Multiple Award Schedule (MAS)  
Large Category B: Facilities

Contract Number:  
GS-21F-049CA

Period Covered by Contract:  
July 27, 2020 through July 26, 2025

Facility Site Contractors, Inc.  
3211 Hammonds Ferry Road  
Baltimore, MD 21227  
Tel (443) 790-1211  
Fax (410) 536-4941  
http://www.facilitysite.com/

Contract Administration Source:  
Karen Jenners  
Tel (410)300-1076  
kjenners@facilitysite.com

Business Size:  
Small business

Price List Current Through # PA-0023, dated July 1, 2021.

For more information on ordering from Federal Supply Schedules go to the GSA Schedules page at GSA.gov.
1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s).

   SIN 561210FAC – Complete Facilities Maintenance and Management

   SIN ANCILLARY – Ancillary Supplies and Services

   SIN ANCRA – Ancillary Repair and Alterations

   SIN OLM – Order Level Materials

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

   Please see attached pricelist for details

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.

   Please see attached labor category descriptions

2. Maximum order.

   561210FAC - $1,000,000
   ANCILLARY - $250,000
   ANCRA - $250,000
   OLM - $250,000

3. Minimum order.

   $100

4. Geographic coverage (delivery area).

   48 contiguous states and Washington, DC, as well as Alaska, Hawaii, and Puerto Rico

5. Point(s) of production (city, county, and State or foreign country).

   Facility Site Contractors, Inc.
   3211 Hammonds Ferry Road
   Baltimore, MD 21227
   USA

6. Discount from list prices or statement of net price.

   Net GSA pricing is listed in the attached pricing tables

7. Quantity discounts.

   An additional 2% discount on orders at or above $200,000
8. Prompt payment terms.

1%, 15 Days. Net 30. Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9. Foreign items (list items by country of origin).

Not Applicable

10a. Time of delivery.

The contractor shall deliver or perform services in accordance with the terms negotiated in the agency’s Statement of Work (SOW).

10b. 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 lists that have expedited delivery.

Determined at the Task Order Level

10c. 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.

Determined at the Task Order Level

10d. 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.

Determined at the Task Order Level

11. F.O.B. point(s).

Destination; 48 contiguous states and Washington, DC, as well as Alaska, Hawaii, and Puerto Rico

12a. Ordering address.

Facility Site Contractors, Inc.
3211 Hammonds Ferry Road
Baltimore, MD 21227
Phone: (443) 790-1211
Fax: (410) 536-4941

12b. 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.

13. Payment address.

Facility Site Contractors, Inc.
3211 Hammonds Ferry Road
Baltimore, MD 21227
Phone: (443) 790-1211
Fax: (410) 536-4941

14. Warranty provision.

Not Applicable
15. Export packing charges, if applicable.
   Not Applicable

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

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

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

18b. Terms and conditions for any other services (if applicable)
   Not Applicable

19. List of service and distribution points (if applicable).
   Facility Site Contractors, Inc.
   3211 Hammonds Ferry Road
   Baltimore, MD 21227

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

21. Preventive maintenance (if applicable).
   Not Applicable

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

22b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor’s website or other location.) The EIT standards can be found at: www.Section508.gov.
   Not Applicable

23. Unique Entity Identifier (UEI) number:
   131654944

   Active; CAGE Code 1DNJ5
1. **Managing Director**  
   **Minimum Education:** Bachelor's Degree or equivalent work experience.  
   **General Experience:** Minimum of seven (7) or more years of experience.  

   **Functional Responsibility:** Takes on the role of team leader and serves as the senior analytical and business resource for projects. Responsible for providing strategic direction, strategic vision, leadership and program management to the engagement team and senior level clients. Oversees, directs, coordinates, and approves all aspects of FASCON's operations. Closely monitors and coordinates performance of awarded contracts. Works with senior management personnel on future business development and strategic planning. Establishes and implements short term and long term organizational goals, objectives, policies, and operating procedures. Monitors and evaluates program effectiveness, and effects changes required for improvement. Mentors and develops construction personnel to ensure maximum development and employs staff for maximum effect. Manages and prepares proposals, interfaces with clients, and applies construction expertise to mitigate construction risk. Reviews and approves contractor invoicing for work complete. Resolves outstanding construction and contract issues. Manages team and project deliverables. Monitors the Quality Control and Safety Plans developed for projects and company facilities. Provides guidance, direction and peer review to all levels of staff.  

2. **Program Manager**  
   **Minimum Education:** Bachelor's Degree or equivalent work experience.  
   **General Experience:** Minimum of five (5) or more years of experience.  

   **Functional Responsibility:** Manages, controls, coordinates, directs, and approves all aspects of day-to-day facility operations on assigned projects. Directs and supervises all support resources for the performance of project assignments and activities. Manages the technical direction of a project through the estimating, design, implementation, and close out in accordance with project objectives. Optimizes profitability and work efficiency. Implements quality assurance/safety program directives. Discusses weekly updates with senior management. Supervises the performance, completeness and accuracy of assigned work. Coordinates with senior management on contract requirements and concerns. Trains and assigns employee work activities.  

3. **Facility Manager**  
   **Minimum Education:** Bachelor's Degree or equivalent work experience.  
   **General Experience:** Minimum of three (3) or more years of experience.  

   **Functional Responsibility:** Designs, implements and management property and facilities management services. Oversees, coordinates, directs, and controls all aspects of day-to-day facility operations. Directs and supervises all support resources for the performance of facility operations. Optimizes results in terms of cost, methods, and personnel. Implements quality assurance and safety program directives. Manages and assigns project schedules and tasks. Provides weekly status updates to senior management. Maintains continuity among corporate, division, and local work teams by documenting and communicating actions, irregularities, and continuing needs. Monitors the performance, completeness and accuracy of deliverables. Coordinates with the Program Manager on contract requirements and concerns.  

4. **Administrative Support 1**  
   **Minimum Education:** A High School Degree or equivalent work experience.  
   **General Experience:** No experience required.
5. **Chief Engineer**  
**Minimum Education**: Bachelor’s Degree or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

**General Experience**: Minimum of three (3) or more years of experience.

**Functional Responsibility**: Responsible for performing preventative maintenance, conducting inspections, and ensuring quality assurance. Provides technical advice, encouragement and instruction to the team. Coordinates with senior management on project objectives, operations and concerns. Provides weekly status updates to senior management. Formulates, recommends and implements site specific polices and procedures to improve the facility operations. Establishes standards and work methods. Monitors the performance of work and evaluates results. Supports the implementation and documentation of site safety plans and all engineering operational standards and guidelines.

6. **Engineer II**  
**Minimum Education**: Bachelor’s Degree or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

**General Experience**: Minimum of three (3) or more years of experience.

**Functional Responsibility**: Responsible for operating and maintaining facility systems. Applies engineering methods to conduct tests, and to analyze test results. Prepares designs and specifications for various complex equipment and/or systems. Redesigns or modifies equipment and systems to improve performance, and reports results. Conceives and recommends new design techniques and procedures. Provides support to develop and enforce the best protocols for all projects and functions within the facility. Support the programming and coordinating the inspection and the repairs.

7. **Industrial Hygienist**  
**Minimum Education**: Bachelor’s Degree or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

**General Experience**: Minimum of three (3) or more years of experience.

**Functional Responsibility**: The Project Industrial Hygienist provides the organization, direction, control and coordination necessary for the successful implementation, execution, and completion of construction-related projects. The Project Industrial Hygienist assists the team in the completion of all assigned construction-related projects so that the client is satisfied with the finished work product and the working relationship. Responsible for developing standard procedures and policies for the team and submits them to the Managing Director for approval. Identifies, develops and implements plans to manage building health, safety, and environmental issues.

8. **Occupational Health and Safety Specialist**  
**Minimum Education**: Bachelor's Degree or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

**General Experience**: Minimum of one (1) or more years of experience.

**Functional Responsibility**: Supports and assists the team to oversee, direct, coordinate, implement, and approve all aspects of FASCON's Safety and Health Program. Closely monitors and evaluates safety performance for
projects. Responsible for writing and managing the company’s Safety Program. Conducts Safety training, and performs routine and directed safety inspections. Creates accident prevention plans and activity hazard analyses. Investigates incidents and prepares reports when necessary.

9. Carpentry I
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Provides assistance to Carpenter II in performing carpentry duties to maintain building woodwork and equipment, such as: bins, cribs, counters, benches, partitions, doors, floors, stairs, casings, and trim made of wood. Supports Carpenter II to plan and execute work using blueprints, drawings, and models. Uses a variety of hand tools, portable power tools and standard measuring instruments. Makes standard shop computations relating to dimensions of work, and selects materials necessary for the work.

10. Carpenter II
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Performs the carpentry duties necessary to maintain in good repair building woodwork and equipment such as bins, cribs, counters, benches, partitions, doors, floors, stairs, casings, and trim made of wood. Designs, develops and implements project goals using blueprints, drawings, and models. Has extensive experience using a variety of hand tools, portable power tools and standard measuring instruments. Makes standard shop computations relating to dimensions of work, and selecting materials necessary for the work.

11. Labor I
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Responsible for performing general maintenance and repair of facilities.

12. Labor II
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Responsible for performing general maintenance and repair of facilities.

13. HVAC Mechanic / Tradesman I
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Qualified and able to troubleshoot, repair, and maintain assigned systems. Installs, services and repairs mechanical systems in office buildings and other commercial establishments, utilizing knowledge of operation, pipelitting, electrical and structural layout. Fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment. Cuts and bends tubing to correct
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length and shape, using cutting and bending equipment and tools. Observes gauges and adjusts controls to insure proper operation. Wraps pipes in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker controls, thermostats, switches, fuses and electrical wiring to repair installed units, using electrician’s hand tools and test equipment.

14. HVAC Mechanic / Tradesman II
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Qualified and able to troubleshoot, repair, and maintain assigned systems. Installs, services and repairs mechanical systems in office buildings and other commercial establishments, utilizing knowledge of operation, pipefitting, electrical and structural layout. Fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment. Cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools. Observes gauges and adjusts controls to insure proper operation. Wraps pipes in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker controls, thermostats, switches, fuses and electrical wiring to repair installed units, using electrician’s hand tools and test equipment.

15. HVAC Mechanic / Tradesman III
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of three (3) or more years of experience.

Functional Responsibility: Qualified and able to troubleshoot, repair, and maintain assigned systems. Installs, services and repairs mechanical systems in office buildings and other commercial establishments, utilizing knowledge of operation, pipefitting, electrical and structural layout. Fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment. Cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools. Observes gauges and adjusts controls to insure proper operation. Wraps pipes in insulation batting and secures them in place with cement or wire bands. Replaces defective breaker controls, thermostats, switches, fuses and electrical wiring to repair installed units, using electrician’s hand tools and test equipment.

16. HVAC Technician / System Installer
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Operates and provides maintenance and repairs for a variety of HVAC units and components. Provides standard ventilation to the maximum extent allowable by the design of the HVAC equipment installed in the building. Ensures that air is adequately filtered, in order to ensure a healthful environment. Tests electrical circuits or components for continuity, using electrical test equipment. Tests pipe or tubing joints or connections for leaks, using pressure gauge or soap-and-water solution. Joins pipes or tubing to equipment and to fuel, water, or refrigerant sources, to form complete circuit. Reassembles and tests equipment following repairs. Repairs or replaces defective equipment, components, or wiring. Lays out and connects electrical wiring between controls and equipment, according to wiring diagrams, using electrician’s hand tools. Obtains and maintains required certifications. Installs, connects, and adjusts thermostats, humidistats and timers, using hand tools. Complies with all applicable standards, policies, and procedures, including safety procedures and the maintenance of a clean work area. Inspects and tests systems to verify system compliance with plans and specifications or to detect and locate malfunctions.
17. Pneumatic Control Systems
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Maintains, modifies, and repairs hydraulic and pneumatic systems and components that actuate mechanisms or produce, control, and regulate the flow of fluids (liquids and gases). Tests for and isolates malfunctions in hydraulic and pneumatic systems or components, utilizing technical manuals and schematics. Responsible for modifying, repairing and/or disassembling systems and components.

18. Boiler Mechanic
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Responsible for tending to one or more boilers to produce steam or high-temperature water for use in a facility. Observes and interprets readings on gauges, meters, and charts which register various aspects of boiler operation. Adjusts controls to insure safe and efficient boiler operation and to meet demands for steam or high-temperature water.

19. Chiller Mechanic
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Applies training, knowledge and experience of HVAC systems. Performs all work in the service and maintenance field on all major types of equipment. Responsible for retrofitting and repairing systems.

Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.


21. Boiler Maintenance
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of one (1) or more years of experience.
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Functional Responsibility: Responsible for operating, maintaining, and repairing boilers. Logs, tests and operates boilers to produce steam and/or high-temperature water for the facility. Observes, interprets and adjusts controls to ensure readings on gauges, meters, and charts are within safety regulations.

22. Electrician Mechanic / Tradesman I
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Responsible for applying technical knowledge to troubleshoot, repair, and maintain assigned systems. Operates and maintains the existing electrical distribution system. Operates, maintains and repairs all exterior electrical system components, including but not limited to: overhead and underground electrical distribution lines, transformers, manholes, substations, switching stations, electrical vaults, exterior lights, meters, low voltage electrical wiring devices, parking lot lighting, generators, transfer switches compound lighting, building exterior lights, and electrical equipment. Plans layout and installation of electrical wiring, equipment, and/or fixtures, based on job specifications and local codes. Connects wires to circuit breakers, transformers, and other electrical components. Tests electrical systems or continuity of circuits in electrical wiring, equipment and/or fixtures. Uses testing devices, such as ohmmeters, voltmeters, or oscilloscopes, to ensure compatibility and safety. Inspects electrical systems, equipment, or components to identify hazards, defects, or the need for adjustment or repair, and to ensure compliance with codes. Prepares sketches or follows blueprints to determine the location of wiring or equipment and to ensure conformance to building and safety codes. Responsible for diagnosing malfunctioning systems, apparatus, and/or components, using test equipment and hand tools to locate the cause of a breakdown and correct the problem. Advises management on whether continued operation of equipment could be hazardous.

23. Electrician Mechanic / Tradesman II
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Applies comprehensive technical knowledge to solve complex electrical issues. Qualified and able to troubleshoot, repair, and maintain assigned systems. Operates and maintains the existing electrical distribution system. Operates, maintains and repairs all exterior electrical system components, including but not limited to: overhead and underground electrical distribution lines, transformers, manholes, substations, switching stations, electrical vaults, exterior lights, meters, low voltage electrical wiring devices, parking lot lighting, generators, transfer switches compound lighting, building exterior lights, and electrical equipment. Plans layout and installation of electrical wiring, equipment, and/or fixtures, based on job specifications and local codes. Connects wires to circuit breakers, transformers, and other electrical components. Tests electrical systems or continuity of circuits in electrical wiring, equipment, and/or fixtures. Uses testing devices, such as ohmmeters, voltmeters, or oscilloscopes, to ensure compatibility and safety. Inspects electrical systems, equipment, or components to identify hazards, defects, or the need for adjustment or repair, and to ensure compliance with codes. Prepares sketches or follows blueprints to determine the location of wiring or equipment and to ensure conformance to building and safety codes. Responsible for diagnosing malfunctioning systems, apparatus, and/or components, using test equipment and hand tools to locate the cause of a breakdown and correct the problem. Advises management on whether continued operation of equipment could be hazardous.

24. Electrician Mechanic / Tradesman III
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of three (3) or more years of experience.
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Functional Responsibility: Applies advanced technical knowledge to solve complex electrical issues. Qualified and able to troubleshoot, repair, and maintain assigned systems. Operates and maintains the existing electrical distribution system. Operates, maintains and repairs all exterior electrical system components, including but not limited to: overhead and underground electrical distribution lines, transformers, manholes, substations, switching stations, electrical vaults, exterior lights, meters, low voltage electrical wiring devices, parking lot lighting, generators, transfer switches compound lighting, building exterior lights, and electrical equipment. Plans layout and installation of electrical wiring, equipment, and/or fixtures, based on job specifications and local codes. Connects wires to circuit breakers, transformers, and other electrical components. Tests electrical systems or continuity of circuits in electrical wiring, equipment, and/or fixtures. Uses testing devices, such as ohmmeters, voltmeters, or oscilloscopes, to ensure compatibility and safety. Prepares sketches or follows blueprints to determine the location of wiring or equipment and to ensure conformance to building and safety codes. Responsible for diagnosing malfunctioning systems, apparatus, and/or components, using test equipment and hand tools to locate the cause of a breakdown and correct the problem. Advises management on whether continued operation of equipment could be hazardous.

25. HV Electrician
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Provides direct oversight of electricians and other team members. Serves as a working supervisor who performs operation and maintenance of high-voltage electrical power systems. Maintains complete wiring systems, conduit systems, cable systems, conductors, switches, receptacles, outlets, device plates, and grounds and light fixtures. Operates and maintains power generation equipment and emergency generating devices. Disassembles electrical units such as generators, motors, voltage regulators, and electrical appliances. Locates sources of malfunction and executes required repairs.

26. Electric Testing
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Performs operation and maintenance of electrical power systems in facilities. Installs, maintains, and repairs equipment for the generation, distribution, and/or utilization of electric energy. Provides extensive expertise on transformers, switchboards, controllers, circuit breakers, motors, heating units, conduit systems, and other transmission equipment.

27. Generator Mechanic
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Provides expertise on electrical concepts and principals to diagnose and repair electric motors, electronic modules, motor control circuits, and electric power generation equipment. Installs, repairs, maintains and adjusts instruments used to measure and control variables such as pressure, flow, temperature, motion, force and chemical composition.

28. Plumbing Mechanic / Tradesman I
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Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. Inspects structure to ascertain obstructions to be avoided to prevent weakening of structure resulting from installation of pipe. Locates and marks position of pipe and pipe connections and passage holes for pipes in walls and floors, using ruler, spirit level and plumb bob. Cuts openings in walls and floors to accommodate pipe and pipe fittings, using hand tools and power tools. Cuts and threads pipe, using pipe cutters, cutting torch, and pipe-threading machine. Bends pipe to required angle by use of pipe-bending machine or by placing pipe over block and bending it by hand. Assembles and installs valves, pipe fittings, and pipes composed of metals, such as iron, steel, brass and lead, and nonmetals, such as glass, vitrified clay, and plastic.

29. Plumbing Mechanic / Tradesman II
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. Inspects structure to ascertain obstructions to be avoided to prevent weakening of structure resulting from installation of pipe. Locates and marks position of pipe and pipe connections and passage holes for pipes in walls and floors, using ruler, spirit level and plumb bob. Cuts openings in walls and floors to accommodate pipe and pipe fittings, using hand tools and power tools. Cuts and threads pipe, using pipe cutters, cutting torch, and pipe-threading machine. Bends pipe to required angle by use of pipe-bending machine or by placing pipe over block and bending it by hand. Assembles and installs valves, pipe fittings, and pipes composed of metals, such as iron, steel, brass and lead, and nonmetals, such as glass, vitrified clay, and plastic.

30. Plumbing Mechanic / Tradesman III
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of three (3) or more years of experience.

Functional Responsibility: Assembles, installs and repairs pipes, fittings and fixtures of heating, water, and drainage systems, according to specifications and plumbing codes. Studies building plans and working drawings to determine work aids required and sequence of installations. Inspects structure to ascertain obstructions to be avoided to prevent weakening of structure resulting from installation of pipe. Locates and marks position of pipe and pipe connections and passage holes for pipes in walls and floors, using ruler, spirit level and plumb bob. Cuts openings in walls and floors to accommodate pipe and pipe fittings, using hand tools and power tools. Cuts and threads pipe, using pipe cutters, cutting torch, and pipe-threading machine. Bends pipe to required angle by use of pipe-bending machine or by placing pipe over block and bending it by hand. Assembles and installs valves, pipe fittings, and pipes composed of metals, such as iron, steel, brass and lead, and nonmetals, such as glass, vitrified clay, and plastic.

31. Master Plumber / Back Flow Mechanic
Minimum Education: Trade School Certification or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.
General Experience: A minimum of five (5) or more years of experience.

Functional Responsibility: Lead resource on assembling, installing, and repairing pipes, fittings and fixtures of heating, water, and drainage systems. Studies building plans and working drawings to determine work aids required and sequence of installations. Inspects structure to ascertain obstructions to be avoided to prevent weakening of structure resulting from installation of pipe. Locates and marks position of pipe and pipe connections and passage holes for pipes in walls and floors, using ruler, spirit level and plumb bob. Cuts openings in walls and floors to accommodate pipe and pipe fittings, using hand tools and power tools. Cuts and threads pipe, using pipe cutters, cutting torch, and pipe-threading machine. Bends pipe to required angle by use of pipe-bending machine or by placing pipe over block and bending it by hand. Assembles and installs valves, pipe fittings, and pipes composed of metals, such as iron, steel, brass and lead, and nonmetals, such as glass, vitrified clay, and plastic.

32. Sewer Cleaner
Minimum Education: Trade School Certification or equivalent work experience.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Cleans sewers to support facility operations. Monitors control panels, and adjusts valves and gates manually or by remote control to regulate flow of sewage. Observes variations in operating conditions and interprets meter and gauge readings, and tests results to determine load requirements.

33. Automation System Mechanic
Minimum Education: High School Degree or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Performs building operations maintenance for the facility in accordance with established environmental and safety procedures. Performs minor electrical repairs and/or replacement under supervision.

34. Pipefitter
Minimum Education: High School Degree or equivalent work experience. Possess certifications and licenses required by State and local jurisdictions.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Installs or repairs water, steam, gas or other types of pipe and pipefitting.

35. Painter I
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Assists Painter II to cover surfaces with drop-cloths or masking tape and paper to protect surfaces during painting. Assists in filling cracks, holes, or joints with caulk, putty, plaster, or other fillers, using caulking guns or putty knives. Applies primers or sealers to prepare new surfaces, such as bare wood or metal, for finish coats. Applies paint, stain, varnish, enamel, or other finishes to equipment, buildings, bridges, or other structures, using brushes, spray guns, or rollers. Calculates amounts of required materials and estimate
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costs, based on surface measurements or work orders. Reads work orders or receive instructions from supervisors or homeowners to determine work requirements. Erects scaffolding or swing gates, or set up ladders, to work above ground level. Removes fixtures such as pictures, door knobs, lamps, or electric switch covers prior to painting. Washes and treats surfaces with oil, turpentine, mildew remover, or other preparations, and sand rough spots to ensure that finishes will adhere properly.

36. Painter II
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Covers surfaces with drop-cloths or masking tape and paper to protect surfaces during painting. Fills cracks, holes, or joints with caulk, putty, plaster, or other fillers, using caulking guns or putty knives. Applies primers or sealers to prepare new surfaces, such as bare wood or metal, for finish coats. Applies paint, stain, varnish, enamel, or other finishes to equipment, buildings, bridges, or other structures, using brushes, spray guns, or rollers. Calculates amounts of required materials and estimate costs, based on surface measurements or work orders. Reads work orders or receive instructions from supervisors or homeowners to determine work requirements. Erects scaffolding or swing gates, or set up ladders, to work above ground level. Removes fixtures such as pictures, door knobs, lamps, or electric switch covers prior to painting. Washes and treats surfaces with oil, turpentine, mildew remover, or other preparations, and sand rough spots to ensure that finishes will adhere properly. Mixes and matches colors of paint, stain, or varnish with oil or thinning and drying additives to obtain desired colors and consistencies.

37. Pest Technician
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Sprays chemical solutions or toxic gases and sets mechanical traps to kill pests that infest buildings and surrounding areas. Fumigates rooms and buildings using toxic gases. Sprays chemical solutions in assigned areas. Places poisonous bait and mechanical traps where pests are present. Cleans areas that harbor pests using rakes, brooms, shovels, and mops preparatory to fumigating.

38. Arborist
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Responsible for pruning, trimming, removing and planting trees. Provides general care such as fertilization and insect control. Ensure compliance with local, state, and federal laws and regulations.

39. Landscape Technician I
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of one (1) or more years of experience.

Functional Responsibility: Provides Landscape Technician II with assistance in operating vehicles and equipment, such as mowers, tractors, chain saws, electric clippers, sod cutters, and pruning saws. Helps to mow and edge lawns using power mowers and/or edgers. Responsible for caring for established lawns by mulching, aerating, weeding, grubbing, removing thatch, and trimming around flower beds, walks, and walls. Uses hand tools, such as shovels, rakes, pruning saws, saws, hedge or brush trimmers, or axes. Prunes and
Facility Site Contractors, Inc.
Labor Category Descriptions

trims shrubs and hedges, and maintains tools, equipment, and structures, such as buildings, greenhouses, fences, and benches. Sprays and/or spreads fertilizers, herbicides, or insecticides onto grass and shrubs. Provides proper upkeep of sidewalks, driveways, parking lots, fountains, planters, and or other grounds features.

40. Landscape Technician II
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of two (2) or more years of experience.

Functional Responsibility: Operates vehicles and powered equipment, such as mowers, tractors, chain saws, electric clippers, sod cutters, and pruning saws. Mows or edges lawns, using power mowers or edgers. Cares for established lawns by mulching, aerating, weeding, grubbing, removing thatch, and trimming around flower beds, walks, and walls. Uses hand tools, such as shovels, rakes, pruning saws, saws, hedge or brush trimmers, or axes. Prunes and trims shrubs and hedges, and maintains tools, equipment, and structures, such as buildings, greenhouses, fences, and benches. Sprays and/or spreads fertilizers, herbicides, or insecticides onto grass and shrubs. Provides proper upkeep of sidewalks, driveways, parking lots, fountains, planters, and other grounds features.

41. Snow Removal – Supervisor
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Leads the snow removal team. Ensures snow and ice are removed from assigned areas.

42. Snow Removal – Labor Shovel
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Responsible for spreading calcium chloride on sidewalks and payments. Shovels sidewalks and payments for safety precautions.

43. Snow Removal – Snow Blower with Operator
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Responsible for spreading calcium chloride, this product is used for walk ways and most commonly spread by hand. Uses snow blower to remove snow from assigned areas.

44. Snow Removal – Dump Truck with Operator
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Responsible for operating/driving a dump truck for snow removal services.
Facility Site Contractors, Inc.
Labor Category Descriptions

May operate/drive other equipment and vehicles related to snow removal services. Responsible for removing snow and ice on properties.

45. Snow Removal – Plow Truck with Operator
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Responsible for operating/driving a plow truck for snow removal services. Checks gas, oil, and water before departure. May make repairs and change tires. Reports delays and/or accidents. Safely plows streets and parking lots as assigned. If truck is equipped with salting equipment, may also perform salting operations. Responsible for removing snow and ice on properties.

46. Snow Removal – Tri-Axle with Operator
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Snow equipment driver/operator is responsible to operate equipment and vehicles related to snow removal services. Responsible for removing snow and ice on properties. May make repairs and change tires. May inspect truck and snow plow blade and check gas, oil, and water before departure.

47. Snow Removal – Skid Loader with Operator
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Responsible for operating/driving a skid loader. May operate/drive other equipment and vehicles related to snow removal services. Responsible for removing snow and ice on properties.

48. Snow Removal – Rubber Tire Loader with Operator
Minimum Education: High School Degree or equivalent work experience.

General Experience: No experience required.

Functional Responsibility: Responsible for operating/driving a rubber tire loader. May operate/drive other equipment and vehicles related to snow removal services. Responsible for removing snow and ice on properties.

49. Cleaner
Minimum Education: High School Degree or equivalent work experience.

General Experience: A minimum of one (1) year of experience.

Functional Responsibility: Cleans and supplies assigned areas. Responsible for keeping facilities in clean and orderly conditions. Works to maintain a satisfactory facility condition and to present a clean, neat and professional appearance. Accomplishes all assigned cleaning tasks and duties. Performs specific cleaning tasks, such as: dusting surfaces, emptying waste baskets, removing trash, damp-wiping furniture, cleaning and polishing metal and porcelain bathroom fixtures, dry-mopping and sanitizing floors of rooms and bathrooms, spot-cleaning walls and windows, and replenishing necessary supplies.
50. Shift Leader I
**Minimum Education:** High School Degree or equivalent work experience.

**General Experience:** A minimum of one (1) year of experience.

**Functional Responsibility:** Responsible for overseeing the shift’s operations, workforce, and performance. Directs work by assigning responsibilities and tasks to others.

51. Crew Leader
**Minimum Education:** High School Degree or equivalent work experience.

**General Experience:** A minimum of one (1) year of experience.

**Functional Responsibility:** Identifies and reports potential project and safety issues as they arise. Keeps and maintains logs of labor and materials used for project. Monitors and reports work performance.

52. Uncleared Screening Personnel
**Minimum Education:** High School Degree or equivalent work experience.

**General Experience:** A minimum of zero (0) years of experience.

**Functional Responsibility:** Screens individuals before entering facility by taking temperatures, asking precautionary questions and keeping track of who enters the facility.

53. Cleared Screening Personnel
**Minimum Education:** High School Degree or equivalent work experience.

**General Experience:** A minimum of zero (0) years of experience.

**Functional Responsibility:** Screens individuals before entering facility by taking temperatures, asking precautionary questions and keeping track of who enters the facility.
## Education Equivalency Table

### Equivalency Substitution Table

*Years of Experience for Education*

**Table 1**

<table>
<thead>
<tr>
<th>Degree</th>
<th>Experience Equivalence</th>
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<tbody>
<tr>
<td>High School Degree</td>
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</tr>
<tr>
<td>Associate’s Degree</td>
<td>At least 5 or more years of related experience</td>
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<td>Bachelor’s Degree</td>
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<tr>
<td>561210FAC, ANCRA</td>
<td>Managing Director</td>
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<td>Snow Removal – Plow Truck w/ Operator**</td>
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**SCA Labor Category**
### SCA Eligible Labor Category

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<td>99410 - Pest Controller</td>
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<td>Snow Removal – Dump Truck w / Operator</td>
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<td>Snow Removal – Plow Truck w / Operator</td>
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<tr>
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The Service Contract Labor Standards, formerly the Service Contract Act (SCA), apply to this contract and it includes SCLS applicable labor categories. Labor categories and fixed price services marked with a (**) in this pricelist are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCLS/SCA matrix. The prices awarded are in line with the geographic scope of the contract (i.e., nationwide).