain and operate the utility system(s); managing the maintenance, repairs, replacement, etc., of the system(s) to ensure continuous, adequate, and dependable service for each Government tenant. Electrical services could include maintenance of high/low voltage systems and maintenance and repair of exterior electrical distribution system. Utility service systems include, but are not limited to: electrical, telephone, gas and water utility service, drinking water and waste water services.

- 811 005 **Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance** - Services related to providing heating and ventilation services. Service could include, but are not limited to cleaning, restoration and de-contamination of HVAC systems or any combination of providing plant equipment, materials, tools, transportation, supervision, labor to perform all repairs, periodic preventative maintenance (PPM) and emergency service work calls to ensure continual operations of refrigeration, heating, ventilation, air conditioner, boiler and chiller systems.
- 371 001 **GROUNDS MAINTENANCE** - Services include but are not limited to the planning, development, maintenance, management and operations, for grounds maintenance at or on Federal facilities and/or properties. These services involve mowing, planting, seeding, fertilizing, raking, mulching, watering, pruning, weeding, aerating, and all services related to grounds maintenance. This can include cemetery maintenance, but this is limited to grounds maintenance only.
- 371 002 **Tree Planting, Trimming and Removal** - Services include but are not limited to the planning, development, management, operation, and maintenance of trees on Federal facilities and/or properties. These services involve planting, trimming, removal and mulching and all other services relating to tree planting/trimming/removal
- 371 003 **Pest Control** - Services include but are not limited to the planning, development, management, operations and maintenance for pest control and removal at or on Federal facilities and/or properties. These services involve applications of pesticides, trapping and/or removal of pests.
- 371 004 **Cemetery Maintenance** - Includes the complete maintenance of the cemetery and surrounding grounds. Including but not limited to: grounds maintenance; tree trimming/planting/removal; landscaping; raising, setting and aligning headstones; cleaning of headstones; maintenance of pathways, drives, curbs and parking areas; trash removal; maintenance of existing fencing, railing, benches, flag poles, monuments or statues; maintenance of irrigation systems, drainage and water features.

INDUSTRIAL, AEROSPACE AND MARINE COATING SOLUTIONS

Category	Description
801 099	Introduction of New Services - New services within the scope of the schedule, but most specifically covered by a numbered SIN that has the potential to provide the Government with a more economical or efficient means of meeting mission requirements.
801 001	Surface Preparation - Services related to the preparation for application of chemical compounds to Federal vehicles, machinery and other equipment and Support Training/Consultation Services as they pertain to preparation for and application of chemical compounds to Federal vehicles, machinery and other equipment. THIS SIN DOES NOT COVER PASSENGER CARS, TRUCKS OR BUSES. These services include surface preparation for painting and sealant application on ships, aircraft, vehicles and other equipment or machinery surface that requires application of chemical compound, such as paint, sealant, coatings, or adhesives. These services could include, but are not limited to: abrasive air blasting, wheel blasting,

vibratory and mass finishing, shot peening, wet blasting, microblasting, lapping and grinding, high energy disco finishing, high energy barrel finishing, drag finishing, mechanical scarification, acid etching or ultrasonic.

801 002 **Application of Chemical Compounds** - Services involving the application of chemical compounds to Federal vehicles, machinery and other equipment and Support Training/Consultation Services as they pertain to application of chemical compounds to Federal vehicles, machinery and other equipment. THIS SIN DOES NOT COVER PASSENGER CARS, TRUCKS OR BUSES. These services include painting and sealant application on ships, aircraft, vehicles and other equipment or machinery surface that requires application of chemical compound, such as paint, sealant, coatings, or adhesives. These services could include, but are not limited to: bridge painting, electrostatic painting, engineering structure (e.g., oil storage tank, water tower) painting, aluminum coating, bonderizing, chasing, enameling, engraving, etching, flocking, galvanizing, glazing, hot dip galvanizing, japanning, lacquering, Parkerizing, powder coating, rust proofing, sherardizing, or varnishing of metals and metal products.*

*For other dockside services please refer to the Dockside Facilities Maintenance, Repair Services and Dry Docking Department.