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: http://www.GSAAdvantage.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:
http://www.GSAAdvantage.gov
ABOUT LINDAHL REED

Lindahl Reed is a professional services company that provides program management, engineering and technical, and management advisory services to federal, state, institutional, and commercial customers. We offer expertise in the health, energy, and environmental markets. Lindahl Reed was founded in 2014 on the belief that we can advance a safer, healthier, and more resilient and sustainable world. Our service offerings include:

Health Services. Lindahl Reed works with government and private sector health organizations to support and advance the delivery of care, build healthy communities, and to enhance responses to national emergencies. In an era of rapid transformation in which the manner of care is delivered, purchased and paid for, Lindahl Reed provides real-world solutions to promote integrated care delivery systems, improve quality outcomes, reduce costs, and ensure compliance with evolving payment models and regulatory requirements. Our team brings proven ability implementing, managing and sustaining solutions that leverage technology to promote greater interoperability, support population health management goals and processes, increase patient outreach and engagement efforts, improve quality and financial outcomes, as well as to strengthen health information security and regulatory compliance. Our capabilities include:

- Regulatory Compliance and Privacy
- Health Information Technology
- Public Health
- Facility Operations and Logistics

Energy. Lindahl Reed offers expertise across the energy sector and specializes in assisting our clients in designing, implementing and evaluating effective energy programs that will reduce overall operating costs while meeting mission requirements. We deliver enterprise-wide energy solutions that balance complex technical, regulatory, business, and stakeholder issues to maximize value, reduce risk, and deliver results. Our solutions allow clients to work smarter and gain unique insight and understanding into their operations as well as improve decision-making to help meet their mission, business, compliance, and operational challenges – now and into the future. Our capabilities include:

- Energy Management
- Energy Information
- High Performance Buildings
- Clean Energy

Environmental. Lindahl Reed brings expertise and experience to help customers develop and implement environmental management and sustainability programs to improve environmental performance and compliance, ensure worker safety, mitigate the risks of climate change, and improve the stewardship of natural assets and built infrastructure. We help our clients throughout the project life cycle from planning and design to construction and operations. Our capabilities include:

- Environmental Management
- Data Analytics and Geospatial Analysis
- Scientific and Technical Support
- Environmental Health and Safety
- Climate Change and Sustainability
CUSTOMER INFORMATION

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

Facilities
- 541513 / Smart Buildings Systems Integration
- 541690 / Technical Consulting Services
- 541690E / Energy Consulting Services
- 561210FAC / Complete Facilities Maintenance and Management

Miscellaneous
- ANCRA / Ancillary Repair and Alterations
- OLM / Order-Level Materials (OLM)

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. Labor Rates: Please see Appendix A.

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. If hourly rates are not applicable, indicate “Not applicable” for this item. Labor Category Descriptions: Please see Appendix B.

2. Maximum Order: $1,000,000.00; Maximum Order for SIN ANCRA: $250,000

3. Minimum Order: $100.00

4. Geographic Coverage (delivery Area): Domestic and Overseas

5. Point(s) of production (city, county, and state or foreign country): Same as company address

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.

9a. Notification that Government purchase cards are accepted up to the micro-purchase threshold: Yes
9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold: Will accept

10. Foreign items (list items by country of origin): None

11a. Time of Delivery (Contractor insert number of days): Specified on the Task Order

11b. Expedited Delivery. The Contractor will insert the sentence “Items available for expedited delivery are noted in this price list.” under this heading. The Contractor may use a symbol of its choosing to highlight items in its price list that have expedited delivery: Contact Contractor

11c. Overnight and 2-day delivery. The Contractor will indicate whether overnight and 2-day delivery are available. Also, the Contractor will indicate that the schedule customer may contact the Contractor for rates for overnight and 2-day delivery: Contact Contractor

11d. Urgent Requirements. The Contractor will note in its price list the “Urgent Requirements” clause of its contract and advise agencies that they can also contact the Contractor’s representative to effect a faster delivery: Contact Contractor

12. F.O.B Points(s): Destination

13a. Ordering Address(es): Lindahl Reed, Inc.
   Attention: Nicole Hough, Contracts Administrator
   850 SW 7th Street, Suite 5
   Redmond, OR 97756
   (833) 703-9068 telephone
   (833) 280-1577 facsimile
   nicole.hough@lindahlreed.com

13b. 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” in Customer Information Item 13b per I-FSS-600.

14. Payment address(es): Same as company address

15. Warranty provision: Contractor’s standard commercial warranty.

16. Export Packing Charges (if applicable): N/A

17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level): Contact Contractor

18. Terms and conditions of rental, maintenance, and repair (if applicable): N/A
19. Terms and conditions of installation (if applicable): N/A

20. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): N/A

20a. Terms and conditions for any other services (if applicable): N/A

21. List of service and distribution points (if applicable): N/A

22. List of participating dealers (if applicable): N/A

23. Preventive maintenance (if applicable): N/A

24a. Environmental attributes, e.g., recycled content, energy efficiency, and/or reduced pollutants: N/A

24b. 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/. N/A

25. Data Universal Numbering System (DUNS) number: 079707260

26. Notification regarding registration in System for Award Management (SAM) database: Lindahl Reed is registered in the System for Award Management.

27. Final Pricing: The rates shown below include the Industrial Funding Fee (IFF) of 0.75%.
LINDAHL REED OFFERING

FACILITIES MAINTENANCE AND MANAGEMENT

Lindahl Reed provides facility management, energy management, space planning, asset management, and building management services to maximize facility operations and resource investments. We provide strategic planning and actionable roadmaps to help customers build smarter infrastructure platforms for facility operations. This support includes developing and implementing high performance building initiatives, workplace transformation, and smart building solutions.

SIN 541513: Smart Buildings Systems Integration. Includes the comprehensive integration of building systems and technology using a non-proprietary and open architecture. Typical building systems to be integrated include: building automation, life safety, telecommunications, facilities management, security, energy and environmental control, HVAC, lighting, building envelope, access control, power management, cabling infrastructure/wireless, VOIP, video distribution, video surveillance, data network, etc. Typical integration functions include, but are not limited to: requirements analysis, strategic systems planning, system configuration, implementation alternatives, integration planning, system component acquisition, component integration, testing and analysis, interaction with Building Operations Centers, collection/manipulation of smart building component data, configuration management and control, design-guide development, operational training and support, monitoring, reporting and managing of the systems, and systems maintenance. Also includes cyber security as it relates to building control and automation systems affecting components such as fire annunciation and suppression, heating, ventilation, and air conditioning, power and lighting, elevators, and closed circuit cameras. Services may include, but are not limited to, assessing the cyber risks of a facility, making recommendations for safeguards and countermeasures, and implementing software and procedures to ensure Federal facilities are protected consistent with the Federal Information Security Management Act (FISMA) guidelines and other applicable policy.

SIN 541690: Technical Consulting Services. Services include providing advice and assistance on technical domains and issues (except those covered by the environmental, energy, and IT consulting SINs on this Schedule). Typical associated tasks include, but are not limited to: strategic planning, feasibility analysis, requirements determination, policy interpretation and support, process analysis and/or development, research studies, testing (other than laboratory testing), program analysis, and associated support tasks.

SIN 541690E: Energy Consulting Services. Contractors shall provide expert advice, assistance, guidance or counseling on energy related projects or initiatives to assist agencies in adhering to energy legislation and policy such as EPACT 2005, Executive Orders 13423 and 13514.

SIN 561210FAC: Complete Facilities Maintenance and Management. 561210FAC Includes all services related to the complete operations, maintenance and repair of federal real property. Real property could include stand-alone facilities and structures such as hospitals and federal buildings to large, multi-facility complexes such as DoD military installations. Services can be ordered individually or in combination. Typical maintenance services include: elevator, HVAC,
electrical, plumbing, septic, fire alarm/fire suppression, energy management control systems (EMCS), water distribution, septic, telephone, water tanks, renewable energy systems, waste management, recycling, etc. This SIN can also be used for facilities management solutions such as to fulfill a requirement for adequate staff/personnel to help manage federal facility operations. In addition, this SIN provides a complete array of facilities consulting and facilities assessment services.

**MISCELLANEOUS**

**SIN ANCRA: Ancillary Repair and Alterations.** Includes ancillary repair and alteration services ordered in conjunction with the delivery, or installation of products or services. These services are non-complex in nature, such as routine painting, carpeting, simple hanging of drywall, basic electrical or plumbing work, landscaping. For ordering limitations and information, refer to the Special Ordering Procedures/Ordering Guide posted on [www.gsa.gov](http://www.gsa.gov).

**OLM / Order-Level Materials (OLM).** OLMs are supplies and/or services acquired in direct support of an individual task or delivery order placed against a Schedule contract or BPA. OLM pricing is not established at the Schedule contract or BPA level, but at the order level. Since OLMs are identified and acquired at the order level, the ordering contracting officer (OCO) is responsible for making a fair and reasonable price determination for all OLMs.

OLMs are procured under a special ordering procedure that simplifies the process for acquiring supplies and services necessary to support individual task or delivery orders placed against a Schedule contract or BPA. Using this new procedure, ancillary supplies and services not known at the time of the Schedule award may be included and priced at the order level.

**OLM SIN-Level Requirements/Ordering Instructions:**
OLMs are:
- Purchased under the authority of the FSS Program
- Unknown until an order is placed
- Defined and priced at the ordering activity level in accordance with GSAR clause 552.238-115 Special Ordering Procedures for the Acquisition of Order-Level Materials. (Price analysis for OLMs is not conducted when awarding the FSS contract or FSS BPA; therefore, GSAR 538.270 and 538.271 do not apply to OLMs)
- Only authorized for use in direct support of another awarded SIN.
- Only authorized for inclusion at the order level under a Time-and-Materials (T&M) or Labor-Hour (LH) Contract Line Item Number (CLIN)
- Subject to a Not To Exceed (NTE) ceiling price

OLMs are not:
- Open Market Items.
- Items awarded under ancillary supplies/services or other direct cost (ODC) SINs (these items are defined, priced, and awarded at the FSS contract level)
OLM Pricing:
- Prices for items provided under the Order-Level Materials SIN must be inclusive of the Industrial Funding Fee (IFF).
- The value of OLMs in a task or delivery order, or the cumulative value of OLMs in orders against an FSS BPA awarded under an FSS contract, cannot exceed 33.33%.

NOTE: When used in conjunction with a Cooperative Purchasing eligible SIN, this SIN is Cooperative Purchasing Eligible.
## APPENDIX A – LINDAHL REED LABOR RATES
SINs 541513, 541690, 541690E, 561210FAC, ANCRA, and OLM

<table>
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<tr>
<th>OPTION 1 Labor Category</th>
<th>Year 1 04/10/2019</th>
<th>Year 2 04/10/2020</th>
<th>Year 3 04/10/2021</th>
<th>Year 4 04/10/2022</th>
<th>Year 5 04/10/2023</th>
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<td>$107.90</td>
<td>$111.13</td>
</tr>
</tbody>
</table>
APPENDIX B – LINDAHL REED LABOR CATEGORY DESCRIPTIONS

**Principal** – Corporate manager responsible for analyzing, planning, directing, and coordinating activities of designated projects and organizations within the business. Ensures that goals and objectives of those projects and organizations are accomplished within prescribed time frames and budgets. Provides management, organizational, performance management, and process improvement services that include planning and strategies, regulatory compliance, business analysis and optimization, risk management, knowledge management, and communications.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 14-18 years of experience
Level 2 – Bachelor’s Degree and a minimum of 18 or more years of experience

**Business Manager** – Manages financial systems and oversees administrative contractual requirements. Tracks budgets for multiple projects and communicates frequently with internal and external stakeholders regarding adherence to budgets and contract terms and conditions. Provides financial forecasts, budget development, and project performance analysis. Supports procurement and subcontract management as well as invoice backup preparation and management.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 4-8 years of experience
Level 2 – Bachelor’s Degree and a minimum of 8 or more years of experience

**Program Manager** – Oversees and manages contract technical, contractual, and administrative requirements for complex programs and initiatives that may involve multiple projects, resources, and team members at multiple locations. Organizes, leads, directs, and deploys resources with broad technical, business, and industry expertise. Provides overall management of budgets and ensures projects and programs are executed within contract performance parameters and standards. Serves as the customer’s primary point of contact regarding all program activities. Maintains full authority and responsibility for contract and financial management, resource commitment, staffing, and client satisfaction. Ensures quality and timely delivery of all contractual items as well as effective communication between and among the contract management team and the customer.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 8-12 years of experience
Level 2 – Bachelor’s Degree and a minimum of 12-16 years of experience
Level 3 – Bachelor’s Degree and a minimum of 16 or more years of experience

**Project Manager** – Directs and coordinates the performance of a variety of related projects and implements project management. Ensures high quality products and services that are delivered according to the agreed schedule and budget of the applicable task/delivery order. Uses proven technical skills applicable to task/delivery order to proactively identify and resolve issues and problems, create innovative solutions involving financial management, scheduling, technology, methodology, tools, and solution components. Defines project scope and objectives including developing detailed work plans, schedules, project estimates, resource plans, status reports, and project and financial tracking and analysis. Provides technical and strategic guidance to project team and reviews project deliverables.
Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 4-8 years of experience
Level 2 – Bachelor’s Degree and a minimum of 8-12 years of experience
Level 3 – Bachelor’s Degree and a minimum of 12 or more years of experience

Subject Matter Expert – Uses subject matter area expertise gained through direct industry experience to provide IT, analytical, technical, managerial, and administrative direction for problem definition, analysis, requirements development and implementation for complex to extremely complex systems in the subject matter area. Participates in strategy sessions, strategic assessments, and design reviews to validate enterprise approach and associated work products. Provides guidance and direction to other professionals, acts in a consulting and/or advisory capacity, coordinates resolution of highly complex problems and tasks. Makes recommendations and advises on organization-wide system improvements, optimization or maintenance efforts in the following specialties: information systems architecture; networking; telecommunications; automation; communications protocols; risk management/electronic analysis; software; lifecycle management; software development methodologies; and modeling and simulation.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 10-14 years of experience
Level 2 – Bachelor’s Degree and a minimum of 14-18 years of experience
Level 3 – Advanced Degree and a minimum of 18 or more years of experience

Engineer – Services performed include, but are not limited to, engineering and scientific tasks in planning, development, operations and maintenance, which are broad in nature and are concerned with the design, development, optimization, testing, startup, and commissioning of built assets or systems. Plans and directs complex projects requiring the integration of refined engineering techniques with the outputs of other disciplines. Establishes performance and technical standards, defines customer requirements, develops conceptual design, and conducts technical and economic feasibility studies. Performs complex design and analysis tasks, including the design of complex systems. Devises tests to evaluate and check systems and plans and conducts measurement and verification of project performance. Performs and documents the results of complex analyses and design tasks, including modeling and simulation and life-cycle cost analysis.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 1-4 years of experience
Level 2 – Bachelor’s Degree and a minimum of 5-9 years of experience
Level 3 – Bachelor’s Degree and a minimum of 10-14 years of experience
Level 4 – Bachelor’s Degree and a minimum of 14 or more years of experience

Energy Consultant – Assists agencies and installations in developing, executing, and reporting their energy and sustainability implementation plan activities. Develops energy plans and strategies, supports energy choice analyses, and provides risk management services. Provides energy metering and data management services, manages and analyzes utility billings, and helps improve customer bill processing systems. Assists agencies in developing energy conservation and renewable energy projects, supporting alternative financing programs, preparing energy
resilience initiatives and projects, and complying with energy regulations, policies, and goals. Includes technical, analytical, and programmatic support for energy supply, demand, storage, transportation, and operational energy activities.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 1-3 years of experience
Level 2 – Bachelor’s Degree and a minimum of 4-8 years of experience
Level 3 – Bachelor’s Degree and a minimum of 9-12 years of experience
Level 4 – Bachelor’s Degree and a minimum of 12 or more years of experience

Resource Manager – Manages a full range of energy management and resource conservation services including identifying potential energy projects, programs, and initiatives; supporting project implementation; conducting energy training; developing and sustaining an effective energy awareness program; supporting demand reduction programs; and coordinating grants and incentives for eligible energy conservation projects. Develops energy, water, and resource conservation projects to reduce costs. Evaluates the technical and economic feasibility of energy and resource conservation projects. Supports energy and resource conservation awareness programs. Helps establish strong energy and resource conservation policies within the organization. Provides technical expertise to building occupants, building monitors, operations, and maintenance staff, and other stakeholders.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 1-2 years of experience
Level 2 – Bachelor’s Degree and a minimum of 3-5 years of experience
Level 3 – Bachelor’s Degree and a minimum of 6-9 years of experience
Level 4 – Bachelor’s Degree and a minimum of 10 or more years of experience

Facility Management Specialist – Supports the management of all aspects of a single property or portfolio of properties including real estate, operations and financial activities. Assists with the improvement of building performance, delivery of greater efficiency, maximizing facility resource investments, and helping build a smarter infrastructure platform for facility operations. This includes leveraging Smarter Buildings and workplace transformation to support high performance buildings. Conducts facility planning, performance metric development, workforce planning and needs analysis, integrated operations and maintenance, enterprise Asset Management System planning, deployment and analysis, reliability centered maintenance program development, and develops and oversees the implementation of facility and infrastructure projects.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of 2-4 years of experience
Level 2 – Bachelor’s Degree and a minimum of 5-9 years of experience
Level 3 – Bachelor’s Degree and a minimum of 10-13 years of experience
Level 4 – Bachelor’s Degree and a minimum of 14 or more years of experience

Program Support Specialist – Services performed include, but are not limited to, specialized technical tasks in support of business operations and management of program requirements. Assists with research, data collection, analysis, and preparation of program documentation,
including technical and financial reporting and other project/program deliverables. Applies principles, practices and standards of public sector project/program management. Assists in identifying and diagnosing problems and factors affecting performance in accordance with operating procedures and guidelines. Performs surveillance, testing, analysis, and maintenance of components. Responds to trouble calls and escalates problems following established protocol. Tracks problem resolution to completion.

Education and Experience
Level 1 – Associate Degree and a minimum of up to 3 years of experience
Level 2 – Bachelor’s Degree and a minimum of 1-4 years of experience
Level 3 – Bachelor’s Degree and a minimum of 3-7 years of experience

Technical Editor/Writer – Writes reports, manuals, training courses, and other documents, and ensures quality of those documents written by others. Reviews grammar, writing style, and syntax of documentation. Explains in simple language scientific and technical ideas that are difficult for the average reader to understand. Uses a variety of word processing, spreadsheet, graphics, and scheduling tools applications. Meets with authors and other team representatives to review documents, compile inputs/corrections, resolve incompatible comments, and provide final publishable documentation.

Education and Experience
Level 1 – Bachelor’s Degree and a minimum of up to 4-8 years of experience
Level 2 – Bachelor’s Degree and a minimum of 8-12 years of experience

LABOR CATEGORY DEGREE/EXPERIENCE EQUIVALENCY INFORMATION

The labor category definitions in our Pricelist describe the functional responsibilities and education and experience requirements for each labor category. These requirements are a guide to the types of experience and educational background of typical personnel in each labor category. Education and experience may be substituted for each other. Each year of relevant experience may be substituted for 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. The table below presents the general substitutions based on the education and experience of the labor categories in the pricelist. These substitutions are applicable for all labor categories.

<table>
<thead>
<tr>
<th>Degree</th>
<th>Degree and Experience Substitution</th>
<th>Related Experience Substitution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Associate</td>
<td>2 Years</td>
<td>2 Years</td>
</tr>
<tr>
<td>Bachelor’s</td>
<td>Associate + 2 Years</td>
<td>4 Years</td>
</tr>
<tr>
<td>Master’s</td>
<td>Bachelor’s + 2 Years</td>
<td>6 Years</td>
</tr>
<tr>
<td></td>
<td>Associate + 4 Years</td>
<td></td>
</tr>
<tr>
<td>Doctorate</td>
<td>Bachelors + 6 Years</td>
<td>10 Years</td>
</tr>
<tr>
<td></td>
<td>Master’s + 4 Years</td>
<td></td>
</tr>
</tbody>
</table>
In lieu of the required degree or experience, candidates with special qualifications may be considered on a case-by-case basis by the ordering agency. Staff must meet the minimum qualifications of the labor categories as defined or qualify via the experience equivalence outlined above. Staff may be mapped to labor categories that exceed the minimum education and years of experience associated with each labor category. Labor category qualifications set the minimum requirement necessary to qualify to perform services. The labor category qualifications do not set an education or experience ceiling.