

**General Services Administration
Federal Supply Service
Authorized Federal Supply Schedule Price List**

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>

03 FAC

FSC Group: 871 & 811

Contract No.: GS-21F-0208W

*For more information on ordering from Federal Supply Schedules, click on the FSS Schedules button at:
<http://www.fss.gsa.gov>*

Contract Period: 08/9/2010-08/08/2015

CBRE

**CBRE, Inc.
750 9th Street N.W, Suite 900
Washington, DC 20001
Telephone: (202) 585-5587
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www.cbre.com**

Business Size/Status: Large

Prices shown herein are NET (discount deducted).

Pricelist current through 08/08/2015

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GENERAL CONTRACT INFORMATION

1a. Table of Awarded Special Item Numbers (SINs):
(Please refer to page #5 for a more detailed description)

SIN 811-002 Complete Facilities Maintenance

SIN 811-003 Complete Facilities Management

SIN 811-006 Facilities Maintenance and Management Consulting

SIN 871-202 Energy Management Planning and Strategies

SIN 871-203 Training in Energy Management

SIN 871-204 Metering Services

SIN 871-205 Energy Program Support Services

SIN 871-206 Building Commissioning Services

SIN 871-207 Energy Audit Services

SIN 871-208 REM Services

SIN 871-209 Innovations in Energy

SIN 871-210 Water Conservation

SIN 871-299 Introduction to New Services

1b. Lowest Priced Model Number and Lowest Price: Please refer to our rates on page #13

1c. Labor Category Descriptions: Please refer to page #11

2. Maximum Order: \$1,000,000 per SIN

3. Minimum Order: \$300

4. Geographic Coverage: Domestic Only

5. Point (s) of Production: Not Applicable

6. Discount from List Price: All Prices Herein are Net

7. Quantity Discounts: Not Applicable

8. Prompt Payment Terms: Net 30 days

9a. Government Purchase Card is accepted at or below the micro – purchase threshold.

9b. Government Purchase Card is not accepted above the micro – purchase threshold.

- | | |
|--|---|
| 10. Foreign Items: | None |
| 11a. Time of Delivery: | To Be Negotiated with Ordering Agency |
| 11b. Expedited Delivery: | To Be Negotiated with Ordering Agency |
| 11c. Overnight and 2-Day Delivery: | To Be Negotiated with Ordering Agency |
| 11d. Urgent Requirement: | To Be Negotiated with Ordering Agency |
| 12. F.O.B. Point(s): | Destination |
| 13a. Ordering Address: | CBRE Real Estate Services, Inc.
Attn: Molly Murphy/GSA Orders
750 9 th Street, NW, Ste 900
Washington, DC 20001 |
| 13b. For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs), are found in Federal Acquisition Regulation (FAR) 8.405-3. | |
| 14. Payment Address: | CBRE Real Estate Services, Inc.
Attn: Molly Murphy/Accounts Receivable
750 9 th Street NW, Ste 900
Washington, DC 20001 |
| 15. Warranty Provision: | Not Applicable |
| 16. Export Packing Charges: | Not Applicable |
| 17. Terms & Conditions of Government Purchase Card Acceptance: | None |
| 18. Terms and conditions of rental, maintenance, and repair: | Not Applicable |
| 19. Terms and conditions of installation (if applicable): | Not Applicable |
| 20. Terms and conditions of repair parts indicating date of parts, price lists and any discounts from list prices: | Not Applicable |
| 20a. Terms and conditions for any other services (if applicable): | Not Applicable |
| 21. List of service and distribution points (if applicable): | Not Applicable |
| 22. List of participating dealers (if applicable): | Not Applicable |
| 23. Preventative maintenance (if applicable) | Not Applicable |
| 24a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants.): | Not Applicable |

- 24b. 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 Contract Administrator for more information.
25. Data Universal Number System (DUNS) Number: 039839683
26. CBRE is registered in the SAM database.

CONTRACT OVERVIEW

GSA awarded CBRE a GSA Federal Supply Schedule contract for 03FAC, Contract No. GS-21F-0208W. The current contract period is 8/9/2010 – 8/8/2015. 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

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MARKETING AND TECHNICAL POINT OF CONTACT

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Email: molly.murphy@cbre.com

CONTRACT USE

This contract is available for use by all federal government agencies, as a source for Facilities Support and Energy Consulting Solutions. 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.

The Special Item Numbers (SINs) available under this contract provide services across the full life cycle of a project. When task orders are placed, they must identify the SIN or SINs under which the task is being executed. CBRE has been awarded a contract by GSA to provide services under the following SINs:

SIN 811-002 Complete Facilities Maintenance

SIN 811-003 Complete Facilities Management

SIN 811-006 Facilities Maintenance and Management Consulting

SIN 871-202 Energy Management Planning and Strategies

SIN 871-203 Training in Energy Management

SIN 871-204 Metering Services

SIN 871-205 Energy Program Support Services

SIN 871-206 Building Commissioning Services

SIN 871-207 Energy Audit Services

SIN 871-208 REM Services

SIN 871-209 Innovations in Energy

SIN 871-210 Water Conservation

SIN 871-299 Introduction to New Services

A full description of each SIN definition and examples of the types of work covered by the SIN are provided below.

SPECIAL ITEM NUMBER (SIN) DESCRIPTIONS

811-002 COMPLETE FACILITIES MAINTENANCE

The Contractor shall provide services related to the complete operations, maintenance and repair of military and government facilities. These services could include but are not limited to a combination of:

- Painting as it relates to maintenance
- Pest control services
- Grounds maintenance, landscaping, tree trimming, and snow removal
- Elevator inspection and maintenance services
- Fire alarm system preventive maintenance and repair services and fire suppression system preventive maintenance and repair services
- Locksmith services; janitorial/custodial services and collection and disposal of refuse
- Roofing repair (excluding complete roof replacement)
- Plumbing and pipefitting
- Electrical, including high/low voltage systems and utility service, and maintenance and repair of exterior electrical distribution system
- Energy Management Control Services (EMCS), energy planning, energy analysis and energy audit services; paving as it relates to maintenance and repair of surface areas
- Telephone maintenance
- Support training and consulting services
- Cemetery maintenance
- Operation and maintenance of water distribution system and maintenance of the septic field
- All mechanical, operations, maintenance and repair of building systems, and heating/ventilation/Air Conditioning (HVAC) maintenance
- Maintenance of facilities and systems to include instruments, carpentry, masonry, and refrigeration services.*

811-003 COMPLETE FACILITIES MANAGEMENT

The Contractor shall provide management and consulting services associated with facilities maintenance services to assure fully adequate and timely completion of all services. Included in this service will be management duties including, but not limited to property and facilities management, planning, scheduling, quality control software support services, and computer and/or facilities management systems. The service will include adequate staff of personnel and alternates as required, with the necessary management expertise to assure performance of the work in accordance with sound and efficient management practices.

811-006 FACILITIES MAINTENANCE AND MANAGEMENT CONSULTING

The Contractor will provide facilities consulting services that include, but are not limited to: the development, planning, facilitation, coordination, documentation, program planning, audits, inspections, evaluations, studies, analyses (including cost), scenarios, reports, policy and regulation development assistance for initiatives in areas of facilities maintenance and management solutions.

871-202 ENERGY MANAGEMENT PLANNING AND STRATEGIES

The Contractor will provide a four-phase Comprehensive Energy Management Solution consisting of all four phases of an energy project and could pertain to a variety of energy projects that include, but are not limited to, renewable energy, sustainable energy, and energy efficient buildings certification programs such as LEED. The four phases are as follows:

- Consulting/Auditing/Energy Management Solutions
 - Strategic planning
 - Energy assessments e.g. feasibility, vulnerability and other detailed assessments
 - Developing and executing of energy audits, audit plans, and energy management solutions
- Concept Development and Requirements Analysis
 - Analysis of the audit results and outlined requirements
 - Utilization of analysis to design a detailed energy management project concept
- Implementation and Change Management
 - Implementation and integration of more energy efficient practices and systems
 - Training in using these systems effectively
- Measurement and Verification
 - Performance assessment and measurement of the effectiveness and energy efficiency of the project. This can include:
 - Long term monitoring
 - Verification of savings
 - Benchmarking

871-203 TRAINING IN ENERGY MANAGEMENT

The Contractor will provide training services including, but not limited to:

- Reducing energy consumption
- Mitigating risk with energy systems
- Operating systems efficiently
- Making energy efficient system choices
- Energy efficient buildings certification programs such as LEED

871-204 METERING SERVICES

The Contractor will provide metering services.

871-205 ENERGY PROGRAM SUPPORT SERVICES

The Contractor will provide services including, but not limited to, billing and management oversight and assistance in preparing energy services related agency statements of work. Energy efficient buildings certification programs such as LEED may be included.

871-206 BUILDING COMMISSIONING SERVICES

The Contractor will provide 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

The Contractor will provide 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
- 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

871-208 RESOURCE EFFICIENCY MANAGEMENT (REM) SERVICES

The Contractor will provide services including, but not limited to, providing information on possible steps that will improve energy efficiency. This information shall include estimates of cost savings and environmental benefits. This includes onsite analysis of current operations, equipment, and energy purchasing patterns. This may include the services of a resource efficiency advocate for individual or aggregated building(s) in order to maximize resource efficiency. Energy efficient buildings certification programs such as LEED may be included.

871-209 INNOVATIONS IN ENERGY

The Contractor will provide Innovative approaches to renewable and/or sustainable energy, sustainability services, and energy management technology and services. 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
 - Other potential 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. This could include:
- sustainability and carbon management solutions such as analysis, foot printing, measuring, mitigation, verification and management,
 - training on new energy technologies and systems, life-cycle costing, and maintenance and operational support of renewable energy systems; and the
 - implementation, testing and evaluation of networked energy management systems and services that utilize Internet Protocol - Next Generation (IPv6) enabled systems that are configured using open standards architecture that can include Power over Ethernet (POE) implementation, wireless configurations, data security using IPSEC or 128 DES Encryption standards, high reliability, NIST compliant, and demonstrated energy efficiencies or cost savings, and are capable of integrating with existing information systems data infrastructure and backbone.

871-210 WATER CONSERVATION

The Contractor will provide services and consulting related to the reduction of water usage, recycling of water for multiple purposes, retention of water, improvement of water quality and water flow. These services can include, but are not limited to:

- Facility water audits
- Water balance
- Water system analysis

871-299 INTRODUCTION TO NEW SERVICES

The Contractor will provide introduction to new services as needed. A new service may be a task, procedure, or product existing in the commercial market which is being developed, improved, or not yet introduced to the Federal Government or not currently available under any GSA Contract, but is categorically related to this procurement

INSTRUCTIONS FOR PLACING ORDERS FOR SERVICES BASED ON GSA SCHEDULE HOURLY RATES

GSA provides a streamlined, efficient process for ordering the services you need. GSA has already determined that CBRE 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 03FAC 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 Firms

Step 5. Evaluate Offers, Select Best Value Firm, and Place Order

REQUIREMENTS EXCEEDING THE MAXIMUM ORDER

In accordance with FAR 8.404, before placing an order that exceeds the maximum order threshold, ordering offices shall:

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

Vendors may:

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.)

- Offer the lowest price available under the contract; or
- Decline the order (orders must be returned in accordance with FAR 52.216-19).

A task 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.

Sales for orders that exceed the Maximum Order shall be reported in accordance with GSAR 552.238-74.

BLANKET PURCHASE AGREEMENT

Ordering activities may establish BPAs under any schedule contract to fill repetitive needs for supplies or services. BPAs may be established with one or more schedule contractors. The number of BPAs to be established is within the discretion of the ordering activity establishing the BPAs and should be based on a strategy that is expected to maximize the effectiveness of the BPA(s). In determining how many BPAs to establish, consider:

- The scope and complexity of the requirement(s);
- The need to periodically compare multiple technical approaches or prices;
- The administrative costs of BPAs; and
- The technical qualifications of the schedule contractor(s).

Establishment of a single BPA, or multiple BPAs, shall be made using the same procedures outlined in 8.405-1 or 8.405-2. BPAs shall address the frequency of ordering, invoicing, discounts, requirements (e.g. estimated quantities, work to be performed), delivery locations, and time.

When establishing multiple BPAs, the ordering activity shall specify the procedures for placing orders under the BPAs.

Establishment of a multi-agency BPA against a Federal Supply Schedule contract is permitted if the multi-agency BPA identifies the participating agencies and their estimated requirements at the time the BPA is established.

Ordering from BPAs:

Single BPA. If the ordering activity establishes one BPA, authorized users may place the order directly under the established BPA when the need for the supply or service arises.

Multiple BPAs. If the ordering activity establishes multiple BPAs, before placing an order exceeding the micro-purchase threshold, the ordering activity shall:

- Forward the requirement, or statement of work and the evaluation criteria, to an appropriate number of BPA holders, as established in the BPA ordering procedures; and
- Evaluate the responses received, make a best value determination (see 8.404(d)), and place the order with the BPA holder that represents the best value.

BPAs for hourly rate services. If the BPA is for hourly rate services, the ordering activity shall develop a statement of work for requirements covered by the BPA. All orders under the BPA shall specify a price for the performance of the tasks identified in the statement of work.

Duration of BPAs. BPAs generally should not exceed five years in length, but may do so to meet program requirements. Contractors may be awarded BPAs that extend beyond the current term of their GSA Schedule contract, so long as there are option periods in their GSA Schedule contract that, if exercised, will cover the BPA's period of performance.

Review of BPAs:

The ordering activity that established the BPA shall review it at least once a year to determine whether:

- The schedule contract, upon which the BPA was established, is still in effect;
- The BPA still represents the best value (see 8.404(d)); and

- Estimated quantities/amounts have been exceeded and additional price reductions can be obtained.

The ordering activity shall document the results of its review.

LABOR CATEGORY DESCRIPTIONS

Experience Substitutions:

H.S. Diploma + 4 years additional experience	Equals	Bachelors Degrees
Bachelors Degree + 2 years additional experience	Equals	Masters Degree
Masters Degree + 2 years additional experience	Equals	Ph.D

Education Substitutions:

A Ph.D. may be substituted for 2 years of required experience with a Masters Degree or 4 years with a Bachelors Degree.
A Masters Degree may be substituted for 2 years of required experience with a Bachelors Degree.
A Bachelors Degree may be substituted for 4 years of required experience with a H.S. Diploma.

GSA Labor Category	Education	Exp.	Description
Alliance Director/ Building Operations Director	High School Diploma or GED equivalent	8+ *Engineering experience with significant supervisory responsibility	Responsible for the planning, implementation, coordination and supervision of all mechanical operations, maintenance, communications and energy management systems for assigned properties as well as the supervision of engineering staff for assigned properties and for overseeing a portfolio consisting of two or more buildings. *Appropriate license/permit for trade as may be required, i.e. Journeyman or Master Electrician License or City Licenses
Chief Operating Engineer/Building Operations Manager	High School Diploma or GED equivalent *Must be certified as a Universal Technician for CFC's	8+ *With significant supervisory responsibility	Responsible for the planning, implementation, coordination and supervision of all mechanical operations, maintenance, communications, energy management, and manpower development programs for assigned properties. *Appropriate license/permit for trade as may be required, i.e. Journeyman or Master Electrician License or City Licenses
Lead Operating Engineer/ Maintenance Specialist	High School Diploma or GED equivalent *Must be certified as a Universal Technician for CFC's *Must possess	4+	Responsible for the efficient operation and maintenance of mechanical and/or electrical equipment and housekeeping for assigned properties. *Appropriate license/permit for trade as may be required, i.e. Journeyman or Master Electrician License or City Licenses

GSA Labor Category	Education	Exp.	Description
	and maintain valid driver's license		
Operating Engineer/ Maintenance Craftsperson	High School Diploma or GED equivalent *Must possess and maintain valid driver's license	3+	Responsible for the efficient operation and maintenance of mechanical and/or electrical equipment and housekeeping for assigned properties.
Senior RE/Property/ Facilities Manager	Bachelors * Active real estate license required * CPM or RPA professional designation or candidacy preferred.	6-10	Manages all aspects of a complex property or portfolio of commercial, industrial, or retail properties including marketing, operations and financial activities. Provides superior service to tenants and property owners. Oversees the collection of rent, payment of expenses, compliance with lease terms and preparation of all required legal notices. Recommends and coordinates legal action as necessary. Responds to tenant needs and coordinates with maintenance staff to resolve problems. Maintains positive relationships and high retention levels with all tenants. Responds to all problems and concerns and ensures compliance with rules and regulations. Communicates regularly with property owners to ensure that objectives are being met. Anticipates and responds to owner's needs and concerns. Oversees the preparation of accurate, timely and complete reports.
RE/Property/ Facilities Manager	Bachelors * Active real estate license required * CPM or RPA professional designation or candidacy preferred.	4-6	Manages all aspects of a single property or portfolio of commercial, industrial, or retail properties including marketing, operations and financial activities. Provides superior service to tenants and property owners. Coordinates tenant move-ins and move-outs, and "walk-through" spaces with tenants and tenant improvement department. Provides lease analysis for client's review and approval. Reviews and reconciles ground lease rent and Common Area Maintenance (CAM) recovery charges. Responds to tenant needs and coordinates with maintenance staff to resolve problems. Maintains positive relationships and high retention levels with all tenants. Responds to all problems and concerns and ensures

GSA Labor Category	Education	Exp.	Description
Assistant RE/Property/Facilities Manager	Bachelors * Active real estate license required * CPM or RPA professional designation or candidacy preferred.	2	compliance with rules and regulations. Supports the Real Estate Manager in managing all aspects of a single property or small portfolio of commercial, industrial, or retail properties including marketing, operations and financial activities. Responds to tenant needs and coordinates with maintenance staff to resolve problems. Maintains positive relationships and high retention levels with all tenants. Responds to all problems and concerns and ensures compliance with rules and regulations. Interacts regularly with property owners to ensure that objectives are being met. Oversees the preparation of accurate, timely and complete reports. Supports the planning, budgeting and control of operating and capital expenditures. Prepares annual budgets, forecasts, management plans, monthly performance reports, and variance reports. Understands and provides explanation for variances and supervises on-site management employees to ensure optimum performance.
RE/Property/Facilities Coordinator	High School Diploma or GED equivalent	2-4	Responsible for providing general administrative and clerical support to Real Estate Manager. Provides tenant customer service by responding to tenant needs and requests. Answers, screens and directs incoming calls. Assists with tenant customer service.
Senior Managing Energy Director	Bachelors	10	Responsible to find and implement new technologies, identify cost synergies, budget utilities; manage energy procurement and energy-related projects.
Senior Management Consultant	Bachelors	8 *Facilities management, operations, energy management, project management or consulting.	Develop client specific solutions for sustainability and energy management programs. Provide client relationship management for priority clients. Provide program management for select projects and/or clients as necessary.
Sustainability Program Manager	Bachelors	5 *Proven project management experience 10-15 *Proven	Serve as the primary relationship manager for a sustainability programs contract. Oversee compliance to contracts, develop and implement a technical services plan and strategy for assigned area, manage financial aspects of technical services in the assigned area,

GSA Labor Category	Education	Exp.	Description
		maintenance or service contracting experience	lead the Technical Services team in the assigned area, Build on standards, and implement effective maintenance management strategies for all buildings. For this role, these strategies are related to sustainability. Manage and lead a highly qualified work force for the assigned area and Implement an effective quality assurance program for the assigned area.
Technical Services Project Manager	Bachelors	4-6	Interfaces with clients to define project requirements. Establishes project work plan and deadlines and creates persuasive presentations that meet the project's objectives. PM Tracks progress of projects against goals, objectives, timelines, and budgets, and generates reports on status. Monitors expenses to ensure they fall within the prescribed budget. Manages all facets of project design, construction, and occupancy, manages project team by providing direction and leadership. Facilitates client meetings regarding project matters and works closely with other functional areas of the organization, project contractors, internal team members, external collaborators, customers and suppliers. Other duties may be assigned.
Energy Systems Manager	Bachelors * Certified Energy Manager (CEM) designation preferred.	4-6 * Experience with Energy Star and LEED programs	Plan, schedule, coordinate, and oversee the work of Sales team support staff. Ensure team members have appropriate resources to deliver client services in timely, efficient manner. Provide input and recommendations for employee selection, training, and performance evaluation. Provide technical and/or professional advice to team members.
Project/Data Analyst	Bachelors	2+ *Project-administrative, database management and/or performance reporting experience	Create, maintain and issue quarterly performance reports. Audit, solicit and provide reporting on Project Management key performance indicators. Create and maintain project policies and directives in the project operations manual. Function as systems administrators of internet-based project tracking system, project websites and job cost accounting system. Respond to internal and external customer inquiries concerning performance reports and project tracking system data. Assist project management executives in the implementation of and monitoring the adherence to project

GSA Labor Category	Education	Exp.	Description
General Maintenance Worker	High School Diploma or GED equivalent	2	<p>administrative practices and policies.</p> <p>The General Maintenance Worker performs general maintenance and repair of equipment and buildings requiring practical skill and knowledge (but not proficiency) in such trades as painting, carpentry, plumbing, masonry, and electrical work. Work involves a variety of the following duties: replacing electrical receptacles, wires, switches, fixtures, and motors, using plaster or compound to patch minor holes and cracks in walls and ceilings, repairing or replacing sinks, water coolers, and toilets painting structures and equipment; repairing or replacing concrete floors, steps, and sidewalks, replacing damaged paneling and floor 79 tiles, hanging doors and installing door locks, replacing broken window panes, and performing general maintenance on equipment and machinery.</p>
General Clerk II	High School Diploma or GED equivalent	1-3	<p>This position requires familiarity with the terminology of the office unit. The General Clerk selects appropriate methods from a wide variety of procedures or makes simple adaptations and interpretations of a limited number of substantive guides and manuals. The clerical steps often vary in type or sequence, depending on the task. Recognized problems are referred to others.</p>

HOURLY RATES FOR SERVICES
SIN(s) 811-002, 811-003, 811-006, 871-202,
871-203, 871-204, 871-205, 871-206, 871-207,
871-208, 871-209, 871-210, 871-299

Labor Category	8/9/2010- 8/8/2011	8/9/2011- 8/8/2012	8/9/2012- 8/8/2013	8/9/2013- 8/8/2014	8/9/2014- 8/8/2015
Senior Building Operations Director/Alliance Director	\$110.91	\$114.23	\$117.66	\$121.19	\$124.83
Chief Operating Engineer/Building Operations Manager	\$76.84	\$79.14	\$81.51	\$83.96	\$86.48
Lead Operating Engineer/Maintenance Specialist	\$53.31	\$54.91	\$56.56	\$58.25	\$60.00
Operating Engineer/Maintenance Craftsperson	\$43.85	\$45.17	\$46.52	\$47.92	\$49.35
Senior RE/Property/Facilities Manager	\$79.87	\$82.27	\$84.73	\$87.28	\$89.89
RE/Property/Facilities Manager	\$64.32	\$66.25	\$68.24	\$70.28	\$72.39
Assistant RE/Property/Facilities Manager	\$46.23	\$47.62	\$49.05	\$50.52	\$52.03
RE/Property/Facilities Coordinator	\$39.00	\$40.17	\$41.38	\$42.62	\$43.90
Senior Managing Energy Director	\$192.23	\$198.00	\$203.94	\$210.06	\$216.36
Senior Management Consultant	\$247.70	\$255.13	\$262.79	\$270.67	\$278.79
Sustainability Program Manager	\$84.48	\$87.01	\$89.62	\$92.31	\$95.08
Technical Services Project Manager	\$104.59	\$107.73	\$110.96	\$114.29	\$117.72
Energy Systems Manager	\$139.80	\$143.99	\$148.31	\$152.76	\$157.34
Project/Data Analyst	\$68.81	\$70.87	\$73.00	\$75.19	\$77.45