Authorized FSS Schedule Pricelist
Federal Supply Service
U.S. General Services Administration

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the Option to create an electronic delivery order are available through GSA Advantage!, a menu-driven database system. The INTERNET address for GSA Advantage! is: http://www.GSAAdvantage.gov. For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at http://www.gsa.gov/fas.
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1a. SPECIAL ITEM NUMBER(S)
   - 811-004 Electrical, and all Utility Services limited Facility Maintenance
   - 811-005 Refrigeration, Heating, Ventilation, Air Condition, Boiler and Chiller HVAC Maintenance

Please refer to page 5 for full SIN descriptions.

1b. LOWEST PRICED MODEL NUMBER PER SIN:
    Please contact EPC Service for assistance

1c. LABOR CATEGORIES AND RATES:
    Please refer to page 7

2. MAXIMUM ORDER THRESHOLD*:
   All SINs - $1,000,000 per SIN

*If the “best value” selection places your order over the Maximum Order, identified in this catalog/price list, you have an opportunity to obtain a better schedule contract price. Before placing your order, contact the aforementioned contractor for a better price. The contractor may (1) offer a new price for this requirement (2) offer the lowest price available under this contract or (3) decline the offer. A delivery order that exceeds the maximum order may be placed under the Schedule contract in accordance with FAR 8.404.

3. MINIMUM ORDER: $100

4. GEOGRAPHIC COVERAGE: Domestic (48 contiguous states, Alaska, Hawaii, Puerto Rico and Washington D.C.; and to a CONUS port or consolidation point for orders received from overseas activities)

5. POINT(S) OF PRODUCTION: Not Applicable

6. BASIC DISCOUNT: 2%

7. QUANTITY DISCOUNT(S): 4% orders over $250,000

8. PROMPT PAYMENT TERMS: Net 30 Days

9. GOVERNMENT PURCHASE CARD ACCEPTED: Yes, below, at, and/or above the micro-purchase threshold. (excludes prompt payment discounts)

10. FOREIGN ITEMS: None

11. TIME OF DELIVERY AFTER RECEIPT OF ORDER (ARO):
    Normal: Varies per service performed
    Emergency: Please contact EPC Service
    Expedited: Please contact EPC Service
    Urgent Requirement: Clause I-FSS-140-B of the contract applies. Agencies can contact contractor’s representative to possibly affect a faster delivery.

12. FOB POINT: Destination

13. ORDERING ADDRESS:
    EPC SERVICE, INC.
    98021 Kamehameha Hwy Ste 305
    Aiea, Hawaii USA 96701
    Office: 1.808.623.7003
    Fax: 1.808.678.2836
    Email: Luke@EPCserviceInc.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

14. PAYMENT ADDRESS:
    EPC SERVICE, INC.
    98021 Kamehameha Hwy Ste 305
    Aiea, Hawaii USA 96701

15. WARRANTY PROVISION: Standard Commercial Warranty

16. EXPORT PACKING CHARGES: Not Applicable
17. TERMS AND CONDITIONS OF GCCC ACCEPTANCE: (any thresholds above the micro-purchase level)

18. TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR (IF APPLICABLE): Please contact EPC Service for assistance

19. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): Please contact EPC Service for assistance

20. TERMS AND CONDITIONS OF REPAIR PARTS INDICATING DATE OF PARTS PRICE-LISTS AND ANY DISCOUNTS FROM LIST PRICES (IF AVAILABLE): Not Applicable

20a. TERMS AND CONDITIONS FOR ANY OTHER SERVICES: Please contact EPC Service for assistance

21. LIST OF SERVICE AND DISTRIBUTION POINTS: Not Applicable

22. LIST OF PARTICIPATING DEALERS: Not Applicable

23. PREVENTIVE MAINTENANCE: Please contact EPC Service for assistance

24. ENVIRONMENTAL ATTRIBUTES, e.g., RECYCLED CONTENT, ENERGY EFFICIENCY, AND/OR REDUCED POLLUTANTS: Not Applicable

25. DATA UNIVERSAL NUMBER SYSTEM (DUNS) NUMBER: 826756590

26. CONTRACTOR IS REGISTERED IN CENTRAL CONTRACTOR REGISTRATION (CCR) DATABASE
561210FAC  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.

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.

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.
Overtime and Doubletime
Regular Hours: 7:00 am - 3:30 pm

Time-and-a-half
All hours worked over 40, except when they fall on holiday or Sunday (unless Sunday is part of your regular work week) will be charged at 1½ times the GSA regular hourly rate.
Minimum hrs = 4

Double-Time
Double time applies to hours worked on official holidays and Sundays (unless Sunday is part of your regular work week) and will be charged at 2 times the GSA regular hourly rate.
Minimum hrs = 4
Holiday time must be in 8-hour increments

Please contact the EPC Service GSA Contract Administrator for pricing information:
Phone: 1.808.623.7003
Fax: 1.808.678.2836
Email: Luke@EPCserviceInc.com

A description of the functions, experience requirements, and educational requirements for each GSA schedule labor category is provided below. An explanation regarding experience and education equivalencies is presented at the end of this section.
Program Manager

The program manager has the ability to manage and complete a program/project. This individual acts as the advisor and overseer of the entire project to ensure completion of project performance, deliverables, and project timelines. Other activities managed include: project planning, programming studies, analyses, complex project management, project phase services, project programming, design considerations, cost estimating guides, various scheduling tools, flow process diagrams, and adjacency matrices.

<table>
<thead>
<tr>
<th>Service Proposed (eg Job Title/Task)</th>
<th>Minimum Education</th>
<th>Minimum Years of Experience (cannot be a range)</th>
<th>Identify Required Licenses or Certifications (State &quot;None&quot; if not required)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Manager I</td>
<td>High School</td>
<td>1</td>
<td>None</td>
</tr>
<tr>
<td>Program Manager II</td>
<td>High School</td>
<td>2</td>
<td>None</td>
</tr>
<tr>
<td>Program Manager III</td>
<td>High School</td>
<td>3</td>
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<tr>
<td>Program Manager IV</td>
<td>High School</td>
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<td>None</td>
</tr>
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</table>

Project Manager

A Project Manager must be capable to manage large projects/work assignments and/or multiple medium/small projects; supervise technical staff to further their and company development; participate in company sales/marketing activities & efforts as required. This requires managing project scope, schedule and budget and the means to do it.

<table>
<thead>
<tr>
<th>Service Proposed (eg Job Title/Task)</th>
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<th>Identify Required Licenses or Certifications (State &quot;None&quot; if not required)</th>
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</thead>
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<tr>
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<tr>
<td>Project Manager III</td>
<td>High School</td>
<td>3</td>
<td>None</td>
</tr>
<tr>
<td>Project Manager IV</td>
<td>High School</td>
<td>4</td>
<td>None</td>
</tr>
</tbody>
</table>
Safety Manager

Safety managers support crews and sites or facilities by visiting project sites and assessing working conditions. A Safety Manager helps identify safety related issues and risks on project sites. Once risks are identified, they work with the project leadership to design solutions to mitigate the exposure to those risks. They create, implement and administer safety documentation in accordance OSHA and Agency specific regulation and guidelines.

<table>
<thead>
<tr>
<th>Service Proposed (eg Job Title/Task)</th>
<th>Minimum Education</th>
<th>Minimum Years of Experience (cannot be a range)</th>
<th>Identify Required Licenses or Certifications (State &quot;None&quot; if not required)</th>
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<tr>
<td>Safety Manager II</td>
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<td>OSHA 30</td>
</tr>
<tr>
<td>Safety Manager III</td>
<td>High School</td>
<td>3</td>
<td>OSHA 30</td>
</tr>
<tr>
<td>Safety Manager IV</td>
<td>High School</td>
<td>4</td>
<td>OSHA 30</td>
</tr>
</tbody>
</table>

Q/C Manager

Directs quality control program(s) for specific project(s) or systems and ensures quality problems are identified and resolved. Evaluates systems, analyzes data, evaluates services and technology and establishes quality control procedures. Oversees inspections and audits. Investigates product quality problems and recommends changes or improvements. Maintains proper documentation and reports.

<table>
<thead>
<tr>
<th>Service Proposed (eg Job Title/Task)</th>
<th>Minimum Education</th>
<th>Minimum Years of Experience (cannot be a range)</th>
<th>Identify Required Licenses or Certifications (State &quot;None&quot; if not required)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q/C Manager I</td>
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<td>USACE CQM</td>
</tr>
<tr>
<td>Q/C Manager II</td>
<td>High School</td>
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<td>USACE CQM</td>
</tr>
<tr>
<td>Q/C Manager III</td>
<td>High School</td>
<td>3</td>
<td>USACE CQM</td>
</tr>
<tr>
<td>Q/C Manager IV</td>
<td>High School</td>
<td>4</td>
<td>USACE CQM</td>
</tr>
</tbody>
</table>

Electrician

Install and maintain electrical system inclusive of, lighting, intercom, electrical apparatus, fixtures and equipment for alarm and other systems. Install safety and distribution components (e.g. switches, resistors, circuit-breaker panels etc.). Connect wiring in electrical circuits and networks ensuring compatibility of components.
HVAC Technician

HVAC Service and Installation Technicians are tradespeople with licenses, certifications, related experience and capabilities required by agencies to perform commercial HVAC system and equipment repair, installation and maintenance. This includes the maintenance, repair and replacement of all Heating, Ventilation and Air Conditioning equipment and systems.

<table>
<thead>
<tr>
<th>Service Proposed (eg Job Title/Task)</th>
<th>Minimum Education</th>
<th>Minimum Years of Experience (cannot be a range)</th>
<th>Identify Required Licenses or Certifications (State &quot;None&quot; if not required)</th>
</tr>
</thead>
<tbody>
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<td>High School</td>
<td>1</td>
<td>EPA</td>
</tr>
<tr>
<td>HVAC Technician II</td>
<td>High School</td>
<td>2</td>
<td>EPA</td>
</tr>
<tr>
<td>HVAC Technician III</td>
<td>High School</td>
<td>3</td>
<td>EPA</td>
</tr>
<tr>
<td>HVAC Technician IV</td>
<td>High School</td>
<td>4</td>
<td>EPA</td>
</tr>
</tbody>
</table>
INSTRUCTIONS FOR PLACING ORDERS FOR SERVICES

GSA provides a streamlined, efficient process for ordering the services you need. GSA has already determined that EPC Service meets the technical requirements and that our prices offered are fair and reasonable. Agencies may use written orders; facsimile orders, credit card orders, blanket purchase agreement orders or individual purchase orders under this contract. If it is determined that your agency needs an outside source to provide Schedule 03FAC Facilities Maintenance and Management services, follow these simple steps:

Step 1. Develop a Statement of Work (SOW) In the SOW, include the following information:
- Work to be performed,
- Location of work,
- Period of performance;
- Deliverable schedule, and
- Special standards and any special requirements, where applicable.

Step 2. Select Contractor and Place Order
- If the order is at or below the micro-purchase threshold, select the contractor best suited for your needs and place the order.
- If the order is exceeding but less than the maximum order threshold (MOT), prepare an RFQ;
- If the order is in excess of the MOT, prepare an RFQ. Consider expansion of competition and seek price reductions.

Step 3. Prepare a Request for Quote (RFQ)
- Include the SOW and evaluation criteria;
- Request fixed price, ceiling price, or, if not possible, labor hour or time and materials order;
- If preferred, request a performance plan from contractors and information on past experience; and include information on the basis for selection.
- May be posted on GSA’s electronic RFQ system, e-Buy

Step 4. Provide RFQ to at least Three Contractors

Step 5. Evaluate Offers, Select Best Value Contractor, and Place Order
(a) In accordance with FAR 8.404, before placing an order that exceeds the maximum order threshold, ordering offices shall-

(1) Review additional schedule contractors' catalogs/price lists or use the "GSA Advantage!" on-line shopping service;

(2) Based upon the initial evaluation, generally seek price reductions from the schedule contractor(s) appearing to provide the best value (considering price and other factors); and

(3) After price reductions have been sought, place the order with the schedule contractor that provides the best value and results in the lowest overall cost alternative (see FAR 8.404(a)). If further price reductions are not offered, an order may still be placed, if the ordering office determines that it is appropriate.

(b) Vendors may:

(1) Offer a new lower price for this requirement (the Price Reduction clause is not applicable to orders placed over the maximum order in FAR 52.216-19 Order Limitations.

(2) offer the lowest price available under the contract; or

(3) decline the order (orders must be returned in accordance with FAR 52.216-19.)

(c) A delivery order that exceeds the maximum order may be placed with the Contractor selected in accordance with FAR 8.404. The order will be placed under the contract.

(d) Sales for orders that exceed the Maximum Order shall be reported in accordance with GSAR 552.238-74.
BLANKET PURCHASE AGREEMENTS (BPA)

This information will help ordering offices understand how to use Blanket Purchase Agreements (BPAs) under GSA Federal Supply Schedule contracts. Blanket Purchase Agreements (BPAs) are a simplified method of filling anticipated repetitive needs for services and products. BPAs are "charge accounts" that ordering offices establish with GSA Schedule contractors to provide themselves with an easy ordering tool. In accordance with Federal Acquisition Regulation (FAR) 8.404, ordering offices may establish BPAs under any GSA Schedule contract.

Benefits and Advantages of Using BPAs

Contractual terms and conditions are contained in GSA Schedule contracts and are not to be renegotiated for GSA Federal Supply Schedule BPAs. Therefore, as a purchasing option, BPAs eliminate such contracting and open market costs as the search for sources, the need to prepare solicitations, and the requirement to synopsize the acquisition. BPAs also—

- Satisfy recurring requirements;
- Reduce acquisition costs through quantity discounts;
- Save time by eliminating repetitive, individual purchases and payments;
- Reduce administrative efforts and paperwork;
- Obtain better value by leveraging an ordering office's buying power through volume purchasing;
- Enable an ordering office to use streamlined ordering procedures with no dollar limitations on individual task/delivery orders;
- Permit an ordering office to incorporate Contractor Team Arrangements;
- Allow for quicker turnarounds on orders; and
- Permit an ordering office to incorporate terms and conditions not in conflict with the underlying contract.

A BPA can be set up for field offices across the nation to use, thus allowing them to participate in an ordering office's BPA and place orders directly with GSA Federal Supply Schedule contractors. In doing so, the entire agency reaps the benefits of additional discounts negotiated into the BPA. In addition, the ordering office reduces the administrative burden of writing numerous task/delivery orders, while still being able to order as much as it wants and as often as it wants. The flexibility and advantages are endless when setting up a BPA.

Setting Up a BPA

BPAs are established directly with GSA Schedule contractors. In accordance with FAR 8.404, an ordering office may request a price reduction based on the total estimated volume of the BPA, regardless of the size of individual orders. The Request For Quotation (RFQ) should specify the ordering office's requirements, including estimated quantities and work to be performed, and
should advise GSA Schedule contractors whether the ordering office intends to establish a single BPA or multiple BPAs. Generally, a single BPA should be established when the ordering office can easily define its services and/or products requirements and a firm-fixed price or ceiling price can be established. Since a best value selection is made when the single BPA is established, the ordering office does not need to make a separate best value selection for each order under the BPA.

Multiple BPAs should be established when the ordering office cannot easily define its services and/or products requirements, or it determines that more than one BPA is needed to meet its needs. First determine which GSA Schedule contractors are technically qualified and then establish BPAs with them. When multiple BPAs are established, each order must be competed among all BPA holders and a best value selection must be made each time an order is placed.

All BPAs must contain certain information, such as:
- The name of the GSA Schedule contractor;
- The GSA Schedule contract number;
- The BPA number assigned by the ordering office;
- A description of the requirement, to include estimated quantities and work to be performed;
- The prices and/or discounts;
- The extent of the obligation;
- Any additional price reductions negotiated by the ordering office, based on the proposed dollar value of the BPA;
- A listing of individuals authorized to purchase under the BPA;
- The delivery or performance time frames;
- The location of deliveries;
- The frequency of ordering and invoicing;
- The date of BPA expiration; and
- A statement that all other terms and conditions are contained in the GSA Federal Supply Schedule contract.

**Note:** Prices under GSA Federal Supply Schedule contracts have already been determined to be fair and reasonable.
SAMPLE

BEST VALUE
BLANKET PURCHASE AGREEMENT
FEDERAL SUPPLY SCHEDULE
(Insert Customer Name)

In the spirit of the Federal Acquisition Streamlining Act _____(Agency)_____ and EPC Service, Inc. enter into a cooperative blanket purchase agreement to further reduce the administrative costs of acquiring commercial items from the General Services Administration (GSA) Federal Supply Schedule Contract(s) GS-21F-0169W.

Federal Supply Schedule contract BPAs eliminate contracting and open market costs such as: the search for sources; the development of technical documents and solicitations; and the evaluation of bids and offers. Contractor Team Arrangements are permitted with Federal Supply Schedule contractors in accordance with Federal Acquisition Regulation (FAR) Subpart 9.6.

This BPA will further decrease costs, reduce paperwork and save time by eliminating the need for repetitive, individual purchases from the Schedule contract. The end result is to create a purchasing mechanism for the Government that works better and costs less.

Signatures:

____________________________________________

AGENCY DATE CONTRACTOR DATE
Pursuant to GSA Federal Supply Schedule Contract Number(s) **GS-21F-0169W**, Blanket Purchase Agreements, EPC Service, Inc. agrees to the following terms of a Blanket Purchase Agreement (BPA) EXCLUSIVELY WITH (Ordering Agency):

(1) The following contract services/products can be ordered under this BPA. All orders placed against this BPA are subject to the terms and conditions of the contract, except as noted below:

<table>
<thead>
<tr>
<th>ITEM (Model/Part Number or Type of Service)</th>
<th>SPECIAL BPA DISCOUNT/PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(2) Delivery:

<table>
<thead>
<tr>
<th>DESTINATION</th>
<th>DELIVERY SCHEDULE/DATES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(3) The Government estimates, but does not guarantee, that the volume of purchases through this agreement will be ____________.

(4) This BPA does not obligate any funds.

(5) This BPA expires on __________________________ or at the end of the contract period, whichever is earlier.

(6) The following office(s) is hereby authorized to place orders under this BPA:

<table>
<thead>
<tr>
<th>OFFICER</th>
<th>POINT OF CONTACT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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<tr>
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</tr>
</tbody>
</table>
(7) Orders will be placed against this BPA via Electronic Data Interchange (EDI), FAX, Email, paper, or oral communications.

(8) Unless otherwise agreed to, all deliveries under this BPA must be accompanied by delivery tickets or sales slips that must contain the following information as a minimum:

(a) Name of Contractor;

(b) Contract Number;

(c) BPA Number;

(d) Model Number or National Stock Number (NSN);

(e) Task/Delivery Order Number;

(f) Date of Purchase;

(g) Quantity, Unit Price, and Extension of Each Item (unit prices and extensions need not be shown when incompatible with the use of automated systems; provided, that the invoice is itemized to show the information); and

(h) Date of Shipment.

(9) The requirements of a proper invoice are as specified in the Federal Supply Schedule contract. Invoices will be submitted to the address specified within the task/delivery order transmission issued against this BPA.

(10) The terms and conditions included in this BPA apply to all purchases made pursuant to it. In the event of an Inconsistency between the provisions of this BPA and the Contractor’s invoice, the provisions of this BPA will take precedence.

*IMPORTANT -- A new feature to the Federal Supply Schedules Program permits contractors to offer price reductions in accordance with commercial practice. Contractor Team Arrangements are permitted with Federal Supply Schedule contractors in accordance with FAR Subpart 9.6.
<table>
<thead>
<tr>
<th>SIN</th>
<th>Labor Category</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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Note: These are Not To Exceed (NTE) hourly rates. The Service Contract Act (SCA) is applicable to this contract and it includes SCA eligible labor categories. The prices for the cited SCA labor categories are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCA matrix below. The prices offered are based on the preponderance of where work is performed and should the EPC perform in an area with lower SCA rates, resulting in lower wages being paid, the task order prices will be discounted accordingly.
<table>
<thead>
<tr>
<th>SCA Eligible Labor Category/Service</th>
<th>SCA Equivalent Code &amp; Title</th>
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