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.

Schedule for:
MULTIPLE AWARD SCHEDULE (MAS)
Facilities

Service Code: R799

Contract Number: GS-21F-090AA

Contract Period:
March 2, 2018 – March 1, 2023

Contractor: Yang Enterprises, Inc. (YEI)
1420 Alafaya Trail, Suite 200
Oviedo, FL 32765 4506

Telephone: (407) 365-7374
FAX Number: (407) 365-2650
Web Site: www.yangenterprises.com
E-mail: mikesonnenschein.yangenterprises.com
Contract Administration: Mike Sonnenschein

Business Size: Small, Disadvantaged, Woman Owned Business
YEI GSA MULTIPLE AWARD SCHEDULE INFORMATION

Part 1 –YEI Customer Information:

1a. Table of Awarded Special Item Numbers with appropriate cross-reference to item descriptions and awarded prices:

<table>
<thead>
<tr>
<th>Special Item Number (SIN)</th>
<th>For Item Descriptions</th>
<th>For Pricing Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIN 561210FAC Complete Facilities Maintenance and Management</td>
<td>See Part 2</td>
<td>See Part 4</td>
</tr>
</tbody>
</table>

1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. This price is the Government price based on a unit of one, exclusive of any quantity/dollar volume, prompt payment, or any other concession affecting price. Those contracts that have unit prices based on the geographic location of the customer, should show the range of the lowest price, and cite the areas to which the prices apply. YEI is proposing hourly labor rates based on either a Contractor Site or a Customer Site.

1c. 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: See Part 3 below for Labor Category Descriptions, Functional Responsibilities, and Job Qualifications. Proposed hourly labor rates are shown below in Part 4, the Pricing Section.

2. Maximum Order: $1,000,000.00

3. Minimum Order: $100.00


5. Points of production (city, county, and state or foreign country): Not applicable.

6. Discount from list prices or statement of net price: Government net prices (discounts already deducted).

7. Quantity discounts: None Offered.

8. Prompt payment terms: Net 30 days.

9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold: Yes.
9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold: Will accept over $2,500.

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

11a. Time of Delivery (Contractor insert number of days): As negotiated between contractor and ordering agency and specified on the Task Order.

11b. Items available for expedited delivery: Contact Contractor.

11c. Overnight and 2-day delivery: Contact Contractor.

11d. Urgent Requirements: Contact Contractor.

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

13a. Ordering Address:
Yang Enterprises, Inc.
1420 Alafaya Trail, Suite 200
Oviedo, Florida 32765-8815

13b. Ordering procedures: For supplies and services, the ordering procedures, information of Blanket Purchase Agreements (BPA’s), and a sample BPA can be found in Federal Acquisition Regulation (FAR) 8.405-3 and at http://www.gsa.gov/portal/content/200429.

14. Payment address: Same as ordering address.

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


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

18. Terms and conditions of rental, maintenance, and repair (if applicable): 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 (if applicable): 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. Preventive maintenance (if applicable): Not Applicable.

24a. Special attributes such as environmental attributes, (e.g., recycled content, energy efficiency, and/or reduced pollutants): YEI performs services in compliance with environmental regulatory requirements and customer specifications. YEI practices “Green Technology”

24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractors’ website or other location. The EIT standards can be found at: www.Section508.gov/. Not Applicable.

25. Data Universal Numbering System (DUNS) number: 809668650

26. Notification regarding registration in Central Contractor Registration (CCR) database: Registered in CCR.

Part 2 – YEI Awarded Special Item Number (SIN):

2.1 SIN 561210FAC COMPLETE FACILITIES MAINTENANCE and MANAGEMENT

Under SIN 561210FAC YEI’s services include the complete operations, maintenance and repair of federal facilities and may include the supply or use of environmentally sustainable products such as U.S. Environmental Protection Agency-designated Comprehensive Procurement Guidelines (recycled content) products, U.S. Department of Agriculture-designated Bio Preferred (biobased) products, Energy Star certified or other energy efficient products, and Water Sense or other water efficient products.

Management Duties include, but are not limited to, property and facilities management, planning, scheduling, quality control software support services and computer/facilities management systems. YEI will ensure an adequate staff of personnel with the necessary management expertise are available to assure work is performed utilizing sound and efficient management practices.
Part 3 – YEI Labor Category Descriptions
YEI offers 18 labor categories to serve SIN 561210FAC. The position descriptions with duties and qualifications, and knowledge/education skill requirements for the labor categories are given on the following pages:
1.0 Positions and Qualifications

1.1 Administrative Support

1.1.1 Job Duties:
Responsible for accomplishing a wide variety of administrative tasks in support of employee relations, benefits administration, safety, training and development, worker's comp, and staffing. Schedules appointments, gives information to callers, and takes dictation. Composes memos, transcribes notes, and researches and creates presentations. Generates reports, handles multiple projects, and prepares and monitors invoices and expense reports. May assist with compiling and developing the annual budget.

1.1.2 Job Qualifications:
This position requires a high school diploma or equivalent in addition to 2-4 years relevant experience. Must possess excellent oral and written communication skills; possess interpersonal, supervisory, leadership, time management, problem solving and analytical skills and be familiar with purchasing and proposal preparation. Must have the ability to handle highly sensitive, confidential, and complex assignments.

1.2 Clerk, Accounting I, II, III

1.2.1 Job Duties:
Performs routine accounting clerical operations, such as: examining, verifying, and correcting accounting transactions to insure completeness and accuracy of data and proper identification of accounts, and checking that expenditures will not exceed obligations in specified accounts; totaling, balancing, and reconciling collection vouchers; posting data to transaction sheets where employee identifies proper accounts and items to be posted; and coding documents in accordance with a chart (listing) of accounts. Employee follows specific and detailed accounting procedures. Completed work is reviewed for accuracy and compliance with procedures.

1.2.2 Job Qualifications:

Accounting Clerk I: This position requires a high school diploma or equivalent, and 1-2 years relevant experience or any equivalent combination of training and experience.

Accounting Clerk II: This position requires a high school diploma or equivalent, and 2-4 years relevant experience or any equivalent combination of training and experience.

Accounting Clerk III: This position requires a 2 year Accounting degree or college level Accounting course work or equivalent, or a combination of education and 4+ years relevant experience or any equivalent combination of training and experience.

1.3 Dispatcher

1.3.1 Job Duties:
Assigns motor vehicles and drivers for conveyance of freight or passengers. Compiles list of available vehicles. Assigns vehicles according to factors, such as length and purpose of trip, freight or passenger requirements and preference of user. Issues keys, record sheets, and credential to drivers. Records time of departure, destination, cargo, and expected time of return. Investigates overdue vehicles. May confer with customers to expedite or locate missing, misrouted, delayed or damaged merchandise. May maintain record of mileage, fuel used, repairs
made and other expenses. May establish service or delivery routes. May supervise loading and unloading. May issue equipment to drivers, such as hand-trucks, dollies, and blankets. May direct activities of drivers, using two-way radio. May assign helpers to drivers. May work at vehicle distribution center and assign vehicles to customer agencies.

1.3.2 **Job Qualifications:**
This position requires a high school diploma or equivalent. Must possess excellent oral and written communication skills. Must be proficient in Microsoft Office Applications.

1.4 **Electrician, Foreman**

1.4.1 **Job Duties**
Independently perform installation, maintenance, modification, troubleshooting, repair, adjustment, calibration, potting, molding, test and operation of high and low voltage power systems, substations, power panels, electro/mechanical, electrical/electronic high. Low voltage equipment including specialized electrical/electronic systems and control circuits, sub-systems assemblies, sub-assemblies, PC cards, chassis, relays, protective devices, instrumentation components, PLC’s, Bridges, Hoists, doors, motors, shop machinery, cables, lighting, appliances, clocks, gauges, meters, test equipment, gas and diesel generators, portable electrical equipment and components, etc. May start/stop mobile power generators. Foreman supervises electrical maintenance staff and reviews electrical work completed by others.

1.4.2 **Job Qualifications:**
This position requires a high school diploma or equivalent with specialized training from a vocational, community college, or accredited institution. 5 years relevant experience as a Journeyman Electrician. Must possess ability to work safely on both energized and de-energized equipment.

1.5 **Engineer I, II, III, IV, and V**

1.5.1 **Job Duties**
Performs analysis, design, development, testing and evaluation, installation, and maintenance of systems and subsystems. Applies knowledge of industry standards, methodologies and practices for chemical, reliability, civil, industrial, electrical, and mechanical disciplines.

1.5.2 **Job Qualifications:**
*Engineer I:* Requires a Bachelor’s degree in Engineering or Science and a minimum of 1 year of relevant experience.
*Engineer II:* Requires a Bachelor’s degree in Engineering or Science and a minimum of 2 years of relevant experience.
*Engineer III:* Requires a Bachelor’s degree in Engineering or Science and a minimum of 4 years of relevant experience.
*Engineer IV:* Requires a Bachelor’s degree in Engineering or Science and a minimum of 8 years of relevant experience.
*Engineer V:* Requires a Bachelor’s degree in Engineering or Science and a minimum of 12 years of relevant experience.

1.6 **HVAC Mechanic, Foreman**
1.6.1 **Job Duties**

Mounts compressor and condenser units on platform or floor, using hand tools, following blueprints or engineering specifications. Fabricates, assembles and installs ductwork and chassis parts, using portable metalworking tools and welding equipment. Installs evaporator unit in chassis or in air-duct system, using hand tools. Cuts and bends tubing to correct length and shape, using cutting and bending equipment and tools. Cuts and threads pipe, using machine-threading or hand-threading equipment. Joins tubing or pipes to various refrigerating units by means of sleeves, couplings or unions, and soldering joints, using torch, forming complete circuit for refrigerant. Installs expansion and discharge valves in circuit. Connects motors, compressors, temperature controls, humidity controls and circulating ventilation fans to control panels and connects control panels to power source. Installs air and water filters in completed installation. Injects small amount of refrigerant into compressor to test systems and adds Freon gas to build up prescribed operating pressure. Observes pressure and vacuum gauges and adjusts controls to insure proper operation.

1.6.2 **Job Qualifications:**

This position requires a high school diploma or equivalent with 8 years of experience, 5 years as a journeyman.

1.7 **Information Systems Administrator**

1.7.1 **Job Duties:**

Installs, configures, and troubleshoots computer networks and associated assemblies. Installs, modifies, and makes minor repairs to microcomputer hardware and software systems and provides technical assistance and training to system users.

1.7.2 **Job Qualifications:**

This position requires a Bachelors Degree from an accredited university in Computer Science/Engineering or equivalent certifications/experience. At least 2 years’ experience in network administration with Novell NetWare and/or Windows NT.

1.8 **Laborer, Foreman**

1.8.1 **Job Duties:**

Under supervision, performs basic, non-technical tasks to maintain structures and grounds common to facility sites and structures. Assists other workers with: running errands, i.e. retrieving supplies/materials for tasks, holding objects (materials requiring more than one person), cleaning up after completion of tasks, etc. Must comply with work order system to include interpreting work orders, performing work requested and completing work orders per instruction. Operates basic cleaning equipment. Moves furniture and equipment as assigned. Performs non-technical tasks such as delivering, receiving, painting, snow removal and watering. May assist in inventory of materials for reference. Loads or unloads material, parts or products onto or from pallets, skids, conveyors or trucks.

1.8.2 **Job Qualifications:**

This position requires a high school diploma or equivalent, 4-6 years related experience or any equivalent combination of training and experience. Possess and maintain valid state driver's license. Understand oral and written instructions and ability to communicate necessary
information in performance of these operations. Must be able to maintain medical and operational certifications to operate vehicles and equipment.

1.9 Logistics Analyst, II

Job Duties:
The Logistic analyst performs logistic analyst tasks and provides logistics expertise. Services may continue through the life cycle of the system or product and include guidance, assistance, and/or operational support. Solves complex issues associated with the development, test and delivery of configuration and logistics management systems designed to provide clients with logistics technology that ensures effective and economical support.

Job Qualifications:
This position requires an Associate’s degree plus 4 years of relevant experience, or any equivalent combination of training and experience.

1.10 Logistic Specialist I, II

1.10.1 Job Duties:
The Logistics Specialist performs a variety of logistics functions that are broad in nature in support of acquisition logistics or integrated logistics support associated with the design, development, test, production, fielding, sustainment, improvement of, and disposal of cost effective systems, including the eventual disposal or salvage of these systems.

1.10.2 Job Qualifications:
 Logistic Specialist I: This position requires a high school diploma or equivalent and 0-1 years of relevant experience.
 Logistic Specialist II: This position requires a high school diploma or equivalent and 3-6 years of relevant experience, or any equivalent combination of training and experience.

1.11 Manager I, II, III

1.11.1 Job Duties:
Responsible for contract execution of projects with basic Support Services. Leads facility staff on individual contracts or a group of smaller contracts. Meets customer satisfaction objectives and ensures contractual obligations are met. Manages the facility management budgets for customer. Participates in contract renewal efforts. Develops and maintains close working relationships with customers, and communicates and promotes company-wide offerings and expertise, to deliver a single seamless service to customers. Tracks, analyzes and trends facility operating costs to identify operational cost reduction opportunities and generate savings for the customer.

1.11.2 Job Qualifications:
 Manager I: This position requires a Bachelors Degree or equivalent and 3-5 years relevant experience or any equivalent combination of education and experience.
 Manager II: This position requires a Bachelors Degree or equivalent and 5-7 years relevant experience or any equivalent combination of education and experience.
Manager III: This position requires a Bachelors Degree or equivalent and 7-9 years relevant experience or any equivalent combination of education and experience.

1.12 Program/Project Manager

1.12.1 Job Duties:
Represent the company to clients, users, and sponsors in the program area. Manages the business aspects of several projects composing the program to assure programs objectives are met within cost and on schedule. Serves as a communications or focal point for the program. Provides briefing for the customer as required to assure that high levels of management are adequately informed of the changing nature of the program in order to take appropriate actions. Requires the ability to manage and allocate/prioritize resources for simultaneous activities or projects. Develop and monitor funding plans, developed performance base work statements and define and establish programs objectives.

1.12.2 Job Qualifications:
BS/BA degree and 12 years of minimum related experience. At least 7 years of experience will be in acquisition management, logistic decision support, logistic program management, materials, or logistic strategy planning.

1.13 Secretary I, II, III

1.13.1 Job Duties:
Arranges and prepares office and general correspondences, and technical and business reports, etc., using specialized equipment such as typewriter, word processing equipment, etc. Maintains office and general files on a variety of materials. Maintains logs and posts data to records. Prepares routine reports. Performs other related duties: answer phones, procures office supplies, sorts and distributes mail duplicates material, take dictation, composes and type correspondence for supervisor approval, gather tabulate and manipulate data, coordinate travel, screen calls and visitors, review outgoing mail, interfaces with corporate personnel and ensure information is correct and submitted on time.

1.13.2 Job Qualifications:
Secretary I: This position requires a high school diploma or equivalent and 1 year of relevant experience, or any equivalent combination of education and experience.
Secretary II: This position requires a high school diploma or equivalent and 3 years of equivalent experience, or any equivalent combination of education and experience.
Secretary III: This position requires a high school diploma or equivalent and 6 years of relevant experience, or any equivalent combination of education and experience.

1.15 Specialist, Safety I, II,

1.15.1 Job Duties:
Issuance of Stop Work if safety standards are not met. Monitors employee compliance with applicable safety and health requirements. Coordinates the workers’ compensation insurance reporting requirements. Develops and maintains project safety, health, and environmental files, including training, Lost Time reporting, First Aid Reporting, records of inspections, and Exposure Reporting. Provides information to employees and subcontractors regarding
emergency response requirements. Posts safety notices, bulletins and emergency information in designated areas. Coordinates and Maintains project MSDS program. Provides all Safety reporting including corporate, project and client required safety-reporting requirements. Conducts safety and health required training for visitors and employees as well as worker training for items such as Confined Space, Electrical Hot Work, Hot Work, Lift Plans and other specific and specialized training. Analyzes project plans, specifications and construction methods to determine accident exposures and develop specific countermeasures for the prevention of accidents.

1.15.2 Job Qualifications:

Strong oral and written communication skills, experience with standard computer and Microsoft office applications; excellent organizational skills, including scheduling, time management, and the ability to multitask and meet established deadlines.

Safety Specialist I: This position requires an Associate’s Degree and 2 years of experience or any equivalent combination of education and experience.

Safety Specialist II: This position requires a Bachelor’s degree in Safety, Industrial Hygiene, a Physical Science, Engineering, or a related field and at least 5 years’ experience performing occupational safety and health work, or any equivalent combination of education and experience.

1.16 Specialist, Support III

1.16.1 Job Duties:

Under limited supervision applying comprehensive program knowledge and subject matter expertise, provide program advisory support including detailed, comprehensive analysis interpreting technical and programmatic elements to prepare routine and non-routine documentation, program presentations and briefings, and program management reports. Maximo software is the major program used in providing information regarding lifecycle and maintenance management for various assets used in supporting customers.

1.16.2 Job Qualifications:

This position requires a high school diploma or equivalent and computer related field of experience and 8-10 years of job related experience or any equivalent combination of education and experience. Good written communication skills; working knowledge of word-processing and integrated software applications; Maximo software; organizational skills and ability to perform detail-oriented work are required.

1.17 Supervisor I, II, III

1.17.1 Job Duties:

Under general supervision, may perform and/or lead a crew of maintenance specialists, generalists and/or custodial employees performing a variety of operational projects and technical services in one or more skilled areas including mechanical, machining, electrical/electronic, carpentry, hydraulics, etc. Plans, selects, and prepares layouts required of materials for installation, service and/or repair work. Provides direction and works from drawings, schematics, blueprints, job layouts or verbal instructions and operate a variety of tools and machines incidental to operations. Ensures facility and equipment is maintained and repairs performed, also ensures appropriate maintenance documentation is completed and filed. Ensures project status and/or general maintenance performance is documented and reported to customer and Site
Manager on a timely and consistent basis. May be required to make recommendations regarding structural modifications required for installation, repair, replacement or maintenance of all assigned equipment. Ensures compliance to all city, state, and federal license and certification requirements. Maintains and submits all records and documents to proper authorities. Performs reviews on all work and assures all personnel perform work in accordance with established safety procedures. Responsible for providing work direction, orientation, training and work review/inspection for assigned personnel. May be required to be on call 24/7 to provide telephone assistance as well as emergency response to the facility. Performs other duties as required.

1.17.2 Job Qualifications:

Supervisor I: This position requires a high school diploma or equivalent and 3-5 years related experience or any equivalent combination of education and experience.

Supervisor II: This position requires an associate degree with 4-6 years’ experience or any equivalent combination of education and experience in the facility maintenance trades, with 2 years prior supervisor experience. Environmental and Hazardous Waste Training preferred.

Supervisor III: This position requires a Bachelor’s degree with 6-8 years relevant experience or any equivalent combination of education and experience in the facility maintenance trades, with 4 years prior supervisor experience. Environmental and Hazardous Waste Training preferred.
## Part 4 – YEI Pricing Section

<table>
<thead>
<tr>
<th>Labor Category</th>
<th>Year One 2018</th>
<th>Year Two 2019</th>
<th>Year Three 2020</th>
<th>Year Four 2021</th>
<th>Year Five 2022</th>
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<tbody>
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<td>Administrative Support</td>
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<td>$71.75</td>
<td>$74.84</td>
<td>$78.06</td>
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** *SCA labor category**
The SCA is applicable to this contract and includes SCA applicable labor categories. The prices for the cited SCA labor category is based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCA matrix and above. The prices offered are based on the preponderance of where work is performed and should the contractor perform in an area with lower SCA rates, resulting in lower wages being paid, the task order prices will be discounted accordingly.