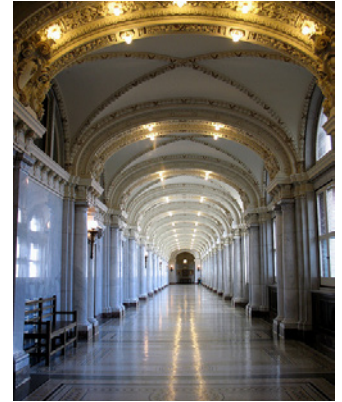




O'Connor
Construction
Management, Inc.

U.S. General Services Administration

Professional Engineering Services



Contract No. GS-23F-0327P

Federal Supply Class: 871-7

Contract Period: 08 July 2004 - 07 July 2019



Schedule
Contract GS-23F-0327P

EXECUTIVE SUMMARY

The United States General Services Administration (GSA) has awarded O'Connor Construction Management, Inc., a Federal Acquisition Service Schedule to provide Professional Engineering Services (PES). Our contract number is GS-23F-0327P.



O'Connor provides Construction Management services at all phases of a typical project and Recovery Purchasing, including:

- Construction Management (871-7)
- Construction Management – Recovery Purchasing (871-7RC)

Our services include every aspect of construction management and consulting, including:

- Program Management
- Project Management
- Construction Management
- Risk Prevention and Analysis
- Inspection and Quality Assurance
- Cost Estimating (Independent Government Estimates)
- Critical Path Method (CPM) Scheduling
- Constructability and Design Review
- Value Engineering
- Claims and Litigation Support
- Market Studies
- Building Information Modeling (BIM) Support

Size Classification

Under 236220 (Construction Management) and 541330 (Engineering), O'Connor qualifies as a Small Business. O'Connor is also registered as a Veteran-Owned Small Business and Service-Disabled Veteran-Owned Small Business.

Contract Administrator



Tom Strandberg, CCP, PSP, PMP, LEED AP BD+C, Vice President
6110 Executive, Blvd, Suite 440
Rockville, MD 20852
202.299.0530
tstrandberg@ocmi.com



Alternate Point of Contact
Ciaran O'Connor, Chairman
8851 Research Drive
Irvine, CA 92618
949.476.2094
ciaran@ocmi.com



EXECUTIVE SUMMARY

About O'Connor Construction Management, Inc.

Founded in 1982 as a cost consulting company, O'Connor is a leading full-service PM/CM firm in the public marketplace. Regardless of geographic location, O'Connor provides thorough, expert cost management services for the U.S. General Services Administration and their tenant agencies. Headquartered in Orange County, CA, we have branch offices in:

- Las Vegas, NV
- Oakland, CA
- Rockville, MD
- San Diego, CA
- San Francisco, CA

Since our inception, we have provided construction management and consulting services for more than 7,000 jobs worldwide, including hundreds of U.S. Federal Government projects. Our work includes every conceivable type of building facility and civil infrastructure project.

Specialized Federal Experience

Through our experience with GSA, we are especially knowledgeable of the following standards, technologies, processes, and concepts:

- Leadership in Energy & Environmental Design (LEED)
- High Performance Building
- Building Information Modeling (BIM)
- Federal Standards, Codes, and Design Guidelines
- CMc (Construction Manager as constructor) Delivery
- Design-Build Delivery
- Commissioning (CxA)
- U.S. Courthouses, Federal Buildings, and Land Ports of Entry
- Electronic Project Management systems (ePM)

Clearances

O'Connor possesses a favorable U.S. Department of Energy Foreign Ownership, Control or Interest (FOCI) determination. Individual employees hold various clearances, including Top Secret and HSPD-12.



PROJECT EXPERIENCE



O'Connor is a leading full-service project and construction management firm with experience on more than 7,000 jobs worldwide, including hundreds of U.S. Federal Government projects. What sets O'Connor apart from other firms is our more than 34 year history of mitigating cost-associated risk—from planning through post-construction.

In 2004, O'Connor was awarded a GSA schedule contract (PES 871) to provide on-call project and construction management and cost consulting services for U.S. Government projects. Through this contract we have provided services including construction management, market studies, cost consulting and schedule management for a variety of projects including:



- GSA Nationwide Estimating ID/IQ, Various Locations
- GSA, Region 2: Federal Public Defender's Relocation, Newark, NJ
- GSA, Region 4: Federal Building & Courthouse, Tuscaloosa, AL
- GSA, Region 7: New U.S. Land Port of Entry, Donna, TX
- GSA, Region 7: New U.S. Land Port of Entry, McAllen, TX
- GSA, Region 9: 50 UN Plaza, Phase 2 Renovation, San Francisco, CA
- GSA, Region 9: Calexico West LPOE Renovation, Calexico, CA
- GSA, Region 9: Central California Field Office, San Jose & Menlo Park, CA
- GSA, Region 9: Fresno Courthouse Space Consolidation
- GSA, Region 9: John E. Moss Federal Building, DOI TI, Sacramento, CA
- GSA, Region 9: Parking Lot Rehabilitation, Sacramento, CA
- GSA, Region 9: Phillip Burton FBCH Infrastructure Projects, San Francisco, CA
- GSA, Region 9: Renovations at Chet Holifield & Santa Ana Federal Buildings, Laguna Niguel & Santa Ana, CA
- GSA, Region 9: Staff Augmentation, San Francisco, CA
- GSA, Region 9: U.S. Land Port of Entry, San Ysidro, CA



CONTRACT DETAILS

1 Special Item Numbers (SINs)

SINs awarded under this contract include:

- Construction Management (871-7)
- Construction Management – Recovery Purchasing (871-7RC)

For all SINs, our labor category rates are as follows. These rates include the 0.75% Industrial Funding Fee (IFF).

Labor Category descriptions, experience, and education are found on the following page.

LABOR CATEGORIES	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
	7/8/2014 - 7/7/2015	7/8/2015 - 7/7/2016	7/8/2016 - 7/7/2017	7/8/2017 - 7/7/2018	7/8/2018 - 7/7/2019
Construction Executive	\$189.32	\$192.73	\$196.19	\$199.73	\$203.32
Program Manager	\$163.00	\$165.93	\$168.92	\$171.96	\$175.06
Project Manager	\$141.24	\$143.78	\$146.37	\$149.00	\$151.68
Construction Manager 1	\$128.78	\$131.09	\$133.45	\$135.86	\$138.30
Construction Manager 2	\$124.62	\$126.87	\$129.15	\$131.48	\$133.84
Construction Manager 3	\$114.93	\$117.00	\$119.11	\$121.25	\$123.43
Project Engineer 1	\$85.16	\$86.69	\$88.25	\$89.84	\$91.45
Project Engineer 2	\$69.23	\$70.48	\$71.75	\$73.04	\$74.36
Estimator 1	\$153.00	\$155.75	\$158.56	\$161.41	\$164.32
Estimator 2	\$128.00	\$130.30	\$132.65	\$135.04	\$137.47
Scheduler 1	\$153.00	\$155.75	\$158.56	\$161.41	\$164.32
Scheduler 2	\$128.00	\$130.30	\$132.65	\$135.04	\$137.47
Constructibility Reviewer	\$153.00	\$155.75	\$158.56	\$161.41	\$164.32
Claims Specialist	\$163.00	\$165.93	\$168.92	\$171.96	\$175.06
Inspector	\$113.00	\$115.03	\$117.10	\$119.21	\$121.36

SCA Applicability Statement: PES

The service contract act (SCA) is applicable to this contract as it applies to the entire professional engineering services (PES) schedule and all services provided. While no specific labor categories have been identified as being subject to SCA due to exemptions for professional employees (FAR 22.1101, 22.1102 And 29 CRF 541.300), This contract still maintains the provisions and protections for SCA eligible labor categories. If and/or when the contractor adds SCA labor categories/employees to the contract through the modification process, the contractor must inform the contracting officer and establish an ACA matrix identifying the GSA labor category titles, the occupational code, SCA labor category titles and the applicable WD number. Failure to do so may result in cancellation of the contract.



CONTRACT DETAILS

LABOR CATEGORY	DESCRIPTION	EXPERIENCE	EDUCATION
Construction Executive	This individual provides high-level management services on a full- or part-time basis from a company office, with periodic site and GSA office visits. The Construction Executive is an individual authorized to bind the firm contractually with the Government.	20+ years	B.S. degree in Architecture, Engineering, or Construction Management
Program Manager	Maintain program and project budgets; develop procedures; coordinate master planning efforts; set up contracts, accounting systems, budget, and staff; supervise design and project management staff; review and approve all invoices, contracts, and amendments, and gain authorizations from Owner for expenditures. Duties would include all aspects of estimating, scheduling, constructability analysis, value engineering, project management, and construction management.	15+ years	B.S. degree in Architecture, Engineering, or Construction Management
Project Manager	Manage all project aspects, from design through post-construction; maintain project budget and schedule; ensure constructability; provide on-site supervision; provide construction phase cost, schedule, and quality controls; act as intermediary between Owner, Design Professional, and Contractor(s). Provide estimates, review schedules, process project documents (change orders, requests for information, submittals, etc.), conduct meetings, and mitigate claims by proactively addressing potential issues and conflicts.	15+ years	B.S. degree in Architecture, Engineering, or Construction Management
Construction Manager 1	Provide on-site Owner's advocate/representative services for major (larger than \$10 million) capital outlay projects; manage all aspects of cost, schedule, and document control; use applicable project management software applications; manage support staff. Provide estimates, review schedules, process project documents (change orders, requests for information, submittals, etc.), conduct meetings, and mitigate claims by proactively addressing potential issues and conflicts.	15+ years	B.S. degree in Architecture, Engineering, or Construction Management



CONTRACT DETAILS

LABOR CATEGORY	DESCRIPTION	EXPERIENCE	EDUCATION
Construction Manager 2	Provide on-site Owner's advocate/representative services for mid-sized (\$5-\$10 million) capital outlay projects; manage all aspects of cost, schedule, and document control; use applicable project management software applications; manage support staff. Provide estimates, review schedules, process project documents (change orders, requests for information, submittals, etc.), conduct meetings, and mitigate claims by proactively addressing potential issues and conflicts.	10+ years	B.S. degree in Architecture, Engineering, or Construction Management
Construction Manager 3	Provide on-site Owner's advocate/representative services for small (\$1-5 million) capital outlay projects; manage all aspects of cost, schedule, and document control; use applicable project management software applications; manage support staff.	7+ years	B.S. degree in Architecture, Engineering, or Construction Management (preferred)
Project Engineer 1	Take direction from Project/Construction Managers; process documents such as RFIs, change requests, etc.; utilize project management software applications; input data; provide general assistance to Project/Construction Managers.	3+ years	B.S. degree in Architecture, Engineering, or Construction Management (preferred)
Project Engineer 2	Take direction from Project/Construction Managers; process documents such as RFIs, change requests, etc.; utilize project management software applications; input data; provide general assistance to Project/Construction Managers.	1+ years	B.S. degree in Architecture, Engineering, or Construction Management (preferred)
Estimator 1	Manage building and civil estimating projects; manage support staff; provide quantity take-off and pricing for architectural, civil, structural, and MEP trades; research prices; interface with Design Professionals; represent Owner in cost reconciliation meetings; provide value engineering services; provide change order analysis and negotiation services; provide cost support for claims and litigation.	15+ years	B.S. degree in Architecture, Engineering, or Construction Management



CONTRACT DETAILS

LABOR CATEGORY	DESCRIPTION	EXPERIENCE	EDUCATION
Estimator 2	Work under the direction of Estimator 1 to provide quantity take-off, pricing, data input, and arithmetic validation for all building and civil design trades.	8+ years	B.S. degree in Architecture, Engineering, or Construction Management (preferred)
Scheduler 1	Develop phasing plans; evaluate baseline and monthly schedules for contractual compliance; provide support for litigation and claims; possess extensive experience with P6 or other scheduling software; generate design and construction phase schedules; as-built schedules; and Building Information Modeling (BIM).	15+ years	B.S. degree in Architecture, Engineering, or Construction Management
Scheduler 2	Work under the direction of Scheduler 1 to assist in the development of phasing plans; evaluate baseline and monthly schedules for contractual compliance; provide support for litigation and claims; possess extensive experience with P6 or other scheduling software; generate design and construction phase schedules; as-built schedules.	8+ years	B.S. degree in Architecture, Engineering, or Construction Management (preferred)
Constructability Reviewer	Provide constructability and coordination review services for building and civil projects; identify potential areas of Owner exposure and work with Design Professionals to correct errors and omissions; provide backcheck of plans; review all project documentation including plans, specifications, and reports; aid in the reduction of construction-phase change requests and claims.	15+ years	B.S. degree in Architecture, Engineering, or Construction Management
Claims Specialist	Provide expert witness services for cost control, schedule control, and construction management claims; provide depositions to support mediation, litigation, or trial; assist in settlement negotiations with opposing party.	15+ years	B.S. degree in Architecture, Engineering, or Construction Management
Inspector	Provide on-site construction inspection, quality assurance, and quality control. The individual is well-versed in construction means and methods for all building trades, including architectural, civil, structural, and MEP.	15+ years	International Code Council (ICC)



CONTRACT DETAILS

Representative capabilities of our staff include the following task items:

COST CONTROL		871-7	871-7RC
Pre-Construction Estimating	Prepare construction cost estimates throughout the various phases of design (conceptual, schematic, design development, construction document), using required software applications and formats. Provide QTO using 3D BIM models.	✓	✓
Value Engineering	Prepare reports and conduct workshops to reduce project costs, while ensuring that design criteria are met, and that functionality, sustainability, and aesthetics are not compromised. Provide Certified Value Specialists (CVS) as needed.	✓	✓
Construction-Phase Estimating	Provide change order and claim analysis and negotiation on behalf of the Government. Research contractor claims for entitlement, provide valuation, negotiate settlements, and document change orders. Provide claims and litigation support, including expert witness testimony and participation in mediation or other dispute resolution.	✓	✓
SCHEDULE CONTROL		871-7	871-7RC
Master Schedule Development	Generate Critical Path Method (CPM) schedules that represent program or project activities, tasks, and milestones.	✓	✓
Baseline Schedule Review	Review Contractor's baseline construction schedule for accuracy, durations, logic, milestones, etc. Assist with 4D scheduling and model-building / simulation exercises.	✓	✓
Monthly Schedule Reviews	On a monthly (or other regular) basis, review the critical path of the Contractor's CPM schedule to identify and track changes and updates; ensure logic; and make recommendations on the impacts and solutions for real or potential delays.	✓	✓
Delay Impact Analysis	Investigate project delays to determine cause, responsible party, resolutions, cost impacts, and overall schedule impacts. Participate in resolutions with the Owner and Contractor. Provide expert witness services as needed.	✓	✓



CONTRACT DETAILS

QUALITY CONTROL		871-7	871-7RC
Design / Constructability Review	Provide constructability, owner's, and codes & standards reviews of all project documentation, including drawings, specifications, and reports. Analyze documents for errors and omissions, potential change orders and claims, bidability, constructability, functionality, life cycle, schedule, and overall cost. Generate BIM clash detection reports.	✓	✓
Bid Analysis	Review legitimacy of Contractor bid for compliance with project documents, budget, proposed schedule, exclusions, and available Contractor resources to accomplish the work.	✓	✓

MANAGEMENT		871-7	871-7RC
Program Management	Provide management for multiple projects in design and construction; maintain program and project budgets and schedules; establish standard operating procedures; ensure program compliance with Owner's specifications, budget, and schedule.	✓	✓
Project Management	Assume responsibility for the successful design and construction of a single project.	✓	✓
Construction Management	Provide on-site Owner's Representative services with regards to cost, schedule, and document controls.	✓	✓
Inspection	Verify that materials and method conform to specifications and all applicable Federal, State, and Local codes.	✓	✓



CONTRACT DETAILS

2	Maximum Order	The maximum order that can be placed under the provisions of this contract is \$1,000,000.00.
3	Minimum Order	The minimum order that can be placed under the provisions of this contract is \$100.00.
4	Geographic Coverage	O'Connor will provide services to any domestic location, including CONUS, AK, HI, and PR.
5	Point of Production	Services will be provided at any O'Connor location or Government job site.
6	Discounts	The rates listed above are 2% less than our standard commercial rates.
7	Quantity Discount	<ul style="list-style-type: none"> a. 1% discount on task orders over \$250,000. b. 2% discount on task orders over \$500,000.
8	Prompt Payment Discount	<ul style="list-style-type: none"> a. 1% discount for prompt payment (NET 15).
9	Government Purchase Card	O'Connor will accept the government purchase card for all purchases.
10	Foreign Origin	No services are of foreign origin.
11	Delivery	Delivery times are determined at time of purchase.
12	F.O.B.	F.O.B. Destination
13a	Ordering Address	6110 Executive Blvd, Suite 440 Rockville, MD 20852 p: 202.299.0530 f: 202.747.7510 Email: tstrandberg@ocmi.com POC: Tom Strandberg
13b	Ordering Procedures	Ordering Procedures can be found at the GSA Schedules homepage. (www.gsa.gov/schedules).
14	Payment Address	P.O. Box 51000 Irvine, CA 92619 p: 949.476.2094 f: 949.476.8294 Email: jsingletary@ocmi.com POC: Jeanette Singletary
15	Warranty Provisions	Not applicable.
16	Export Packing Charges	Not applicable.
17	Terms and conditions of Government Purchase Card Acceptance	Terms and conditions of Government Purchase Card Acceptance.



CONTRACT DETAILS

18	Terms and conditions rental	Not applicable.
19	Terms and conditions installation	Not applicable.
20	Terms and conditions repair or any other services	Not applicable.
21	List of services and distribution points	Not applicable.
22	List of participating dealer	Not applicable.
23	Preventative Maintenance	Not applicable.
24	Special attributes or EIT compliance	Not applicable.
25	Data Universal Number System (DUNS) Number	O'Connor's DUNS number is 108734468.
26	System for Award Management (SAM)	O'Connor Construction Management, Inc., is presently registered in the SAM (consolidation of CCR, ORCA, and EPLS).

