



**Contract Period: 25 January 2023 – 24 January 2028**  
**FSC Class: R408**  
**Contract No: 47QRAA23D003G**

**3D Management & Consulting LLC**  
**51 E. Wilcox Drive, Suite 124**  
**Sierra Vista, AZ 85635**

**Tel: 520-266-2935**  
**[www.3dmc2.com](http://www.3dmc2.com)**

**Contracts Administrator**  
**Ramona McCaa**  
**[ramona.mccaa@3dmc2.com](mailto:ramona.mccaa@3dmc2.com)**

**Business Size/Designations**  
**SBA 8(a) certified Small Business, Economically**  
**Disadvantaged Woman-Owned Small Business,**  
**Disabled Veteran-Owned Small Business**

Price list current as of Modification #PS-0008 effective 5/8/2025

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 GSA Advantage!® is: [GSAAdvantage.gov](http://GSAAdvantage.gov). For more information on ordering from Federal Supply Schedules go to the GSA Schedules page at [GSA.gov](http://GSA.gov)

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## About 3D Management & Consulting, LLC

3D Management & Consulting (3DMC) is committed to excellence and creating innovative and flexible solutions for our Federal clients. It is our company's goal to provide customers with the best possible service on a daily basis, proactively find solutions for our clients, and have a mutually beneficial, long term relationship.

3DMC's core service offerings are:

- Cradle-to-grave Acquisition Services
- DOTMLPF-P Assessments
- Training Development
- Instructors on the Platform,
- Business Program and Project Management,
- Technical Writing,
- Grant Writing,
- Financial Management and Business Consulting, Administrative and Professional Support Services

3DMC began operations on 9 May 2011 in Sierra Vista, Arizona and its core values were established in 1991 when Ramona McCaa was commissioned in the United States Army. The other partner, Clea McCaa, joined the Army in 1989 respectively. The partners came from divergent backgrounds and circumstances. However, both found their own calling in the Army.

Ramona became an Acquisition Contracting Officer and Clea McCaa became an Intelligence Officer. Collectively they served at every echelon - Armor Battalion to Corps Headquarters - providing intelligence and acquisition support to Infantry, Armor, Airborne and Special Operations units as well as The United States Army Intelligence Center and Excellence (USAICoE) and Acquisition Corps.

Ramona McCaa retired as a Lieutenant Colonel after 23 years of service, and Clea McCaa is a retired Colonel. After retirement, Ramona worked for defense contractors and quickly advanced to senior management positions. Clea advanced to senior management positions and retired from Army as a Colonel with 30 years of service.

3DMC has provided non-personal support services for over 40 years to government agencies. Our proven performance reflects on our capabilities to manage, administrate, support, complete and deliver on all tasks for various government projects and programs. Our people make the difference and that is why we only hire the best and brightest. We value creativity, innovation, personal responsibility, and technical competence achieved through experience. These values encourage new ways of looking at problems, exceeding customer expectations, uncovering new opportunities and foment a culture of pride in accomplishment, honest and acceptance that everyone has a stake in our Customer's success.

### Contact Us

Contracts Administrator

Ramona McCaa

[ramona.mccaa@3dmc2.com](mailto:ramona.mccaa@3dmc2.com)

520-266-2935

## Customer Information

**1a. Table of Awarded Special Item Number(s) with appropriate cross-reference to page numbers:**

SIN	Recovery	SIN Description
561210FAC	561210FACRC	Facilities Maintenance and Management
561730	561730RC	Grounds Maintenance
ANCILLARY	ANCILLARYRC	Ancillary Supplies & Services
541611	541611RC	Management and Financial Consulting, Acquisition and Grants Management Support, and Business Program and Project Management Services
611430	611430RC	Professional and Management Development Training
OLM	OLMRC OLMSTLOC	Order Level Materials

**1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract.**

[Link to Labor Rates](#)

**1c. 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.**

[Link to Labor Category Descriptions](#)

**2. Maximum Order:**

<b>561210FAC</b>	\$1,000,000.00
<b>561730</b>	\$1,000,000.00
<b>ANCILLARY</b>	\$250,000.00
<b>541611</b>	\$1,000,000.00
<b>611430</b>	\$1,000,000.00
<b>OLM</b>	\$250,000.00

**3. Minimum Order:** \$100.00

**4. Geographic Coverage (delivery Area):** Domestic Only

**5. Point(s) of production (city, county, and state or foreign country):**

3D Management & Consulting, LLC  
51 E Wilcox Drive, Suite 124  
Sierra Vista, AZ 85635

**6. Discount from list prices or statement of net price**

Government net prices (discounts already deducted)

**7. Quantity discounts:** None

**8. Prompt payment terms**

Net 30 days. Information for Ordering Offices

Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9. **Foreign Items:** None
- 10a. **Time of Delivery (Contractor insert number of days)**  
Specified at the order level
- 10b. **Expedited Delivery:** Items available for expedited delivery are noted in this price list. Contact Contractor
- 10c. **Overnight and 2-day delivery**  
Contact Contractor
- 10d. **Urgent Requirements**  
Contact Contractor
11. **F.O.B Points(s):** Destination
- 12a. **Ordering Address(es)**  
3D Management & Consulting, LLC  
51 E Wilcox Drive, Suite 124  
Sierra Vista, AZ 85635
- 12b. **Ordering procedures**  
For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in Federal Acquisition Regulation (FAR) 8.405-3.
13. **Payment address(es)**  
3D Management & Consulting, LLC  
51 E Wilcox Drive, Suite 124  
Sierra Vista, AZ 85635
14. **Warranty provision:** N/A
15. **Export Packing Charges:** N/A
16. **Terms and Conditions of Rental, Maintenance, and Repair:** N/A
17. **Terms and Conditions of Installation:** N/A
- 18a. **Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices :** N/A
- 18b. **Terms and conditions any other services:** N/A
19. **List of Service and Distribution Points:** N/A
20. **List of Participating Dealers:** N/A
21. **Preventive Maintenance:** N/A
- 22a. **Special Attributes Such As Environmental Attributes:** N/A
- 22b. **Section 508 Compliance:** N/A
23. **Unique Entity Identifier (UEI) Number:** KTVJZKJ2WK94

24. **Notification regarding registration in SAM.Gov Registration**  
3D Management & Consulting, LLC is registered in the SAM.Gov database.  
CAGE Code: 6FKH1

## Labor Category Descriptions

Supervisor		
<b>Functional Responsibility:</b> Oversees janitorial and custodial operations across a range of facilities, including medical, commercial, and government sites. Manages staffing, ensures compliance with contract requirements, and serves as the point of contact for client representatives. Provides remote oversight and performs periodic on-site visits to ensure service quality and issue resolution. <b>Responsibilities include:</b> Supervise and coordinate janitorial services in accordance with contract standards; Communicate with client stakeholders and ensure timely resolution of service issues; Conduct quality control reviews and ensure adherence to performance requirements; Schedule and monitor personnel assignments across multiple locations; and Maintain compliance with OSHA and facility-specific safety protocols.	<b>Min. Education</b>	High School
	<b>Min. Experience</b>	3 years

Lead Janitor		
<b>Functional Responsibility:</b> Provides on-site leadership for janitorial staff and ensures all assigned areas are cleaned and maintained according to contract specifications. Works in commercial, industrial, medical, and government buildings. Acts as a liaison between janitorial personnel and management, while also performing routine and specialized cleaning tasks.  <b>Responsibilities include:</b> Coordinate daily cleaning activities and support janitorial staff; Perform general and specialized cleaning duties including hard floor care, carpet maintenance, restroom sanitation, and disinfection; Maintain supply inventories and communicate resupply needs to supervisors; Ensure compliance with safety and cleaning standards for each facility type; and Assist with onboarding and training of new janitorial personnel.	<b>Min. Education</b>	High School
	<b>Min. Experience</b>	1 year

Janitor		
<b>Functional Responsibility:</b> Performs general custodial duties in a variety of settings including office buildings, outpatient clinics, educational institutions, and federal facilities. Responsible for maintaining a clean, safe, and orderly environment by following established cleaning protocols and using proper equipment and materials.  <b>Responsibilities include:</b> Clean and disinfect surfaces, floors, windows, and restrooms; Collect and dispose of trash and recyclable materials, including biohazards when required; Operate floor care equipment such as vacuums, buffers, and steam cleaners; Restock restroom and kitchen supplies; and Follow site-specific sanitation and safety guidelines, including OSHA standards.	<b>Min. Education</b>	None
	<b>Min. Experience</b>	1 year

Custodian - Specialized		
<b>Functional Responsibility:</b> Responsible for performing advanced sanitation and deep cleaning services in commercial, industrial, and healthcare environments, with a primary focus on high-contamination, high-touch, and regulated areas. This role ensures compliance with OSHA, EPA, CDC, and local health department	<b>Min. Education</b>	High School
	<b>Min. Experience</b>	3 years



<p>regulations, making it essential for maintaining a safe, sterile, and compliant facility.</p> <p>Responsibilities include: Conduct deep cleaning of kitchen surfaces including hospital food prep areas, appliances, floors, and ceilings; Remove grease buildup and sanitize workstations, ensuring compliance with FDA and USDA food safety requirements; Handle specialized cleaning agents designed for food service environments; and Perform detailed sanitation of drains, vents, and exhaust systems to mitigate bacterial and mold buildup; Perform cleaning services exclusively during non-operational hours, including weekends and overnight shifts, to minimize disruption to food service operations; Follow infection control protocols when working in hospital or medical food service environments; and Adhere to OSHA safety protocols, including proper handling of hazardous cleaning chemicals.</p>		
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Floor Technician		
<p><b>Functional Responsibility:</b></p> <p>Specializes in power scrubbing, stripping, sealing, and maintenance of commercial and industrial flooring. This role includes routine deep cleaning of high-traffic and high-risk environments such as hospitals, government kitchens, and food processing plants. Responsibilities include: Use industrial floor scrubbers, buffers, and steam cleaners to maintain flooring integrity; Apply anti-slip coatings and deep-cleaning solutions for safety compliance; Power scrub and disinfect high-traffic surfaces and floors in compliance with OSHA and EPA standards; Conduct preventative maintenance cleaning to extend the longevity of flooring materials.</p>	<b>Min. Education</b>	High School
	<b>Min. Experience</b>	5 years

Laborer I		
<p><b>Functional Responsibility:</b></p> <p>Performs basic grounds maintenance and general labor tasks including landscaping, debris removal, site cleanup, and minor facility upkeep. Assists with routine custodial work, light repairs, and seasonal maintenance efforts (e.g., snow removal, storm cleanup). Supports loading, unloading, and transporting materials and equipment for grounds and facility operations. Follows safety protocols and assists senior personnel as needed.</p>	<b>Min. Education</b>	None
	<b>Min. Experience</b>	1 year

Laborer II		
<p><b>Functional Responsibility:</b> Performs skilled labor supporting grounds maintenance, facility upkeep, and minor repair projects. Operates hand tools and light equipment to complete tasks such as tree/shrub care, mulching, hardscaping, and irrigation system maintenance. Assists in small-scale painting, concrete patching, and other non-specialized maintenance activities. Serves as team lead or senior support to Laborer I, providing guidance on task execution and prioritization.</p>	<b>Min. Education</b>	High School
	<b>Min. Experience</b>	2 years

Heavy Equipment Operator		
<p><b>Functional Responsibility:</b> Operates heavy machinery and specialized vehicles for landscaping, excavation, debris clearing, and infrastructure support. Uses equipment such as backhoes, loaders, forklifts, trenchers, and</p>	<b>Min. Education</b>	None



snowplows to support site operations. Conducts routine inspections, maintenance, and safety checks on all assigned equipment. Assists in site preparation, grading, trenching, and other earth-moving tasks as required.	<b>Min. Experience</b>	2 years
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<b>Trainer/Program Coordinator</b>		
<b>Functional Responsibility:</b> Develop training requirements and specifications, perform technical assessments, and develop information papers and training materials consistent with applicable policies and regulations. Train and mentor government personnel pursuant to training requirements. Support leadership in reviewing strategy for training in support of new capabilities. Tracks actions and evaluates items and deliverables for training enterprise. Provide coordination with system program managers and other government stakeholders in support government client's mission. May support processes and functions associated with operational testing, Overview Doctrine and Tactics Training/New Equipment Training (NET) as an integral part of the life cycle support of intelligence systems, equipment or components, and training obtained for individual professional development. Review existing training requirements to identify critical training needs. Analyze, design, develop, and evaluate training and training products to include development of training strategies, requirements, plans, and products to support individual and collective training. Provide analytical assessments to understand or evaluate complex issues, to improve policy development resulting in a formal structured document containing recommendations for use by decision makers. Proposes recommendations that result in cost and training effectiveness, cost strategies and technologies. Facilitate systems and training program requirements definition and translates requirements into discrete, attainable objectives, scheduled to coincide with expected fielding or implementation dates. Analyze the results for program reviews to help develop the correct approach to monitor program milestones and identify potential problems.	<b>Min. Education</b>	Bachelors
	<b>Min. Experience</b>	3 years
	<b>Clearance</b>	Top Secret

<b>Technical Writer/Editor</b>		
<b>Functional Responsibility:</b> Create, modify and maintain technical documentation IAW government and military regulatory guidance, industry best practices, and local policies avoiding the collection of proprietary information and violating copyright infringement laws. Gather, proofread, create, and edit reports from government client's technical business and mission operations, ensuring effective and efficient quality and governance documented solutions. Deliverables may address issues and emerging requirements related to system and network architectures, classrooms, administrative and non-administrative areas, installations, de-installations, mitigations, configurations, updates, and modifications. May serve as the technical document control designee creating and developing documentation in quality planning and assurance. Provide technical writing recommendations and solutions for quality assurance and control to include program monitoring; milestone and schedule tracking, process development, and integration of technical business and mission operations.	<b>Min. Education</b>	Bachelors
	<b>Min. Experience</b>	3 years
	<b>Clearance</b>	Top Secret

Collaborate with government client and assist in establishing internal technical writing management procedures, processes and standards. Prepare and review, including but not limited to; plans, requirements, summaries, agreements, objectives, policies, strategies, justifications, memoranda, models, criteria, assessments and procedures to support IT program and mission area management.		
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3DMC uses education or experience as substitutes for each other when considering appropriate candidates for labor categories. In Table 1: Education and Experience Substitution below, 3DMC sets forth its guidelines for instance substitution. Each year of relevant experience may be substituted for one (1) year of education, and vice versa. In addition, certifications, professional licenses, and vocational technical training may be substituted for experience or education with the written approval of the ordering activity.

**Table 1: Education and Experience Substitution**

Degree	Experience Equivalence*	Other Equivalence
High School Diploma	GED or vocational training	
Associates	1-year relevant experience	Vocational or other training in work-related field
Bachelors	Associates degree + 2 years relevant experience, or 4 years relevant experience	Professional certification
Masters	Bachelors + 2 years relevant experience, or Associates + 4 years relevant experience	Professional license
Doctorate	Masters + 2 years relevant experience, or Bachelors + 4 years relevant experience	

\* Successful completion of each year of higher education that has not yet resulted in a degree may be counted 1-for-1 for a year of experience.

## Labor Rates

Labor Category	SIN	<i>Year 1 25 Jan 2023- 24 Jan 2024</i>	<i>Year 2 25 Jan 2024- 24 Jan 2025</i>	<i>Year 3 25 Jan 2025- 24 Jan 2026</i>	<i>Year 4 25 Jan 2026- 24 Jan 2027</i>	<i>Year 5 25 Jan 2027- 24 Jan 2028</i>
Supervisor**	561210FAC, 561730, ANCILLARY	N/A	N/A	\$79.40	\$82.34	\$85.38
Lead Janitor**	561210FAC, 561730, ANCILLARY	N/A	N/A	\$56.38	\$58.47	\$60.63
Janitor**	561210FAC, 561730, ANCILLARY	N/A	N/A	\$47.37	\$49.12	\$50.93
Custodian – Specialized**	561210FAC, 561730, ANCILLARY	N/A	N/A	\$60.63	\$62.88	\$65.21
Floor Technician**	561210FAC, 561730, ANCILLARY	N/A	N/A	\$64.10	\$66.47	\$68.93
Laborer I**	561210FAC, 561730, ANCILLARY	N/A	N/A	\$45.07	\$46.74	\$48.47
Laborer II**	561210FAC, 561730, ANCILLARY	N/A	N/A	\$49.61	\$51.45	\$53.35
Heavy Equipment Operator**	561210FAC, 561730, ANCILLARY	N/A	N/A	\$59.78	\$61.99	\$64.29

Trainer/Program Coordinator **	611430, 541611	\$61.45	\$63.60	\$65.57	\$67.41	\$69.30
Technical Writer/Editor **	611430, 541611	\$53.04	\$54.90	\$56.60	\$58.18	\$59.81

*The rates shown include the Industrial Funding Fee (IFF) of 0.75%*

#### Service Contract Labor Standards/Service Contract Act (SCLS/SCA) Matrix

SCLS Matrix		
SCLS Eligible Contract Labor Category	SCLS Equivalent Code – Title	WD Number
Supervisor	23370 - General Maintenance Worker	2015-5719
Lead Janitor	11150 - Janitor	2015-5719
Janitor	11150 - Janitor	2015-5719
Custodian – Specialized	11122 - Housekeeping Aide	2015-5719
Floor Technician	23370 - General Maintenance Worker	2015-5719
Laborer I	23470 - Laborer	2015-5719
Laborer II	23470 - Laborer	2015-5719
Heavy Equipment Operator	23440 - Heavy Equipment Operator	2015-5719
Trainer/Program Coordinator	15095 – Technical Instructor/Course Developer	2015-5719
Technical Writer/Editor	30461 – Technical Writer I	2015-5719

The Service Contract Labor Standards, formerly the Service Contract Act (SCA), apply to this contract and it includes SCLS applicable labor categories. Labor categories and fixed price services marked with a (\*\*) in this pricelist are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCLS/SCA matrix. The prices awarded are in line with the geographic scope of the contract (i.e., nationwide).