



GENERAL SERVICES ADMINISTRATION

**Federal Supply 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: GSAAvantage.gov.

FACILITIES MAINTENANCE AND MANAGEMENT SCHEDULE (03FAC)

FSC Group H AND J, SERVICES DEPARTMENT

FSC Class: JO35

Contract Number: GS-06F-0020S

Contract Period: 27 December 2005 through 26 December 2010



**2488 East 81st Street
Suite 600
Tulsa, Oklahoma 74137
Telephone: 918.392.8912
Fax: 918.663.2291
Email: dmiller@sitemaster.com**

Business size: Small



CUSTOMER INFORMATION:

- 1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded prices:

SIN 541-099 – Tower Management, Maintenance, Inspections, & Related Installations Services – Services consist of but are not limited to: tower inspections, compound inspections & repairs, lighting system inspections & repairs, monitoring system inspections & repairs, tower painting, chemical vegetation control, mechanical vegetation removal, landscaping, HVAC preventive maintenance & repair, generator preventive maintenance & repair, tower audits & mappings, TIA/EIA tower inspections, guyed tower plumb and tension, tower installation, antenna & line installation, tower reinforcement & extensions, and project management.

811-1000 – 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 needed for, or utilized in performance of, a specific task under this department.

- 1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. This price is the Government price based on a unit of one, exclusive of any quantity/dollar volume, prompt payment, or any other concession affecting price. Those contracts that have unit prices based on the geographic location of the customer should show the range of the lowest price, and cite the areas to which the prices apply. **See Page 8 for pricing under this Schedule**
- 1c. If the Contractor is proposing hourly rates, a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided. **Not Applicable**

- 2. Maximum order: \$750,000 SIN 541-099
 \$750,000 SIN 811-1000

*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 contract 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: \$300.00
- 4. Geographic coverage (delivery area): The 48 contiguous United States, the District of Columbia, Alaska, Hawaii, the Commonwealth of Puerto Rico and all other U.S. Territories.
- 5. Point(s) of production: Tulsa, Oklahoma
- 6. Discount from list prices or statement of net price: Prices offered herein are discounted.
- 7. Quantity discounts: Not Applicable
- 8. Prompt payment terms: Not Offered



- 9a.** Government purchase cards are accepted at or below the micro-purchase threshold.
- 9b.** Government purchase cards are not accepted above the micro-purchase threshold.
- 10.** Foreign items: Not Applicable
- 11a.** Time of delivery: Delivery will be negotiated at the Task Order level
- 11b.** Expedited Delivery: Delivery will be negotiated at the Task Order level
- 11c.** Overnight and 2-day delivery: Delivery will be negotiated at the Task Order level
- 11d.** Urgent Requirements: Delivery will be negotiated at the Task Order level
- 12.** F.O.B. point(s): Destination
- 13a.** Ordering address:

Attn: L. David Miller
SiteMaster, Inc.
2488 East 81st Street, Suite 600
Tulsa, OK, 74137
- 13b.** Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's), and a sample BPA can be found at the GSA/FSS Schedule homepage (fss.gsa.gov/schedules).
- 14.** Payment address:

SiteMaster, Inc.
2488 East 81st Street, Suite 600
Tulsa, OK 74137
- 15.** Warranty provision: Standard Commercial Warranty
- 16.** Export packing charges: Not Applicable
- 17.** Terms and conditions of Government purchase card acceptance: Government purchase cards are only accepted at or below the micro-purchase threshold (see 9a and 9b, above).
- 18.** Terms and conditions of rental, maintenance, and repair: Not Applicable
- 19.** Terms and conditions of installation: Not Applicable
- 20.** Terms and conditions of repair parts, indicating date of parts price lists and any discounts from list prices: Not Applicable
- 20a.** Terms and conditions for any other services: Not Applicable



21. List of service and distribution points: Not Applicable
22. List of participating dealers: Not Applicable
23. Preventive maintenance: Not Applicable
24. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants): Not Applicable
25. Data Universal Number System (DUNS) number: 01-162-1948
26. Notification regarding registration in Central Contractor Registration (CCR) database: SiteMaster, Inc. is registered in the CCR.

DESCRIPTION OF SERVICES

1. **Inspection Services.** Regular inspections to the tower, compound, and shelters are required to sustaining the operation of the site as well as to ensure structural integrity and safety. SiteMaster meets this requirement by providing ground-based tower, compound, and shelter inspections. We also perform TIA/EIA inspections to ensure the tower meets the Structural Integrity Standards established by the Telecommunications Industry Association/Engineering Industries Alliance TIA-222-G, Structural Standard for Antenna Supporting Structures and Antennas. These exhaustive inspections are performed using a SiteMaster developed checklist to include supporting pictures to ensure quality. All of these inspections coupled with accompanying pictures are stored in SiteSmart for real-time viewing by our clients.
2. **Vegetation Control Services and Landscaping.** Tower sites can be located within an airport perimeter, within city limits, in suburbs, in an agricultural environment, in the desert, or even in the mountains, and will likely require some form of chemical vegetation control, mechanical weed removal, landscaping, and/or mowing and bush-hogging. SiteMaster supports all of these services for its clients, typically performing them in conjunction with our inspection services.
3. **Snow Removal.** All tower sites require periodic and/or emergent access. Snow can be an impediment to accessing a tower facility. SiteMaster provides snow removal services on an emergent need or on a routine basis.
4. **Equipment Preventive Maintenance Services.** The supporting equipment on a tower facility is equally critical to the sustained and safe operation for a tower's mission. To support the same, SiteMaster performs Equipment Preventive Maintenance Services that include: HVAC systems, generators, tower lighting systems, and remote monitoring systems. Remote monitoring systems are used to monitor the working condition of a tower's lighting system, a shelter's HVAC system, and possibly security on the site. These inspections are also performed using SiteMaster developed checklists that are subsequently stored in SiteSmart for real-time viewing by our clients.
5. **Repairs and Maintenance.** Should any of the inspections or preventive maintenance services identify a discrepancy or an unsafe condition, in coordination with the client SiteMaster will dispatch a crew to satisfy the discrepancy as an Other Direct Cost. Classic Repair and Maintenance (R&M) work supported by this SIN include: tower painting, generator repairs & refueling, HVAC repairs, lighting system repairs, monitoring system repairs, and tower structural repairs.



Additional services that SiteMaster anticipates performing to support the governments' requirements for Tower Management, Maintenance, Inspections, & Related Installations are:

1. **Tower Audit.** Towers are used to support a variety of equipment, i.e., communication antennas (parabolic, omnidirectional, and panel), radar equipment, weather equipment, etc. A tower audit is performed to exhaustively collect information for all the equipment on the tower to include location and height, as well as information regarding the tower itself.
2. **Tower Compound Audit.** In conjunction with a Tower Audit, a Tower Compound Audit is also performed. The Tower Compound Audit identifies the location and dimensions of the equipment within the tower's compound, i.e., shelter, generator, meter board, etc.
3. **Tower Mapping.** The tower manufacturer provides the tower owner with a set of manufacturer's drawings and specifications based upon a predetermined load on the tower. In many cases, the manufacturer's information has been lost. As a result, the tower must be climbed by a crew to record the measurements of each piece of steel and its location on the tower structure. From this information, a new tower model is developed to perform a structural analysis. Painful but required!
4. **Foundation Mappings.** A structural analysis for a tower must also include an analysis of the foundation. In many cases, the foundation drawings and specifications have been lost. As a result, the foundation information must be developed. Since the foundation is below ground, ground-penetrating radar (GPR) is used to capture the size of the foundation to include make-up and depth.
5. **Structural Analysis.** Any time the equipment placed on the tower changes, a structural analysis must be performed. The structural analysis not only assesses the tower, but the tower foundation as well.
6. **Tower Installation.** Communication towers are prefabricated and shipped to the site for installation. SiteMaster's crews will perform the installation of the tower on the site to include the installation of the foundation as well as other related equipment and tower facility requirements to include: the shelter, meter board, fencing, grounding, generator, electric, telco, access road, and site preparation.
7. **Tower Reinforcements.** Communication towers are designed to support a specific load. If that load is exceeded, the tower can be reinforced to handle the additional load. A structural analysis is performed to identify the areas that need to be reinforced. Based upon that analysis, components of the tower structure can either be replaced with stronger components or may be reinforced by overlaying material on an existing component(s). In either case, SiteMaster's crews perform the installation required to reinforce the tower.
8. **Tower Extensions.** Communication towers are manufactured to a specific height. Tower heights can be extended to support equipment requiring higher elevations or to simply make room for more equipment. SiteMaster's crews perform this service as well.
9. **Antenna and Coax Installation.** The equipment discussed earlier typically refers to communication antennas and supporting waveguide that is typically referred to as coax cable or lines. SiteMaster's crews perform this installation service as well.
10. **EIA/TIA Inspections.** These inspections are required every three years for guyed towers and every five years for self-support towers and monopoles. The inspections require a climbing crew to visually inspect for the structural integrity of the tower.



11. **Emergency Inspections.** Severe weather (thunderstorms, hurricanes, tornados, snow storms, etc.) can cause severe damage to a tower facility. SiteMaster will assess the damage and provide our clients with a suggested list of repairs along with a quote to make the repairs.
12. **Routine Maintenance.** Pending the geographical location of tower facilities and unique requirements, SiteMaster performs a variety of routine services to include **Pest Control, Snow Removal, Guy Path Mowing** and **Landscaping** Services.
13. **Lighting and Monitoring System Emergent Repairs.** SiteMaster provides all the services required to troubleshoot, repair, and replace a tower facility's lighting and monitoring system.
14. **HVAC & Generator Emergent Repairs.** SiteMaster provides all the services required to troubleshoot, repair, and replace HVAC and Generator systems.
15. **Material Provisioning.** There are a number of manufacturers that supply the necessary material. In all cases, SiteMaster acquires material by supplying specifications and quantities to manufacturers for a competitive response.
16. **Project Management.** One of the critical components to SiteMaster's success is highly qualified, industry-savvy Project Managers. These personnel are salaried employees who manage a project from cradle to grave using our SiteSmart Technology.



SITEMASTER PRICE LIST FOR TOWER MANAGEMENT, MAINTENANCE, INSPECTIONS & RELATED INSTALLATIONS

Maintenance and Operation	West	North Central	South Central	North East	South East
Site Inspection (Ground Based Tower Inspection and Compound Inspection)	\$302.25	\$302.25	\$302.25	\$362.70	\$362.70
Routine Maintenance - Chemical Vegetation Control	\$45.34	\$45.34	\$45.34	\$45.34	\$45.34
Routine Maintenance - Mechanical Vegetation Control*	\$60.45	\$50.37	\$50.37	\$60.45	\$60.45
Routine Maintenance - General Site Clean Up	\$65.49	\$65.49	\$65.49	\$78.58	\$65.49
Routine Maintenance - Landscape Maintenance	\$78.00	\$65.49	\$65.49	\$78.58	\$65.49
Generator Preventive Maintenance	\$136.01	\$136.01	\$136.01	\$136.01	\$136.01
HVAC Preventative Maintenance	\$118.88	\$98.73	\$98.73	\$98.73	\$98.73

	West	North Central	South Central	North East	South East
Antenna Support Structure Inspection (EIA/TIA Inspection)	\$599.46	\$599.46	\$599.46	\$719	\$599.46
Antenna Support Structure Inspection (EIA/TIA Inspection) with Guy Wire Retensioning and Tower Plumbing	\$1,435.69	\$1,435.69	\$1,435.69	\$1,435.69	\$1,435.69
Post Construction Inspection	\$604.50	\$604.50	\$604.50	\$725.40	\$604.50
Line Sweep Tests	\$100.75/line	\$100.75/line	\$100.75/line	\$100.75/line	\$100.75/line
Emergency Inspection (Weather Related)	\$1,209.00	\$1,209.00	\$1,209.00	\$1,450.80	\$1,209.00
Routine Maintenance - Pest Control	Cost + 15% + Project Management Fee				
Routine Maintenance – Snow Removal	Cost + 15% + Project Management Fee				
Routine Maintenance – Mowing of Guy Paths	Cost + 15% + Project Management Fee				
Lighting System Repairs - Ground Diagnose and Repair (no climb)	\$397.96 plus (materials + 15%)				
Lighting System Repairs - Tower Climb and Repair (no diagnosis)	\$498.71 plus (materials + 15%)				
Lighting System Repairs - Diagnose, Tower Climb and Repairs	\$800.96 plus (materials + 15%)				
Monitoring System Repairs	\$397.96 plus (materials + 15%)				



Demand Maintenance – Generator Repairs	Cost + 15% + Project Management Fee				
Demand Maintenance – HVAC Repairs	Cost + 15% + Project Management Fee				
Tower Audits	\$1,209.00	\$1,209.00	\$1,209.00	\$1,209.00	\$1,209.00
Tower Mappings	Monopole Towers (\$1,209); Self Support Towers & Guyed Towers < 350' (\$1,511.25)				
Tower Structural Analysis	Monopole Towers (\$2,015); Self Support Towers & Guyed Towers < 350' (\$2,518.75)				
Combination of Structural Analysis with a Tower Mapping	Monopole Towers (\$2,896.56); Self Support and Guyed Towers < 350' (\$3,621.96)				
Labor Rate: Project Management Hourly Rates on Weekdays - Regular Maintenance	\$75.56	\$75.56	\$75.56	\$75.56	\$75.56
Labor Rate: Project Management Hourly Rates on Weekends & Holidays - Emergent Maintenance	\$151.12	\$151.12	\$151.12	\$151.12	\$151.12

"Bundled" Services	West	North Central	South Central	North East	South East
Site Inspection (Ground Based Tower Inspection and Compound Inspection)	\$302.25	\$302.25	\$302.25	\$362.70	\$362.70
Quarterly Maintenance (Compound Site Inspection, Chemical Vegetation and Mechanical Vegetation) <i>*See Note Below*</i>	\$161.20	\$161.20	\$161.20	\$209.56	\$161.20
Generator and HVAC Preventive Maintenance	\$228.70	\$190.42	\$190.42	\$190.42	\$190.42

- **Excludes Hawaii. Hawaii pricing for Quarterly Maintenance is \$297.21**



SiteSmart	West	North Central	South Central	North East	South East
Tower Facility Information (Database)	Included	Included	Included	Included	Included
Tower Facility Configuration Management & Control	Included	Included	Included	Included	Included
Tower Facility Inspections Reporting	Included	Included	Included	Included	Included
Tower Facility Repairs Work Order Tracking and Reporting	Included	Included	Included	Included	Included
Tower Facility Pictures Storage	Included	Included	Included	Included	Included
Tower Facility Material & Equipment Installation Tracking	Included	Included	Included	Included	Included
Quality Control	Included	Included	Included	Included	Included
Blended service: 1, 2, 3, 4, 5, 6, & 7	\$22.16/qtr/site	\$22.16/qtr/site	\$22.16/qtr/site	\$22.16/qtr/site	\$22.16/qtr/site