



Stanley Consultants



**Facility Maintenance and Management Services,
GSA 03FAC Schedule Contract: GS-21F-0023Y**

Special Item Numbers (SIN):

871-206 Building Commissioning Services

871-207 Energy Audit Services

871-209 Innovations in Renewable Energy

871-210 Water Conservation

871-211 Energy Consulting Services



Schedule 03FAC

Facility Maintenance and Management

Special Item Numbers:

871-206 Building Commissioning Services

871-207 Energy Audit Services

871-209 Innovations in Renewable Energy

871-210 Water Conservation

871-211 Energy Consulting Services

Stanley Consultants, Inc.

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Contract Number: GS-21F-0023Y

Contract Period: November 29, 2011 through November 28, 2016

Business Size: Large

Federal Supply Service
Authorized Federal Supply Schedule Pricelist



A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

Stanley Consultants' Company Profile

Since 1913, Stanley Consultants, Inc. has served clients on more than 23,000 engagements across the United States and around the world by providing Facilities Maintenance and Management services. Within the broad range of services we offer, we specialize in energy management planning and strategies, building commissioning services, energy audit services, innovations in renewable energy, water conservation, and energy consulting services. When it comes to planning and designing safe, reliable, economical, and environmentally responsible systems, we meet and even exceed client expectations. With sound engineering and exceptional attention to detail, Stanley Consultants, Inc. is well known for its on-time, on-budget results.

Our mission is based on placing our clients' needs first. Our multidisciplinary teams of professionals provide engineering, environmental, and construction services worldwide. We do this with high ethics and a focus on developing and maintaining long-term client relationships. Our clients include international, federal, state and local agencies; developers; electric utilities; industry; and education, research and health care institutions. A great deal of our work is repeat business with clients who have appreciated our services enough to invite us back. We take seriously our responsibilities to the professions we practice; to public health, safety, and welfare; to the communities where we live and work; and to our shareholders. Specific to Schedule 03FAC, Stanley Consultants, Inc. has offered Facilities Maintenance and Management services to its clients since inception.

Stanley Consultants' Scope of Services

Stanley Consultants, Inc. is comprised of over 1,100 qualified professionals representing the following disciplines: engineering, architecture, environmental science, planning, management, and economics. Over 350 of these members carry professional registrations' in 48 states and several foreign countries. Our members belong to nearly 90 professional and technical societies and associations that offer them continued education in their fields.

From ecosystem enhancement studies to the design of complex military and civil works, Stanley Consultants, Inc. earns consistently high Architect/Engineer Contract Administration Support System (ACASS) quality ratings. Whether Army, Air Force, Navy, Marine Corps or National Guard; these U.S. Department of Defense and Homeland Security agencies recognize Stanley Consultants, Inc. for its quality and efficient design services, as well as for the successful completion of important projects in the United States and around the world. Clients also appreciate our philosophy of working closely with the owner throughout a project to produce performance excellence in design, engineering and construction services.

On every project, Stanley Consultants, Inc. begins by determining long-term goals and objectives, then adds individual client requirements to the equation. Next is the presentation of a solution that will provide the best result at the best value. After that, the approach is tailored to meet the exact needs of the project utilizing a flexible delivery process, refined and customized for each client. Finally, with the experience and technical expertise necessary to develop an efficient and cost-effective solution, Stanley Consultants, Inc. delivers the result. We have earned the reputation of providing the very best in design, engineering and construction services to ensure a successful result time and time again.



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Facilities Maintenance & Management (03FAC)

1a. Awarded SINS: 871-206, 871-207, 871-209, 871-210 and 871-211

871-206 Building Commissioning Services - Including, but not limited to, comprehensive building commissioning services on new construction, major modernization projects, and existing energy consuming buildings and facilities designed to ensure the building systems are designed and built to operate as efficiently as possible. This includes re-commissioning and retro-commissioning services. Energy efficient buildings certification programs such as LEED may be included.

871-207 Energy Audit Services - Including, but not limited to, developing, executing, and reporting on audit plans and/or perform energy and water audit services. Energy audits may range from cursory to comprehensive. Including, but not limited to data collection, data analysis, benchmarking with tools such as Energy Star, and written recommendations of suggested upgrades of electrical and mechanical infrastructure, including their impact on energy consumption and pollution can include recommendations for using alternative Energy Sources. Energy efficient buildings certification programs such as LEED may be included.

871-209 Innovations in Renewable Energy - Innovative approaches to renewable energy. These might include, but are not limited to, new developments or improvements in providing renewable energy and managing energy through biomass conversion, solar energy, fuel cells, geothermal energy, hydropower (tidal power, wave power, tidal stream power, waterwheels, and hydro electricity), wind power or other sources. These approaches should be capable of providing renewable and/or sustainable energy and sustainability services that are more carbon-neutral, thereby lessening dependence on traditional non-renewable, fossil fuel sources of energy such as coal, oil, natural gas and propane.

871-210 Water Conservation - Water Conservation: Services and consulting related to the reduction of water usage, reduction of potable water consumption intensity, reduction of industrial, landscaping and agricultural water consumption, promoting, and implementing water reuse strategies, recycling of water for multiple purposes, retention of water, improvement of water quality and water flow. Also includes consulting on storm water run-off and property hydrology maintenance and restoration. These services can include, but are not limited to, consultation, facility water audits, water balance, and water system analysis.

871-211 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 EPACK 2005, Executive Orders 13423 and 13514. Consulting services covered by this SIN include:

- Energy management or strategy
- Energy program planning and evaluations
- Energy related studies, analyses, benchmarking and reporting such as feasibility studies, vulnerability assessments, and energy security
- Assistance in meeting energy efficient building standards such as Leadership in Energy and Environmental Design (LEED), Green Globes and Energy Star.
- Advisory services in obtaining alternative financing for energy projects such as Energy Savings Performance Contracts, Power Purchase Agreements or Enhanced Use Leases
- Consulting on carbon emissions trading programs
- Consulting on where to obtain renewable energy credits/certificates
- Consulting on greenhouse gas measurement and management
- Strategic sustainability performance planning
- Consulting on obtaining high performance sustainable buildings
- The implementation, testing and evaluation of networked energy management systems and services that utilize Internet Protocol – Next Generation (IPv6) enabled systems.

Facilities Maintenance & Management (03FAC)

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

Clerk.....\$37.24 hr

SINs: 871-206, 871-207, 871-209, 871-210, and 871-211

Facilities Maintenance & Management (03FAC)

1c. Hourly Rates & Labor Descriptions

Hourly \$ Rates

Labor Descriptions	Year 1	Year 2	Year 3	Year 4	Year 5	
	11/29/11 To 11/28/12	11/29/12 To 11/28/13	11/29/13 To 11/28/14	11/29/14 To 11/28/15	11/29/15 To 11/28/16	
	Principal	\$172.89	\$178.25	\$183.77	\$189.47	\$195.34
	Sr. Project Manager	\$153.38	\$158.14	\$163.04	\$168.09	\$173.30
Project Manager	\$144.52	\$149.00	\$153.61	\$158.38	\$163.29	
Sr. Architect, AIA	\$135.65	\$139.85	\$144.19	\$148.66	\$153.27	
Architect, AIA	\$100.19	\$103.29	\$106.49	\$109.79	\$113.20	
Jr. Architect	\$77.13	\$79.53	\$81.99	\$84.53	\$87.15	
Sr. Commissioning Engineer, CxAP	\$153.38	\$158.14	\$163.04	\$168.09	\$173.30	
Sr. Electrical/Controls Engineer, PE	\$144.52	\$149.00	\$153.61	\$158.38	\$163.29	
Electrical/Controls Engineer, PE	\$109.05	\$112.43	\$115.92	\$119.51	\$123.22	
Jr. Electrical/Controls Engineer	\$84.23	\$86.84	\$89.53	\$92.31	\$95.17	
Sr. Environ./Water Res. Eng., PE	\$144.52	\$149.00	\$153.61	\$158.38	\$163.29	
Environ./Water Res. Eng., PE	\$109.05	\$112.43	\$115.92	\$119.51	\$123.22	
Jr. Environ./Water Res. Engineer	\$84.23	\$86.84	\$89.53	\$92.31	\$95.17	
Sr. Mechanical/Chemical Eng., PE	\$144.52	\$149.00	\$153.61	\$158.38	\$163.29	
Mechanical/Chemical Engineer, PE	\$109.05	\$112.43	\$115.92	\$119.51	\$123.22	
Jr. Mechanical/Chemical Engineer	\$84.23	\$86.84	\$89.53	\$92.31	\$95.17	
Sr. Estimator	\$117.92	\$121.57	\$125.34	\$129.23	\$133.23	
Estimator	\$70.93	\$73.13	\$75.39	\$77.73	\$80.14	
Sr. Scheduler	\$135.65	\$139.85	\$144.19	\$148.66	\$153.27	
Scheduler	\$109.05	\$112.43	\$115.92	\$119.51	\$123.22	
Sr. Designer	\$100.19	\$103.29	\$106.49	\$109.79	\$113.20	
Designer	\$84.23	\$86.84	\$89.53	\$92.31	\$95.17	
Jr. Designer	\$70.93	\$73.13	\$75.39	\$77.73	\$80.14	
Sr. Technician CADD/Graphics	\$92.21	\$95.06	\$98.01	\$101.05	\$104.18	
Technician CADD/Graphics	\$77.13	\$79.53	\$81.99	\$84.53	\$87.15	
Jr. Technician CADD/Graphics	\$63.84	\$65.81	\$67.85	\$69.96	\$72.13	
Sr. Quality Control Manager	\$153.38	\$158.14	\$163.04	\$168.09	\$173.30	
Quality Control Manager	\$135.65	\$139.85	\$144.19	\$148.66	\$153.27	
Specification Writer	\$92.21	\$95.06	\$98.01	\$101.05	\$104.18	
Sr. Administrative Assistant	\$56.74	\$58.50	\$60.31	\$62.18	\$64.11	
Administrative Assistant	\$50.54	\$52.10	\$53.72	\$55.38	\$57.10	
Clerk	\$37.24	\$38.39	\$39.58	\$40.81	\$42.07	

Prices include an Industrial Funding Fee (IFF) of 0.75%.



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Labor Descriptions

Principal	Program oversight. Confirming appropriate resources are available and assigned, including personnel, equipment, and other required support. Works with line management in the selection of the Project Manager. Bachelors degree or higher in an engineering, architectural, or scientific field with minimum 15 years of relevant experience.
Sr. Project Manager	Provides technical, business, and personnel management, and coordination of a single or multiple projects involving multi-discipline activities. This includes managing all activities related to project scope, schedule, cost/budget, quality, communications, resources, procurement, and risk elements to optimize client service, quality, and fiscal responsibility and sustainability. Provides expertise in energy management planning and strategies. Bachelor's degree or higher in an engineering, architectural, or scientific field with professional license with minimum 10 years of relevant experience.
Project Manager	Provides technical, business, and personnel management, and coordination for individual projects. This includes managing all activities related to project scope, schedule, cost, quality, communications, resources, procurement, and risk elements to optimize client service, quality, and fiscal responsibility and sustainability. Bachelor's degree in engineering, architectural, or scientific field with professional license with 5 years relevant experience.
Sr. Architect, AIA	Provides leadership through acting as staff specialist in providing technical guidance for complex or unique plans, studies, and analysis. Applies diversified knowledge of architectural design principles and sustainable practices while independently making decisions on significant design problems and methods. Knowledgeable of local and national codes. Possesses the capacity to manage production of a complete set of construction documents. Evaluates alternatives and associated risks in determining return on investment analysis. Working knowledge of cost and savings studies incorporating energy conservation measures. Performs energy audits. May participate in commissioning activities. BA Architecture, AIA, with minimum 10 years relevant experience.
Architect, AIA	Provides architectural leadership through development of basic technical solutions for projects of moderate size and complexity. Fully competent in all conventional aspects of architectural design, and capable of planning and conducting tasks requiring independent judgment in the evaluation, selection, and adaptation of sustainable architectural design techniques, procedures, criteria, and generation of new details, when required. Working knowledge of cost and savings studies incorporating energy conservation measures. Performs energy audits. May participate in commissioning activities. BA Architecture, AIA, with minimum 5 years relevant experience.
Jr. Architect	Under general supervision, performs a variety of assignments requiring the application of standard sustainable architectural techniques for a small project or selected segments of a larger project. Exercises some independent judgment in evaluating, selecting, and applying standard architectural design techniques, procedures, and criteria to make minor design adaptations and modifications. Performs energy audits. May participate in commissioning activities. BA Architecture with 0 to 4 years relevant experience.



Stanley Consultants INC.

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Engineering, Environmental and Construction Services - Worldwide

Labor Descriptions

Sr. Commissioning Engineer, CxAP

Provides technical oversight and guidance of multi-discipline commissioning teams. Knowledgeable in the design, installation, start-up, operation, testing, metering, and troubleshooting major building systems. Develops commissioning program management, specifications, and team building to achieve successful enhanced building commissioning. Building systems include, but are not limited to, HVAC, chillers, cooling towers, chemical treatment, boilers, chilled water distribution, heating hot water distribution, supply and exhaust air systems, air distribution, test and balance, steam, hot water, building automation, temperature and humidity control, fire alarm and protection, laboratories, electrical distribution, and standby power. Bachelors of Science in engineering and PE with CxAP specialty certification from NEBB, AABC, or Building Commissioning Association with minimum 8 years relevant experience or CxAP specialty certification from NEBB, AABC, or Building Commissioning Association with minimum 15 years relevant experience.

Sr. Electrical/Controls Engineer, PE

Provides leadership developing complex technical solutions for planning, engineering studies, and analysis. Provides technical expertise to assigned projects including the analysis, evaluation, and resolution of specific sustainable design problems. Acts as staff specialist in the application of advanced theories, concepts, and principles for an assigned area of responsibility. Capable of analyzing all technical aspects of the subject area, defining the scope, and selecting problems for investigation, developing novel concepts and approaches, and recommending major design changes. Working knowledge of cost and savings studies incorporating energy conservation measures. Proficiency with building automation systems and energy analysis tools. Performs energy audits. May participate in commissioning activities. Bachelors of Science, PE, with minimum 10 years relevant experience.

Electrical/Controls Engineer, PE

Independently performs a variety of assignments requiring the application of sustainable engineering techniques for a small project or selected segments of a larger project. Capable of exercising independent judgment in evaluating, selecting, and applying standard design engineering techniques, procedures, and criteria to make minor design adaptations and modifications. Provides expertise in energy management planning and strategies. Working knowledge of cost and savings studies incorporating energy conservation measures. Proficiency with building automation systems and energy analysis tools. Performs energy audits. May participate in commissioning activities. Bachelors of Science in engineering with minimum 4 years relevant experience and a PE or 7 years experience and progression towards PE.

Jr. Electrical/Controls Engineer

Assists Engineer performing less complex functions which require the application of standard sustainable techniques, procedures, and criteria in performing a sequence of related engineering tasks. Proficiency with energy analysis tools. Performs energy audits. May participate in commissioning activities. Bachelors of Science in engineering with 0 to 4 years relevant experience.

Sr. Environmental/Water Resources Engineer, PE

Provides leadership developing complex technical solutions for planning, engineering studies, and analysis. Provides technical expertise to assigned projects, including the analysis, evaluation, and resolution of specific sustainable design problems. Acts as



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Labor Descriptions

staff specialist in the application of advanced theories, concepts, and principles for an assigned area of responsibility including sustainable water practices. Capable of analyzing all technical aspects of the subject area, defining the scope, and selecting problems for investigation, developing novel concepts and approaches, and recommending major design changes. Performs water audits. Bachelors of Science, PE, with minimum 10 years relevant experience.

Environmental/Water Resources Engineer, PE

Independently performs a variety of assignments requiring the application of sustainable engineering techniques for a small project or selected segments of a larger project. Capable of exercising independent judgment in evaluating, selecting, and applying standard design engineering techniques, procedures, and criteria to make minor design adaptations and modifications. Practices sustainable water practices and performs water audits. Bachelors of Science in engineering with minimum 4 years relevant experience and a PE or 7 years experience and progression towards PE.

Jr. Environmental/Water Resources Engineer

Assists Engineer performing less complex functions which require the application of standard sustainable techniques, procedures, and criteria in performing a sequence of related engineering tasks. Practices sustainable water practices and performs water audits. Bachelors of Science in engineering with 0 to 4 years relevant experience.

Sr. Mechanical/Chemical Engineer, PE

Provides leadership developing complex technical solutions for planning, engineering studies, and analysis. Provides technical expertise to assigned projects including the analysis, evaluation, and resolution of specific sustainable design problems. Acts as staff specialist in the application of advanced theories, concepts, and principles for an assigned area of responsibility. Capable of analyzing all technical aspects of the subject area, defining the scope, and selecting problems for investigation, developing novel concepts and approaches, and recommending major design changes. Provides expertise in energy management planning and strategies. Working knowledge of cost and savings studies incorporating energy conservation measures. Proficiency with building HVAC, energy, and water analysis tools, and building automation systems. Performs energy and water audits. May participate in commissioning activities. Bachelors of Science, PE, with minimum 10 years relevant experience.

Mechanical/Chemical Engineer, PE

Independently performs a variety of assignments requiring the application of sustainable engineering techniques for a small project or selected segments of a larger project. Capable of exercising independent judgment in evaluating, selecting, and applying standard design engineering techniques, procedures, and criteria to make minor design adaptations and modifications. Working knowledge of cost and savings studies incorporating energy conservation measures. Proficiency with building HVAC, energy, and water analysis tools, and building automation systems. Performs energy and water audits. May participate in commissioning activities. Bachelors of Science in engineering with minimum 4 years relevant experience and a PE or 7 years experience and progression towards PE.

Jr. Mechanical/Chemical Engineer

Assists Engineer performing less complex functions which require the application of standard sustainable techniques, procedures, and criteria in performing a sequence of related engineering tasks. Proficiency with energy and water analysis

Labor Descriptions

tools. Performs energy and water audits. May participate in commissioning activities. Bachelors of Science in engineering with 0 to 4 years relevant experience.

Sr. Estimator

Performs construction cost estimating for large programs or projects. AS or AA degree, or equivalent with at least 8 years experience estimating engineering projects and at least 4 years experience using computer-aided estimating programs.

Estimator

Performs construction cost estimating. Supports Sr. Estimator. AS or AA degree or equivalent, with at least 4 years experience estimating engineering projects, and at least 2 years experience using computer-aided estimating programs

Sr. Scheduler

Develops detailed schedules for complex programs and multiple projects showing integration of project activities. Prepares and analyzes activities, durations, interdependencies, and milestones. Supports the Project Manager in all scheduling activities. AS or AA degree, or equivalent, with at least 8 years experience estimating engineering projects, and at least 4 years experience using computer-aided estimating programs.

Scheduler

Develops detailed schedules for individual projects showing integration of project activities. Supports Sr. Scheduler. Prepares and analyzes activities, durations, interdependencies, and milestones. Supports the Project Manager in all scheduling activities. AS or AA degree or equivalent, with at least 4 years experience estimating engineering projects, and at least 2 years experience using computer-aided estimating programs.

Sr. Designer

Discipline designer, drafting lead and/or drafting approver on multidiscipline projects, multiple projects, and large, complex projects. May serve as project manager on less complex projects. Performs energy audits. May participate in commissioning activities. Associates degree in CADD, drafting, engineering technology, the sciences, or related field. ADDA or NICET with minimum 10 years relevant experience.

Designer

Discipline designer, drafting lead and/or drafting approver on multidiscipline projects or multiple projects. Performs energy audits. May participate in commissioning activities. Associates degree in CADD, drafting, engineering technology, the sciences, or related field. ADDA or NICET with minimum 8 years relevant experience.

Jr. Designer

Primarily functions as a drafting or task lead on multi-discipline projects or multiple small projects. Possesses and exercises a good understanding of multi-discipline needs. Associates degree in CADD, drafting, engineering technology, the sciences, or related field. ADDA or NICET with minimum 6 years relevant experience.

Sr. Technician CADD/Graphics

Uses CADD software to produce neat, legible design, and construction documents that meet company quality control standards. Primarily functions as drafting lead or task lead on simple projects or as a sub-lead on large, complex projects. Associates degree in CADD, drafting, engineering technology, or related field. ADDA or NICET with minimum 6 years experience.

Technician CADD/Graphics

Uses CADD software to produce construction documents that meet company quality control standards. Primarily functions as a drafting or project team member, and occasionally functions as

Labor Descriptions

drafting or task lead on simple projects. CADD/drafting software knowledge. Associates degree in CADD, drafting, engineering technology, or related field. ADDA or NICET with minimum 3 years relevant experience.

Jr. Technician CADD/Graphics

Uses CADD software to produce construction documents that meet company quality control standards. Primarily functions as a drafting team member. High school diploma.

Sr. Quality Control Manager

Senior discipline engineer or architect who performs audits of multi-discipline technical reports, computations, plans, and specifications for quality assurances purposes. Bachelor's degree in an engineering, architectural, or scientific field with professional license and minimum 10 years of relevant experience.

Quality Control Manager

Discipline engineer or architect who performs audits of technical reports, computations, plans, and specifications for quality control purposes. Bachelor's degree in engineering, architectural, or scientific field with professional license and 5 years relevant experience.

Specification Writer

Provides technical writing and editing of specifications, and other technical reports. Familiar with, and uses, both commercial and federal government specifications formats. Supports engineers, architects, and scientists in the production of technical writing. AS or AA degree or equivalent with minimum 4 years experience.

Sr. Administrative Assistant

Provides complete administrative support for a business unit manager or department, group, or similar organizational unit. High School Diploma or equivalent with minimum 7 years experience.

Administrative Assistant

Provides complete administrative support to a department, group, or similar organizational unit. High School Diploma or equivalent with minimum 1 year experience.

Clerk

Performs data entry, filing, copying, binding, faxing, and telephone monitoring. Supports professionals and administrative assistants. High School Diploma with minimum 1 year experience.

Facilities Maintenance & Management (03FAC) 2-26. Customer Information

2. Maximum order

\$1,000,000

3. Minimum order

\$100

4. Geographic coverage

48 contiguous states including Washington, DC, Alaska, Hawaii, and Puerto Rico

5. Points of production

Muscatine, Iowa

6. Discount from list prices

Refer to awarded GSA pricelist

7. Quantity discounts

None



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Facilities Maintenance & Management (03FAC)**2-26. Customer Information**

8. Prompt payment terms	0%, Net 30 Days
9. Government purchase cards	Are accepted at or below the micro-purchase threshold. Are not accepted above the micro-purchase threshold.
10. Foreign Items	NA
11. Delivery	Determined at the Task Order level
12. F.O.B. point	NA
13. Ordering address	Stanley Consultants Inc. 225 Iowa Avenue Muscatine, Iowa 52761 P: (563) 264-6600 F: (563) 264-6658
13b. Ordering procedures	Ordering activities shall use the ordering procedures described in Federal Acquisition Regulations 8.405 when placing an order or establishing a BPA for supplies or services. Ordering procedures, information on Blanket Purchase Agreements (BPA's) and a sample BPA can also be found at the GSA/FSS Schedule Homepage (fss.gsa.gov/schedules).
14. Payment address	Stanley Consultants Inc. 225 Iowa Avenue Muscatine, Iowa 52761 P: (563) 264-6600 F: (563) 264-6658
15. Warranty provision	Standard commercial warranty
16. Export packing charges	NA
17. Terms and conditions of Government purchase card acceptance (above micro-purchase level)	Accepted at or below the micro-purchase threshold
18. Terms and conditions of rental, maintenance, repair	NA
19. Terms and conditions of installation	NA
20. Terms and conditions of repair parts	NA
20a. Terms and conditions of any other services	NA
21. Services and distribution points	Stanley Consultants Inc. 225 Iowa Avenue Muscatine, Iowa 52761 P: (563) 264-6600 F: (563) 264-6658
22. Participating dealers	NA

Facilities Maintenance & Management (03FAC)

2-26. Customer Information

23. Preventive maintenance NA

24a. Special attributes NA

24b. Section 508 compliance NA

25. DUNS number # 00-798-9056

26. Central Contractor Registration (CCR) Active



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