Statement of Work

Building Information:

Franconia Complex-
6810 Loisdale Rd
Springfield, VA 22150

Project: PM Services 6 month extension to the Franconia O&M contract
GS11P08YED0093 5/1/12- 10/31/12

Statement of Work:

Provide O&M services to the Franconia Complex, to include:

- Daily maintenance calls
- Daily inspections through out the buildings
- UST inspections & submission of paperwork
- Water treatment duties & submission of paperwork
- Fire Extinguisher maintenance
- Fire pump maintenance and testing
- Building support duties as required/needed

Contractor is responsible for site clean-up and disposal of all parts and materials.

Contractor is responsible for following safety rules & regulations, as well as time of day access and security requirements.

Upon Completion of the work described under this contract, the contracting officer or his/her representative shall make necessary inspection to ensure compliance with all contract requirements before final acceptance by the government. The contractor shall correct all deficiencies found during inspections by the contracting officer's representative at no additional cost to the government

PM SERVICES % PER BUILDING

Bldg #	Bldg	FY10 per bldg	% per bldg	FY11 per bldg	6mon extension	Per mon
VA0506	A	[redacted]				
VA0507	B					
VA0508AN	C					
VA0247	D					
VA0501	BH1					
VA0502	BH2					
VA0504	BH4					
VA0505	BH5					
VA0510	BH7					
VA0560	BH8					
VA0563	BH12					
VA0509	BH13					
VA0503	BH3					
VA0561	BH14					
Total		$728,809.43	0.99	$727,600.58	$423,172.96	

(b) (4)

	A	B	C	D	E	F	G	H
1								
2		**GOVERNMENT'S ESTIMATE OF A REASONABLE CONTRACT PRICE**						
3		**Building:**		**Franconia Complex**				
4		**Building Number:**		**VA0506AN,VA0507AN**				
5		**Street Address:**		**6810 Loisdale**				
6		**City:**		**Springfield VA 22150**				
7		**Contract Number:**		**GS11P08YED0093**				
8		**Estimate For:**		**Preventative Maintenance**				
9				6 Month Extension				
10								
11	SECTION I: LABOR COST							
12	1	Productive Labor	4,160	hrs. per year X				
13	2	Supervision	80	hrs. per year X				
14	3	Vacation's						
15	a.	Productive employee (40 HR)	80	(2 weeks X hourly rate)				
16	b.	Supervisory employee	40					
17	4	Holiday's						
18	a.	Productive employee (8*5)	160	hrs. X hourly rate in 1.a.				
19	b.	Supervisory employee		hrs X supv. hrly rate				
20	5	Sick Leave Pay						
21	a.	Productive employee	160	Employee Paid When Sick				
22	b.	Supervisory employee		Employee Not Paid When Sick				
23	6	**Total Wage Cost**		**(Sum of Lines 1 thru 5)**				
24	7	Health & Welfare Cost	5200	hrs. X (H & W rate)				
25	8	Workman's Compensation		(10% of labor cost on line 6)				
26	9	Payroll Taxes		(11% of line 6 (SUTA, FUTA, FICA))				
27	10	Other Fringes Benefits	5200					
28	11	**Total Labor Cost**		**(Sum of lines 7 thru 10)**				
29	12	**Total Payroll Costs**		**(Sum of lines 6 and 11)**				
30								
31	SECTION II: OTHER DIRECT COSTS			Under Ground Storage Tanks				
32	13	Supplies & Materials		(1 %) of cost on line 12				
33	14	Equipment/parts		(1%) of cost on line 12				
34	15	Uniforms Maint./Rentals	6	employee(s) X (52 wks) or % X				
35	16	Repair Service	5	X $350epair threshold				
36	17	Emergency Call Back Service	4	hrs. X (O.T. rate)				
37	18	Subcontracts: (See instructions)		Water Treatment				
38	19	Other Misc. direct cost		cost per year				
39	20	**Total Other Direct Costs**		**(Sum of lines 13 thru 19)**				
40								
41	SECTION III: INDIRECT COSTS							
42	21	General & Administration		(8% of the sum of lines 12 & 20)				
43	22	Profit		(10% of the sum of lines 12, 20 & 21)				
44	23	Total Indirect Costs		**(Sum of lines 20 21 & 22)**				
45								
46	SECTION IV: GOVERNMENT'S ESTIMATE							
47	24	Fair and reasonable cost				=	**$423,260**	
48								
49	25	Term of Contract					$211,630	
50								
51								
52								
53								
54		Estimate prepared by:		**KENNETH GRACE**	Date		**03/19/12**	
55				Signature				
56								
57								

(b) (4)

[redacted]

2220 Central Ave
St. Petersburg, FL 33712

727 323 1060
FAX 727 323 4540
www.pmervicescompany.net

March 15, 2012

Regina Crews
GENERAL SERVICES ADMINISTRATION
METROPOLITAN SERVICES CENTER
1099 14TH STREET, NW, SUITE-200W
WASHINGTON, DC 20005

RE: GS-11P-08-YED-0093
Subject: Six (6) Month extension

Dear Ms.Crews

P.M. Services Company is pleased to respond to GSA's verbal request referencing the above noted contract for the Franconia Complex located at 6810 and 7000 Loisdale Road Springfield, Va.22150. Here with submitted is our proposal based on the Collective Bargaining Agreement (CBA) Changes for a Six (6) Month period.

P.M. Services is requesting that you review the attached documents to verify the new pricing schedule.

The following requested fixed prices (less any reimbursables) would be in effect from May 1, 2012 and continue through October 31, 2012. The prices include the (b) (4) [redacted] f added equipment in Building B (Ref.Mod. PO03 year 2003). at * — for OST inspections

(b) (4) Six (6) Months
Monthly

If you have any questions, please call me on 202-470-2128 or my cell phone (202) 498-4504.

Sincerely,

James E. Butland, Jr.
James E. Butland, Jr.

Associate Vice President of
Corporate Facilities

cc: Vicki Absher-GSA; Brenda McQueen –GSA; Sialele Malepe-GSA; Carole Metour- PM Services; Lisa Pierce –PM Services; Craig Tavel – PM Services; Official Contract File

GS-06F-0048R
GSA Schedule

ATTACHMENTS

Woman-Owned Business

2220 Central Ave
St. Petersburg, FL 33712

727 323 1060
FAX 727 323 4540
www.pmervicescompany.net

CONTRACT # GS-11P-08-YED-0093

SIX (6) MONTH EXTENSION:
(FOR 05-01-2012 THROUGH 10-31-2012)

BID/OFFER FOR 6-MONTH PERIOD.

PRICE PER MONTH FOR THE FOLLOWING EXTENDED O&M CONTRACT:

OPERATION AND MAINTENANCE OF MECHANICAL EQUIPMENT & ARCHITECTURAL/STRUCTURAL AND SUSTAINING MAINTENANCE & REPAIRS:

(b) (4) [redacted] $ **423,172.96**

QUOTE AN HOURLY RATE FOR EACH OF THE FOLLOWING REIMBURSABLE SERVICES:

REIMBURSABLE OPERATION & MAINTENANCE MECHANICAL EQUIPMENT
(During occupant work hours):

Per. Hour (b) (4) [redacted]

REIMBURSABLE REPAIRS DURING OCCUPANT WORK HOURS
(All repairs are reimbursable by the Government):

Per. Hour (b) (4) [redacted]

REIMBURSABLE REPAIRS AT OTHER THAN OCCUPANT WORK HOURS
(All repairs are reimbursable by the Government):

Per. Hour (b) (4) [redacted]

MISCELLANEOUS WORK (During occupant work hours):

Per. Hour (b) (4) [redacted]

GS-06F-0048R
Schedule

Woman-Owned Business

CONTRACT # GS-11P-08-YED-0093

SIX (6) MONTH EXTENSION:
(FOR 05-01-2012 THROUGH 10-31-2012)

***Additional Snow removal reimbursable per. Modification PA06

SNOW REMOVAL:

Quote price per hour for pick-up or jeep equipped with a blade for pushing snow, plus driver.

Per. Hour (b) (4)

SNOW REMOVAL:

Quote price per hour for furnishing a truck, plus driver.

Per. Hour (b) (4)

SNOW REMOVAL:

Quote price per hour for furnishing snow blower, plus operator.

Per. Hour (b) (4)

SNOW REMOVAL:

Quote price per hour for sanding services.

Per. Hour (b) (4)

SNOW REMOVAL:

Quote price per hour for furnishing a truck w/ power salter:

Per. Hour (b) (4)

CONTRACT # GS-11P-08-YED-0093

SIX (6) MONTH EXTENSION:
(FOR 05-01-2012 THROUGH 10-31-2012)

***Additional Snow removal reimbursable per. Modification PA06

SNOW REMOVAL:

Quote price per hour for furnishing a Bobcat w/ operator:

Per. Hour (b) (4)

SNOW REMOVAL:

Quote price per hour for furnishing hand laborer w/ shovel:

Per. Hour (b) (4)

SNOW REMOVAL:

Quote price per hour for furnishing Mobilization and Demobilization:

Per. Hour (b) (4)

SNOW REMOVAL:

Quote price per bag for Ice melt usage:

Per. Bag (b) (4)

SNOW REMOVAL:

Quote price per tonnage for sand usage:

Per. Ton $ **67.30**

RECAP SHEET

Sol : PM Services Company
Contract # : GS-11P-08-YED-0093
O & M Mechanical
May 1, 2012 through October 31,2012
6 Month Extension

Franconia Distribution Warehouse Buildings
6810 & 7000 Loisdale Road
Springfield, Va. 22150

Staffing Cost Detail	Staff Hours 1 FTE=====>	1040	
FTE Qty	**Description**	**Hourly Rate**	**6 Month extension**
1.00	Project Manager/Chief	$ (b) (4)	$ (b) (4)
1.00	Production Control Clerk	$	$
1.00	Lead Engineer	$	$
1.00	HVAC Mechanic	$	$
1.00	General Maintenance Mechanic	$	$
1.00	General Maintenance Worker	$	$
6.00	**Subtotal Salaries**		**$ 191,744.80**
	Payroll Burdens		
$5.01	W/C per 100		$ (b) (4)
$18.88	Gen-Liability per 1000		$
6.20%	FICA/SS		$
1.45%	FICA/MED		$
0.80%	FUTA (1st 7000)		$
0.25%	SUTA (1st 8000)		$
$ 65.00	JAC Contributions		$
$ 6.25	Pension/Hour		$
$ 1,155.00	Health & Welfare		$
	Subtotal P/R Burdens		**$ 109,711.03**
	Subtotal Salaries & P/R Burdens		**$ 301,455.83**

RECAP SHEET

Sol : PM Services Company
Contract # : GS-11P-08-YED-0093
O & M Mechanical
May 1, 2012 through October 31,2012
6 Month Extension

Project Name: Franconia Distribtion Warehouse Buildings
Address: 6810 & 7000 Loisdale Road
City, State : Springfield, Va. 22150

	DESCRIPTION	SIX MONTH EXTENSION	
	Subtotal Salaries & P/R Burdens	**$**	**301,455.83**
	Office Supplies	$	(b) (4)
	Uniforms	$	
	Supplies and Materials	$	
	Tools & Equipment	$	
	Centrifugal Services	$	
	UST Quarterly Inspection and Veeder Root PM	$	
	UST Dispensers maintenance and supplies	$	
	Water Treatment	$	
	Pressure Vessels	$	
	Back flow preventer inspections	$	
	Telephones	$	
	Cell Phones Services	$	
	ODC's Subtotal	**$**	
	Salaries & P/R Burdens AND ODC's Total	**$**	**353,543.34**
	G & A (BID)	**$**	(b) (4)
	Profit (BID)	**$**	
	Total G&A and Profit	**$**	
	Mod.2003 Increase for B Bldg. added Inventory	**$**	
	Grand Total O & M	**$**	**423,172.96**
	Fixed price per. month	**$**	(b) (4)

PM SERVICES COMPANY

GSA FRANCONIA WAREHOUSE CENTER SIX MONTH EXTENSION LOADED LABOR WORKSHEET

Contract # GS-11P-08-YED-0093

May 1, 2012 through October 31,2012 6 Month Extension

Classification	Hourly Rate	Annual Wages	JAC	Central Pension per./Hr	Health Coverage/Med for 8 Months	Workers Comp.	General Liability	FICA SS	FICA MED	FUTA	SUTA	G&A	Profit	Grand	Per Hour	Per Hour
	(b) (4) [redacted]															
Project Manager/Chief																
Production Control Clerk																
Lead Engineer																
Engineer																
General Maintenance Mechanic																
General Maintenance Worker																
															$ 339.14	$ 453.99
															6	6
															$ 56.36	$ 75.66

PM&C/FRANCONIA/6 month ext.
jb/cet/2/29/2012

GSA
6810 Loisdale Rd.
Springfield Va. 22150

OFF: 703.313.0873
FAX: 703.313.0972
www.pmservicescompany.net

Thursday, March 15, 2012

CONTRACT: GS-11-P08-YED-0093

SUBJECT: Scope of Work
RE: Perform Two UST Inspection, Veeder Root and GSA PM Guide T-4

***SCOPE OF WORK:* GSA PM GUIDE MONTHLY T-4 INSPECTIONS**

- Visually inspect ventilation pipe caps (Six Monthly Inspections)
- Test overfill alarm system (Six Monthly Inspections)
- Inspect and clean fill pots (Six Monthly Inspections)
- Re-paint and maintain fill covers for both gasoline and diesel as needed
- Provide tank level reports and water levels from stick test (Six Monthly Inspections)
- Submit all monthly reports to Building Mangers office on 15th of each month
- Submit Veeder Root tightness test report every Monday of each week
- Maintain two spill containment kits

USE OR DISCLOSURE OF DATA ON THIS PAGE IS SUBJECT TO THE RESTRICTIONS REGARDING PROPRIETARY DATA.

GSA
6810 Loisdale Rd.
Springfield Va. 22150

Thursday, March 15, 2012

CONTRACT: GS-11-P08-YED-0093

SUBJECT: Scope of Work
RE: Perform UST Dispenser Inspection and maintenance

***SCOPE OF WORK:* UST Gasoline and Diesel Dispenser Monthly Inspections**

- Visually inspect both dispenser cabinets inside and out for any signs of leaks or issues (Six Monthly Inspections)
- Inspect hoses, quick connects, swivel connects and nozzles (Six Monthly Inspections)
- Clean pumps cabinets inside and out (Six Monthly Inspections)
- Maintain cabinet housing free from rust and corrosion. (Six Monthly Inspections)
- Re-paint and maintain bollards and retractor poles. (Six Monthly Inspections)
- Replace gasoline and diesel filters every three (3) months
- Schedule filter changes with GSA and Tenant
- Purchase spare parts ie.2- fuel filters, 2- nozzles, 2- break away connections and 4-hoses.
- Submit all monthly reports to Building Mangers office on 15th of each month