General Services Administration

Federal Supply Services

Authorized Federal Supply Schedule
Price List

Multiple Award Schedule (MAS)

FSC Group: Professional Services, Facilities
FSC Class R425, R414

Contract Number: 47QRAA19D00AP

Price list current as of Modification #PS-0006 effective July 20, 2021
Contract Period: July 24, 2019–July 23, 2024

For more information on ordering from Federal Supply Schedules go to the GSA Schedules page at gsa.gov.

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order is available through GSA Advantage!®, a menu-driven database system. The INTERNET address for GSA Advantage!®, is: GSAAdvantage.gov.

Prices shown Herein are Net (discount deducted)

CBRE Heery, Inc.
3550 Lenox Rd. NE, Suite 2300
Atlanta, GA 30326-4333

Contract Administrator:
Carolyn Norwood
fss@heery.com
Telephone: 404-946-2432
Fax: 404-504-0021
www.heery.com corporate website
www.heeryfas.com Schedule website

Business Size: Large
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1a. Table of Awarded Special Item Numbers (SINs):
Please refer to GSA eLibrary (www.gsaelibrary.gsa.gov) for detailed SIN descriptions

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<tr>
<th>SINs</th>
<th>Recovery</th>
<th>SIN Title</th>
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<tbody>
<tr>
<td>541330ENG</td>
<td>541330ENG-RC</td>
<td>Engineering Services</td>
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<td>541715</td>
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<td>Engineering Research &amp; Development &amp; Strategic Planning</td>
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<td>Energy Consulting Services</td>
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<td>OLM</td>
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<td>Order Level Materials</td>
</tr>
<tr>
<td>ANCRA</td>
<td>ANCRA-RC</td>
<td>Ancillary Repair and Alterations</td>
</tr>
</tbody>
</table>

1b. Lowest Priced Model Number and Lowest Price: Please refer to our rates on page #19

1c. Labor Category Descriptions: Please refer to page #14

2. Maximum Order: $1,000,000.
The maximum order threshold represents the point where, given the dollar value of the potential order, the Schedule Contractor may decline the order. Schedule contractors are encouraged, but not obligated, to accept orders exceeding this limit.


4. Geographic Coverage: Worldwide

5. Point(s) of Production:

CBRE Heery, Inc.
3550 Lenox Road, NE
Atlanta, GA 30326
404-504-7900

CBRE Heery, Inc.
1420 5th Avenue, Suite 1700
Seattle, WA 98101
206-587-0473

CBRE Heery, Inc.
8201 Corporate Drive
Suite 850
Landover, MD 20785
202-463-8200

CBRE Heery, Inc.
Two Centerpointe Drive
Suite 250
Lake Oswego, OR 97035
503-431-6180

CBRE Heery, Inc.
555 E. Lancaster Avenue
Suite 120
Radnor, PA 19087
610-251-5154

CBRE Heery, Inc.
400 South Hope Street
Suite 2500
Los Angeles, CA 90071
619-508-2744

CBRE Heery, Inc.
80 Blanchard Road
Burlington, MA 01803
781-494-9000

6. Discount from List 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: Not Applicable

10a. Time of Delivery: To Be Determined at the Task Order level

10b. Expedited Delivery: Contact Contractor

10c. Overnight and 2-Day Delivery: Contact Contractor

10d. Urgent Requirement: Contact Contractor

11. F.O.B. Point(s): Destination

12a. Ordering Address:

- CBRE Heery, Inc.
  3550 Lenox Road, NE
  Atlanta, GA 30326
  404-504-7900

- CBRE Heery, Inc.
  8201 Corporate Drive
  Suite 850
  Landover, MD 20785
  202-463-8200

- CBRE Heery, Inc.
  555 E. Lancaster Avenue
  Suite 120
  Radnor, PA 19087
  610-251-5154

- CBRE Heery, Inc.
  80 Blanchard Road
  Burlington, MA 01803
  781-494-9000

- CBRE Heery, Inc.
  1420 5th Avenue, Suite 1700
  Seattle, WA 98101
  206-587-0473

- CBRE Heery, Inc.
  Two Centerpointe Drive
  Suite 250
  Lake Oswego, OR 97035
  503-431-6180

- CBRE Heery, Inc.
  400 South Hope Street
  Suite 2500
  Los Angeles, CA 90071
  619-508-2744

12b. Ordering Procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs), are found in Federal Acquisition Regulation (FAR) 8.405-3.

13. Payment Address: CBRE Heery, Inc.
  3550 Lenox Road, NE
  Atlanta, GA 30326-4333
  Attn: Accounts Receivable


15. Export Packing Charges: Not Applicable

16. Terms and conditions of rental, maintenance, and repair (if applicable): Not Applicable

17. Terms and conditions of installation (if applicable): Not Applicable

18a. Terms and conditions of repair parts indicating date of parts, price lists and any discounts from list prices (if applicable): Not Applicable
18b. Terms and conditions for any other services (if applicable): Not Applicable

19. List of service and distribution points (if applicable): Not Applicable

20. List of participating dealers (if applicable): Not Applicable

21. Preventative maintenance (if applicable): Not Applicable

22a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants.): Not Applicable

22b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g., contractor’s website or other location.) The EIT standards can be found at: www.Section508.gov/ Contact Contractor

23. Unique Entity Identifier (UEI) Number. 045811809

24. CBRE Heery, Inc. is registered and active in the System for Award Management (SAM).
CONTRACT OVERVIEW
GSA awarded CBRE Heery, Inc. a GSA Federal Supply Schedule contract for Multiple Award Schedule (MAS), Contract No. 47QRAA19D00AP. The current contract period is 7/24/2019 - 7/23/2024. GSA may exercise a total of up to three additional 5 year option periods. The contract allows for the placement of Firm Fixed Price or Time and Materials task orders using the labor categories and ceiling rates defined in the contract.

CONTRACT ADMINISTRATOR
Carolyn Norwood
CBRE Heery, Inc.
3550 Lenox Road, NE
Suite 2300
Atlanta, GA 30326
Telephone: 404-946-2432
Fax Number: 404-504-0021
Email: fss@heery.com

MARKETING AND TECHNICAL POINT OF CONTACT
Carolyn Norwood
CBRE Heery, Inc.
3550 Lenox Road, NE
Suite 2300
Atlanta, GA 30326
Telephone: 404-946-2432
Fax Number: 404-504-0021
Email: fss@heery.com

BRIEF COMPANY OVERVIEW
For over 60 years, CBRE Heery, Inc. has been the one-source solution for federal agencies’ needs on their design and construction programs, helping to increase control of projects and optimize staff efforts. CBRE Heery has provided expertise and resources to more than 30 federal agencies throughout the United States and on government installations abroad. As an advocate of the Government, CBRE Heery becomes an extension of the agency’s staff.
CBRE Heery’s cost-effective services range from establishing criteria, programming, planning and design, program and construction management to move-in, maintainability and operating efficiency – everything your busy government agency needs to get a project from concept to the drawing board, the dedication ceremony and beyond. CBRE Heery’s professional staff keeps current on emerging industry technologies, project delivery methods and trends, and have the most advanced resources at their disposal. CBRE Heery has an extensive Wide Area Network (WAN) that connects our 28 offices and enhances communications with our clients through collaborative methods of information sharing.

CBRE Heery, Inc. is a full-service design and construction firm with more than 700 employees located in offices throughout the United States. We provide five primary services including program management, construction management (at-risk), architectural, interior design and engineering. However, under this schedule contract, CBRE Heery cannot provide for construction or architectural design services.

CBRE Heery holds a GSA Multiple Award Schedule (MAS) contract vehicle with two Large Categories to help meet the procurement needs of eligible users, including all branches of federal, government, and under certain circumstances, state and local government. These Large Categories include:
• **Professional Services Category**
  Under this category, CBRE Heery’s services include the entire spectrum of planning, evaluation and management including program/project management, construction management, move management, design reviews, CADD, estimating, scheduling, value engineering, feasibility studies, inspections, commissioning and more.

• **Facilities Category**
  CBRE Heery offers energy management services to help agencies meet their requirements to comply with energy laws and regulations. Under this category CBRE Heery provides energy management planning and strategies, metering, energy program support, energy audit services, energy consulting, building commissioning, resource efficiency management and more.

We are ready to assist you in procuring through CBRE Heery’s GSA Schedule Contract. Please contact CBRE Heery’s Contract Administrator, Carolyn Norwood at (404) 946-2432 for more information.

**CONTRACT USE**
This contract is available for use by all federal government agencies, as a source for Multiple Award Schedule, for worldwide use. Executive agencies, other Federal agencies, mixed –ownership Government corporations, and the District of Columbia; government contractors authorized in writing by a Federal agency pursuant to 48 CFR 51.1; and other activities and organizations authorized by statute or regulation to use GSA as a source of supply may use this contract. Additionally, contractors are encouraged to accept orders received from activities within the Executive Branch of the Federal Government.

**CONTRACT SCOPE**
The contractor shall provide all resources including personnel, management, supplies, services, materials, equipment, facilities and transportation necessary to provide a wide range of professional services as specified in each task order.

Services specified in a task order may be performed at the contractor’s facilities or the ordering agencies’ facilities. The government will determine the contractor’s compensation by any of several different methods (to be specified at the task order level) e.g., a firm-fixed price for services with or without incentives, labor hours or time-and-material.

**ORDERING PROCEDURES**

8.405 Ordering Procedures for Federal Supply Schedules:
Ordering activities shall use the ordering procedures of this section when placing an order or establishing a BPA for supplies or services. The procedures in this section apply to all schedules. For establishing BPAs and for orders under BPAs see 8.405-3.

8.405-1 Ordering procedures for supplies, and services not requiring a statement of work.

(a) Ordering activities shall use the procedures of this subsection when ordering supplies and services that are listed in the schedules contracts at a fixed price for the performance of a specific task, where a statement of work is not required (e.g.,
For establishing BPAs and for orders under BPAs see 8.405-3.

(b) Orders at or below the micro-purchase threshold. Ordering activities may place orders at, or below, the micro-purchase threshold with any Federal Supply Schedule contractor that can meet the agency’s needs. Although not required to solicit from a specific number of schedule contractors, ordering activities should attempt to distribute orders among contractors.

(c) Orders exceeding the micro-purchase threshold but not exceeding the simplified acquisition threshold. Ordering activities shall place orders with the schedule contractor that can provide the supply or service that represents the best value. Before placing an order, an ordering activity shall:

(1) Consider reasonably available information about the supply or service offered under MAS contracts by surveying at least three schedule contractors through the GSA Advantage! on-line shopping service, by reviewing the catalogs or pricelists of at least three schedule contractors, or by requesting quotations from at least three schedule contractors (see 8.405-5); or

(2) Document the circumstances for restricting consideration to fewer than three schedule contractors based on one of the reasons at 8.405-6(a);

(d) For proposed orders exceeding the simplified acquisition threshold.

(1) Each order shall be placed on a competitive basis in accordance with (d)(2) and (3) of this section, unless this requirement is waived on the basis of a justification that is prepared and approved in accordance with 8.405-6.

(2) The ordering activity contracting officer shall provide an RFQ that includes a description of the supplies to be delivered or the services to be performed and the basis upon which the selection will be made (see 8.405-1(f)).

(3) The ordering activity contracting officer shall —
   i. Post the RFQ on e-Buy to afford all schedule contractors offering the required supplies or services under the appropriate multiple award schedule(s) an opportunity to submit a quote; or
   ii. Provide the RFQ to as many schedule contractors as practicable, consistent with market research appropriate to the circumstances, to reasonably ensure that quotes will be received from at least three contractors that can fulfill the requirements. When fewer than three quotes are received from schedule contractors that can fulfill the requirement, the contracting officer shall prepare a written determination explaining that no additional contractors capable of fulfilling the requirement could be identified despite reasonable efforts to do so. The determination must clearly explain efforts made to obtain quotes from at least three schedule contractors.

(4) The ordering activity contracting officer shall ensure that all quotes received are fairly considered and award is made in accordance with the basis for selection in the RFQ.

(e) When an order contains brand-name specifications, the contracting officer shall post the RFQ on e-Buy along with the justification or documentation, as required by 8.405-6. An RFQ is required when a purchase description specifies a brand-name.

(f) In addition to price (see 8.404(d) and 8.405-4), when determining best value, the ordering activity may consider, among other factors, the following:

(1) Past performance.
(2) Special features of the supply or service required for effective program performance.
(3) Trade-in considerations.
(4) Probable life of the item selected as compared with that of a comparable item.
(5) Warranty considerations.
(6) Maintenance availability.
(7) Environmental and energy efficiency considerations.
(8) Delivery terms.
(g) Minimum documentation. The ordering activity shall document—
(1) The schedule contracts considered, noting the contractor from which the supply or service was purchased;
(2) A description of the supply or service purchased;
(3) The amount paid;
(4) When an order exceeds the simplified acquisition threshold, evidence of compliance with the ordering procedures at 8.405-1(d); and
(5) The basis for the award decision.

8.405-2 Ordering procedures for services requiring a statement of work.

(a) General. Ordering activities shall use the procedures in this subsection when ordering services priced at hourly rates as established by the schedule contracts. The applicable services will be identified in the Federal Supply Schedule publications and the contractor’s pricelists. For establishing BPAs and for orders under BPAs see 8.405-3.

(b) Statements of Work (SOWs). All Statements of Work shall include a description of work to be performed; location of work; period of performance; deliverable schedule; applicable performance standards; and any special requirements (e.g., security clearances, travel, special knowledge). To the maximum extent practicable, agency requirements shall be performance-based statements (see Subpart 37.6).

(c) Request for Quotation procedures. The ordering activity must provide the Request for Quotation (RFQ), which includes the statement of work and evaluation criteria (e.g., experience and past performance), to schedule contractors that offer services that will meet the agency’s needs. The RFQ may be posted to GSA’s electronic RFQ system, e-Buy (see 8.402(d)).

(1) Orders at, or below, the micro-purchase threshold. Ordering activities may place orders at, or below, the micro-purchase threshold with any Federal Supply Schedule contractor that can meet the agency’s needs. The ordering activity should attempt to distribute orders among contractors.

(2) For orders exceeding the micro-purchase threshold, but not exceeding the simplified acquisition threshold.

(i) The ordering activity shall develop a statement of work, in accordance with 8.405-2(b).

(ii) The ordering activity shall provide the RFQ (including the statement of work and evaluation criteria) to at least three schedule contractors that offer services that will meet the agency’s needs or document the circumstances for restricting consideration to fewer than three schedule contractors based on one of the reasons at 8.405-6(a).

(iii) The ordering activity shall specify the type of order (i.e., firm-fixed-price, labor-hour) for the services identified in the statement of work. The contracting officer should establish firm-fixed-prices, as appropriate.

(3) For proposed orders exceeding the simplified acquisition threshold. In addition to meeting the requirements of 8.405-2(c)(2)(i) and (iii), the following procedures apply:

(i) Each order shall be placed on a competitive basis in accordance with (c)(3)(ii) and (iii) of this section, unless this requirement is waived on the basis of a justification that is prepared and approved in accordance with 8.405-6.
(ii) The ordering activity contracting officer shall provide an RFQ that includes a statement of work and the evaluation criteria.

(iii) The ordering activity contracting officer shall—
   (A) Post the RFQ on e-Buy to afford all schedule contractors offering the required services under the appropriate multiple-award schedule(s) an opportunity to submit a quote; or
   (B) Provide the RFQ to as many schedule contractors as practicable, consistent with market research appropriate to the circumstances, to reasonably ensure that quotes will be received from at least three contractors that can fulfill the requirements. When fewer than three quotes are received from schedule contractors that can fulfill the requirements, the contracting officer shall prepare a written determination to explain that no additional contractors capable of fulfilling the requirements could be identified despite reasonable efforts to do so. The determination must clearly explain efforts made to obtain quotes from at least three schedule contractors.
   (C) Ensure all quotes received are fairly considered and award is made in accordance with the evaluation criteria in the RFQ.

(4) The ordering activity shall provide the RFQ (including the statement of work and the evaluation criteria) to any schedule contractor who requests a copy of it.

(d) Evaluation. The ordering activity shall evaluate all responses received using the evaluation criteria provided to the schedule contractors. The ordering activity is responsible for considering the level of effort and the mix of labor proposed to perform a specific task being ordered, and for determining that the total price is reasonable. Place the order with the schedule contractor that represents the best value (see 8.404(d) and 8.405-4). After award, ordering activities should provide timely notification to unsuccessful offerors. If an unsuccessful offeror requests information on an award that was based on factors other than price alone, a brief explanation of the basis for the award decision shall be provided.

(e) Use of time-and-materials and labor-hour orders for services. When placing a time-and-materials or labor-hour order for services, see 8.404(h).

(f) Minimum documentation. The ordering activity shall document—
   (1) The schedule contracts considered, noting the contractor from which the service was purchased;
   (2) A description of the service purchased;
   (3) The amount paid;
   (4) The evaluation methodology used in selecting the contractor to receive the order;
   (5) The rationale for any tradeoffs in making the selection;
   (6) The price reasonableness determination required by paragraph (d) of this subsection;
   (7) The rationale for using other than—
      (i) A firm-fixed price order; or
      (ii) A performance-based order; and
   (8) When an order exceeds the simplified acquisition threshold, evidence of compliance with the ordering procedures at 8.405-2(c).
PROFESSIONAL SERVICES CATEGORY

The Primary Engineering Discipline offered by CBRE Heery is Civil Engineering as it relates to all aspects of facilities. In this schedule, Civil Engineering encompasses the entire realm of planning, evaluation and management involved with constructed infrastructure, facilities and buildings, transportation systems, water, earthworks, and other structures.

It includes, but is not limited to, planning, evaluation, and operation of bridges, dams, airports, highways, transportation systems, large buildings, power generating plants, sewage systems, water resources and supply, waste treatment facilities, soil, rock, etc.

Services Not Included

1. Construction and Architect-Engineering services as set forth in FAR Part 36 [including design, construction, alteration or repair (including dredging, excavating and painting) of buildings, structures, or other real property)] are not included.

2. Environmental Advisory Services are not included, however, management of such services are available through this schedule. Contact CBRE Heery for clarification of this topic.

The following non-inclusive list represents a sampling of the types of engineering tasks contemplated:

- Acquisition and Life Cycle Management
- Analysis of Program Goals, Mission, Objectives, Performance
- Assessment Support
- Computer-Aided Design (CAD)
- Computer-Aided Engineering (CAE)
- Computer-Aided Management (CAM)
- Concept Development
- Demonstration and Validation
- Documentation and Information Dissemination
- Economic/Business Case Analysis
- Economic Impact Evaluations
- Education/Training
- Forensic Engineering
- Independent Verification and Validation (IV&V)
- Information Services (studies, impact statements, program development, project documentation, data collection, data analysis/evaluation, etc.)
- Instrumentation
- Integration
- Investigative Engineering Service
- Life Cycle Costing
- Logistics
- Long-term Reliability and Maintainability
- Migration Strategy
- Move Management
- National Academy of Sciences Studies
- O&M (Operation and Maintenance)
- Operations Research (Non R&D)
- Permitting and Licensing
- Plan, Organize, Establish, Implement, Manage, Maintain, Upgrade and Control of Technical Systems
- Privatization
- Program and Project Management
- Prototype Development and First Article(s) Production
- Regulatory Compliance Support
- Reliability and Maintainability Analysis
- Reverse Engineering
- Site Development
- Source Data Validation (existing Hardware and Software Systems)
- Special Projects and Studies
- Statistical Analysis
- Support Services
- Systems Engineering Database Development, Maintenance, and Analysis
- Technical Analysis
- Technical and Management Support
- Technical Writing/Editorial Support
- T&E (test and evaluation) of Products and Systems
Special Item Number (SIN) Specifics:

**SIN 541330ENG/541330ENG-RC Engineering Services**

Services required under this SIN involve applying physical laws and principles of engineering in the design, development, and utilization of machines, materials, instruments, processes, and systems. Services may involve any of the following activities or related services:

- provision of advice
- concept development
- requirements analysis
- preparation of feasibility studies
- preparation of preliminary and final plans and designs
- technical services during construction or installation phase
- inspection and evaluation of engineering projects and related services

Example: The evaluation and preliminary definition of new and/or improved performance goals; such as procedures and costs, capability, useful service life, accuracy and sustainability.

**SIN 541715/541715-RC Engineering Research and Development and Strategic Planning**

Services include conducting research and experimental development (except nanotechnology and biotechnology research and experimental development) in the physical, engineering and life sciences such as: such as agriculture, electronics, environmental, biology, botany, computers, chemistry, food, fisheries, forests, geology, health, mathematics, medicine, oceanography, pharmacy, physics, veterinary and other allied subjects. Typical tasks include, but are not limited to:

- program goals and objectives
- program evaluations
- cost/cost-performance trade-off analysis, Value Engineering
- feasibility analysis
- feasibility studies
- regulatory compliance support, life safety, ADA, building codes
- training, privatization and outsourcing

Example: The development and analysis of the total mission profile and life cycle of the project/facility including examination of performance and cost tradeoffs.
SIN 541420/541420-RC Engineering System Design And Integration Services

Services include creating and developing designs and specifications that optimize the use, value, and appearance of their products. These services can include determination of the materials, construction, mechanisms, shape, color, and surface finishes of the product, taking into consideration human characteristics and needs, safety, market appeal, and efficiency in production, distribution, use, and maintenance. Typical associated tasks include, but are not limited to:

- computer-aided design
- performance-based design reviews
- detailed specification and scope preparation
- configuration
- training
- consulting

Example: Complete management of prepared designs ensuring adherence to design directives, project goals and objectives, code compliance, budget review, cost modeling, constructability and preparation of project management plans.
FACILITIES CATEGORY

Heery offers Energy Management Services to enable government agencies to meet their energy needs. Through this schedule, every Federal agency has quick and easy access to our professionals who can help them meet their requirement to comply with energy laws and regulations. Heery is able to supply services to support agencies in meeting these requirements.

Services Not Included

Construction and Architect-Engineering services as set forth in FAR Part 36 [including design, construction, alteration or repair (including dredging, excavating and painting) of buildings, structures, or other real property)] are not included.

Services Included

With regard to Building Commissioning Services, Heery provides comprehensive services on new construction, major modernization and existing energy consuming operations (recommissioning). The following non-inclusive list represents a sampling of the types of engineering tasks contemplated:

- Energy Management Planning and Strategies
- Energy Management Training
- Metering Services
- Energy Program Support Services
- Building Commissioning Services
- Energy Audit Services
- Resource Efficiency Management (REM)
- Innovations in Energy
- Water Conservation
- Introduction of New Services
- Ancillary Repair and Alterations
- Energy Consulting
Special Item Number (SIN) Specifics:

541690E  Energy Consulting Services

Includes services related to energy management to include renewable energy studies and projects, energy services related training, resource efficiency management (REM) services, water conservation, building commissioning, re-commissioning and retro-commissioning, energy audits, energy consumption metering services, testing and evaluation of networked energy management systems, energy security, LEED, Green Globes, Energy Star, Energy Savings Performance Contracts (ESPC), Power Purchase Agreements, consulting on carbon emissions trading programs, renewable energy credits/certificates, greenhouse gas measurement and management, high performance sustainable buildings and sustainable design principles, resilience of Federal infrastructure and operations, energy services consulting etc.

ANCRA Ancillary Repair and Alterations

Repair and Alterations ancillary to existing SINs under this schedule. Ancillary Repair and Alterations projects are those solely associated with the repair, alteration, delivery or installation of products or services also purchased under this schedule, and which are routine and non-complex in nature, such as routine painting, drywall and basic electrical and mechanical/plumbing work. 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.

- Painting
- Hanging Drywall
- Basic electrical work
- Basic plumbing/mechanical work
- Carpeting
- Carpentry
- General Labor and Demolition
LABOR CATEGORY DESCRIPTIONS

Experience Substitutions:

<table>
<thead>
<tr>
<th>Education</th>
<th>Equals</th>
<th>Degree</th>
</tr>
</thead>
<tbody>
<tr>
<td>H.S. Diploma + 4 years additional</td>
<td>Equals</td>
<td>Bachelor’s Degree</td>
</tr>
<tr>
<td>Associate Degree + 2 years</td>
<td>Equals</td>
<td>Bachelor’s Degree</td>
</tr>
<tr>
<td>Bachelor’s Degree + 2 years</td>
<td>Equals</td>
<td>Master’s Degree</td>
</tr>
<tr>
<td>Master’s Degree + 3 years</td>
<td>Equals</td>
<td>Ph.D.</td>
</tr>
</tbody>
</table>

Education Substitutions:

- A Ph.D. may be substituted for three years of required experience with a Master’s Degree or four years with a Bachelor’s Degree.
- A Master’s Degree may be substituted for two years of required experience with a Bachelor’s Degree.
- A Bachelor’s Degree may be substituted for four years of required experience with a H.S. Diploma.

SINS 541330ENG, 541420, 541715

**Principal**

**Functional Responsibility:** Provides program oversight. Ensures resources are available and that tasks are fully staffed with personnel, equipment and other required support. Assigns the task to the appropriate Program Manager.

**Education and Experience:** Bachelor’s degree in an engineering or architectural field. 15 years of experience.

**Program Manager**

**Functional Responsibility:** Provides business, technical, and personnel management across multiple projects, involving multi-disciplinary and diverse functional activities, subordinate groups of technical and administrative personnel.

**Education and Experience:** Bachelor’s degree in an engineering or architectural field. 10 years of experience.

**Senior Project Manager**

**Functional Responsibility:** Provides business, technical, and personnel management across a major single project, involving multi-disciplinary and diverse functional activities, subordinate groups of technical and administrative personnel.

**Education and Experience:** Bachelor’s degree in an engineering or architectural field. 10 years of experience.

**Project Manager**

**Functional Responsibility:** Provides business, technical, and personnel management and coordination for individual projects. Provides comprehensive definition of all technical aspects of project requirement. Program development, analysis of program mission, goals, and objectives.

**Education and Experience:** Bachelor’s degree in an engineering or architectural field. 5 years of experience.

**Assistant Project Manager / Project Engineer**

**Functional Responsibility:** Supports the Project Manager. Gathers data and performs basic analysis of the gathered information.

**Education and Experience:** Bachelor’s degree. 2 years of experience.

**Senior Engineer / Architect**

**Functional Responsibility:** Provides leadership developing complex technical solutions for planning and engineering studies and analysis. Plans project coordination and management. Provides comprehensive definition of all technical aspects of project requirements within engineering disciplines. Knowledgeable of local and national codes. Performs evaluation of alternatives and assessments of risks and costs as well as investigative engineering.

**Education and Experience:** Bachelor’s degree in an engineering or architectural field. 10 years of experience.
**Engineer / Architect**

**Functional Responsibility:** Provides leadership developing basic technical solutions for planning and engineering studies and analysis. Reviews organizations’ functions, inter-relationships and program requirements. Provides space utilization planning, functional relationships and office layout. Supports the Project Manager or Senior Engineer/Architect.

**Education and Experience:** Bachelor’s degree in an engineering/architectural field. 5 years of experience.

---

**Junior Engineer / Architect**

**Functional Responsibility:** Provides technical assistance in applications under the direction of more senior personnel.

**Education and Experience:** Bachelor’s degree in an engineering or architectural field. 2 years of experience.

---

**Senior Commissioning Agent**

**Functional Responsibility:** Provides leadership developing commissioning scopes, plans and analysis. Plans project coordination and management. Provides comprehensive definition of all technical aspects of commissioning project requirements. Knowledgeable of commissioning standards, LEED requirements with respect to commissioning, local and national codes. Performs evaluation of alternatives and assessments of risks and costs as well as investigative engineering.

**Education and Experience:** Bachelor’s degree in an engineering/architectural field. 10 years of experience.

---

**Commissioning Agent**

**Functional Responsibility:** Prepares and executes commissioning plans with support from Senior Commissioning Agent on large or complex assignments. Knowledgeable of commissioning standards, LEED requirements with respect to commissioning, local and national codes.

**Education and Experience:** Bachelor’s degree in an engineering/architectural field. 5 years of experience.

---

**Junior Commissioning Agent**

**Functional Responsibility:** Provides technical assistance in applications under the direction of more senior personnel.

**Education and Experience:** Bachelor’s degree in an engineering or architectural field. 2 years of experience.

---

**Scheduler**

**Functional Responsibility:** Develops illustrative schedules to show integration of various time aspects of the task. Prepares and analyzes sequencing of activities; activity interdependencies and proposed program schedules. Supports the Project Manager in all scheduling requirements.

**Education and Experience:** Bachelor’s degree. 8 years of experience.

---

**Junior Scheduler**

**Functional Responsibility:** Provides technical assistance in applications under the direction of more senior personnel.

**Education and Experience:** Bachelor’s degree. 2 years of experience.

---

**Cost Estimator**

**Functional Responsibility:** Performs construction cost estimating. Provides conceptual cost estimates during Pre-design phase. Performs quantity surveys from design documents and applies cost to quantities of materials. Identifies unusually high cost items in relation to other facilities.

**Education and Experience:** Bachelor’s degree. 10 years of experience.

---

**Junior Cost Estimator**

**Functional Responsibility:** Provides technical assistance in applications under the direction of more senior personnel.

**Education and Experience:** Bachelor’s degree. 2 years of experience.
### CADD Draftsman
**Functional Responsibility:** Performs routine and complex technical CADD functions. Works under the supervision of more senior personnel.
**Education and Experience:** Associate degree. 2 years of experience.

### Senior Inspector
**Functional Responsibility:** Performs audits of construction and quality control. Checks compliance to specifications, standards, and construction practices.
**Education and Experience:** Bachelor’s degree and 10 years of experience

### Inspector
**Functional Responsibility:** Performs audits of construction and quality control. Checks compliance to specifications, standards, and construction practices. Works under the supervision of a Senior Inspector or Project Manager.
**Education and Experience:** Bachelor’s degree. 5 years of experience.

### Clerical
**Functional Responsibility:** Performs clerical and word processing functions including typing, word processing, data entry, filing, copying, binding, faxing, and telephone switchboard.
**Education and Experience:** High School Diploma. 2 years of experience.
<table>
<thead>
<tr>
<th>Role</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal</strong></td>
<td>Program oversight. Ensures resources are available and that tasks are fully staffed with personnel, equipment and other required support. Assigns the task to the appropriate Program Manager. Bachelor’s degree or higher in an engineering or architectural field. 15 years of experience.</td>
</tr>
<tr>
<td><strong>Program Manager</strong></td>
<td>Provides business, technical, and personnel management across a major single project or multiple projects, involving multi-disciplinary and diverse functional activities, subordinate groups of technical and administrative personnel. Bachelor’s degree or higher in an engineering or architectural field. 10 or more year’s relevant experience.</td>
</tr>
<tr>
<td><strong>Project Manager</strong></td>
<td>Provides business, technical, and personnel management and coordination for individual projects. Provides comprehensive definition of all technical aspects of project requirement. Program development, analysis of program mission, goals, and objectives. Bachelor’s degree or higher in an engineering or architectural field. 5 or more year’s relevant experience.</td>
</tr>
<tr>
<td><strong>Senior Engineer/ Architect Consultant</strong></td>
<td>Provides leadership developing complex technical solutions for planning and engineering studies and analysis. Plans project coordination and management. Provides comprehensive definition of all technical aspects of project requirements within engineering disciplines. Knowledgeable of local and national codes. Performs evaluation of alternatives and assessments of risks and costs as well as investigative engineering. Bachelor’s degree in an engineering/ architectural field. 5 years of relevant experience.</td>
</tr>
<tr>
<td><strong>Project Engineer/ Architect Consultant</strong></td>
<td>Provides leadership developing basic technical solutions for planning and engineering studies and analysis. Reviews organizations’ functions, inter-relationships and program requirements. Provides space utilization planning, functional relationships and office layout. Supports the Project Manager or Senior Engineer/ Architect. Bachelor’s degree in an engineering/ architectural field. 2 years of relevant experience.</td>
</tr>
<tr>
<td><strong>Junior Engineer/ Architect</strong></td>
<td>Provides technical assistance in applications under the direction of more senior personnel. Bachelor’s degree or equivalent. 2 years of experience</td>
</tr>
<tr>
<td><strong>CADD Draftsman</strong></td>
<td>Performs routine and complex technical CADD functions. Works under the supervision of more senior personnel. AA degree of equivalent. 2 or more years of relevant experience.</td>
</tr>
<tr>
<td><strong>Senior Inspector</strong></td>
<td>Performs audits of construction and quality control. Checks compliance to specifications, standards, and construction practices. AA degree or equivalent. 8 years of relevant experience.</td>
</tr>
<tr>
<td><strong>Clerical</strong></td>
<td>Performs clerical and word processing functions including typing, word processing, data entry, filing, copying, binding, faxing and telephone switchboard. High School Diploma. 2 years experience.</td>
</tr>
<tr>
<td><strong>Electrician</strong></td>
<td>Basic electrical work, power and lighting. Journeyman status – completion of Apprenticeship Training Program. 4 or more years of relevant experience.</td>
</tr>
<tr>
<td><strong>Laborer – Demolition</strong></td>
<td>Responsible for removal of interior partitions and structural partitions that consist of sheet rock, block or masonry. HS diploma preferred.</td>
</tr>
<tr>
<td><strong>Laborer – General/Cleanup</strong></td>
<td>Responsible for shoveling debris into containers, emptying containers and general cleanup. HS diploma preferred.</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Painter/Drywall Finisher</strong></td>
<td>Painting and drywall finishing. HS diploma preferred. 2 or more years of relevant experience.</td>
</tr>
<tr>
<td><strong>HVAC Steamfitter</strong></td>
<td>Repair, service and maintenance work on refrigeration, air conditioning and air cooling, oil burner and heating apparatus. Journeyman status – completion of Apprenticeship Training Program. 4 or more years of relevant experience.</td>
</tr>
<tr>
<td><strong>HVAC – Sheet Metal Worker</strong></td>
<td>Installation of sheet metal work including testing. Journeyman status – completion of Apprenticeship Training Program. 4 or more years of relevant experience.</td>
</tr>
<tr>
<td><strong>Carpenter</strong></td>
<td>Basic carpentry work, framing, drywall and carpet installation. HS diploma preferred. 2 or more years of relevant experience.</td>
</tr>
<tr>
<td><strong>Insulator – Mechanical Systems</strong></td>
<td>Installation of insulation materials to all types of plumbing and mechanical systems. HS diploma preferred. 2 or more years of relevant experience.</td>
</tr>
</tbody>
</table>
HOURLY RATES FOR SINS 541330ENG, 541420, 541715

The GSA has determined that the rates for services contained in CBRE Heery’s price list applicable to this schedule are fair and reasonable. However, the ordering office using this contract is responsible for considering the level of effort and mix of labor proposed to perform the specific task being ordered and for making a determination that the total firm-fixed price or ceiling price is fair and reasonable.

The prices, terms and conditions stated apply exclusively to the Professional Services Category within the scope of this MAS Schedule. All prices include the GSA .75% Industrial Funding Fee which CBRE Heery forwards to GSA quarterly, based on sales received under this Schedule.

**BASE PERIOD (YEARS 1-5)**

<table>
<thead>
<tr>
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<td>$165.95</td>
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</table>

BASE PERIOD (YEARS 1-5)

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<td>$158.57</td>
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<td>$165.95</td>
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</tr>
<tr>
<td>Engineer/Architect</td>
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<td>Commissioning Agent</td>
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<td>Scheduler</td>
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<td>$123.88</td>
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<tr>
<td>Junior Scheduler</td>
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<td>$100.98</td>
<td>$103.31</td>
<td>$105.68</td>
<td>$108.11</td>
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<tr>
<td>Cost Estimator</td>
<td>$114.00</td>
<td>$116.62</td>
<td>$119.30</td>
<td>$122.05</td>
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<td>CADD Draftsman</td>
<td>$88.68</td>
<td>$90.72</td>
<td>$92.80</td>
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<td>Senior Inspector</td>
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<td>$100.91</td>
<td>$103.24</td>
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<td>$108.04</td>
<td>$110.52</td>
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<tr>
<td>Clerical**</td>
<td>$60.93</td>
<td>$62.33</td>
<td>$63.76</td>
<td>$65.23</td>
<td>$66.73</td>
</tr>
</tbody>
</table>


Service Contract Labor Standards (SCLS) Matrix

<table>
<thead>
<tr>
<th>SCLS Eligible Labor Category</th>
<th>SCLS Equivalent Code and Title</th>
<th>Wage Determination No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clerical</td>
<td>General Clerk III-01113</td>
<td>15-4269</td>
</tr>
</tbody>
</table>

* 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).
The GSA has determined that the rates for services contained in Heery’s price list applicable to this schedule are fair and reasonable. However, the ordering office using this contract is responsible for considering the level of effort and mix of labor proposed to perform the specific task being ordered and for making a determination that the total firm-fixed price or ceiling price is fair and reasonable.

The prices, terms and conditions stated apply exclusively to Energy Services (ES) within the scope of this FSS Schedule. All prices include the GSA .75% Industrial Funding Fee which Heery forwards to GSA quarterly, based on sales received under this Schedule.

### PRICE LIST FOR SPECIAL ITEM NUMBER 541690E

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Principal</td>
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<td>$191.47</td>
<td>$198.17</td>
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<tr>
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<td>Project Manager</td>
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</table>
## PRICE LIST FOR SPECIAL ITEM NUMBER ANCRA

<table>
<thead>
<tr>
<th>Labor Category</th>
<th>GSA Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrician</td>
<td>$132.50</td>
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<tr>
<td>Laborer – Demolition</td>
<td>$70.45</td>
</tr>
<tr>
<td>Laborer – General/Cleanup</td>
<td>$50.83</td>
</tr>
<tr>
<td>Painter/Drywall Finisher</td>
<td>$84.38</td>
</tr>
<tr>
<td>HVAC - Steamfitter</td>
<td>$124.07</td>
</tr>
<tr>
<td>HVAC – Sheet Metal Worker</td>
<td>$100.75</td>
</tr>
<tr>
<td>Carpenter</td>
<td>$115.21</td>
</tr>
<tr>
<td>Insulator – Mechanical Systems</td>
<td>$118.65</td>
</tr>
</tbody>
</table>

CBRE Heery, Inc. will use the Davis-Bacon Wage Determinations issued by the U.S. Department of Labor under the Davis-Bacon and related Acts. The workers employed directly upon the site of the work will be paid no less than the locally prevailing wages and fringe benefits paid on projects of a similar character. The proposed market rates (in the chart above) include the prevailing wages and fringe benefits for New York. If CBRE Heery, Inc. performs similar work in a state where lower prevailing wages and fringe are in effect, those lower prevailing wages and fringe will be charged applying the agreed upon overhead and profit.