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 GSA Advantage® is: GSAAdvantage.gov.

Multiple Award Schedule

Category Attachment Code: H
Title: Professional Services
H09. Technical and Engineering Services (Non IT) Subcategory
FSC/PSC Codes: R425; F999

Contract number: 47QRAA22D009Z
For more information on ordering from Federal Supply Schedules go to the GSA Schedules page at GSA.gov.
Contract period: May 17, 2022 – May 16, 2027

Property Condition Assessments, LLC

Contractor: Property Condition Assessments, LLC
450 Apollo St Ste E
Brea, CA 92821
Phone: 661-618-7704
UEI: HBJPH6AJVCJ2
Web Site: www.pcallc.com

Contract administration source (if different from preceding entry).

<table>
<thead>
<tr>
<th>NAMES &amp; TITLE</th>
<th>TELEPHONE NUMBERS</th>
<th>E- MAIL ADDRESSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dania Driggs Phillips &amp; Executive Vice President</td>
<td>661-618-7704</td>
<td><a href="mailto:dphillips@pcallc.com">dphillips@pcallc.com</a></td>
</tr>
</tbody>
</table>

Business size: Small, SBA Certified Small Disadvantaged business

For more information on ordering from Federal Supply Schedules go to the GSASchedules page at GSA.gov.

Prices Shown Herein are Net (discount deducted)
CUSTOMER INFORMATION

1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s).

<table>
<thead>
<tr>
<th>SINs</th>
<th>SIN Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>541620</td>
<td>Environmental Consulting Services</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Engineering Services</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.

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.

Labor category descriptions attached at end of the document

2. Maximum order: $1,000,000

3. Minimum order: $100

4. Geographic coverage (delivery area). Domestic 48 States, DC.

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

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

7. Quantity discounts. None

8. Prompt payment terms. Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions. Net 30 days

9. Foreign items (list items by country of origin). Not Applicable

10a. Time of delivery. (Contractor insert number of days.) Contact Contractor or To Be Determined at the Task Order level

10b. Expedited Delivery. Items available for expedited delivery are noted in this price list. Contact Contractor or To Be Determined at the Task Order level

10c. Overnight and 2-day delivery. Contact Contractor or To Be Determined at the Task Order level
10d. Urgent Requirements. Contact Contractor or To Be Determined at the Task Order level

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

12a. Ordering address(es). Same as company Address

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(es). Payment Address

14. Warranty provision. Standard Commercial Warranty Terms & Conditions

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). Not Applicable

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. HBJPH6AJVCJ2

24. Notification regarding registration in System for Award Management (SAM) database. Contractor registered and active in SAM.

Final Pricing: The rates shown below include the Industrial Funding Fee (IFF) of 0.75%.
Service Contract Labor Standards: The Service Contract Labor Standards (SCLS), formerly known as the Service Contract Act (SCA), is applicable to this contract as it applies to the entire Multiple Award Schedule (MAS) and all services provided. While no specific labor categories have been identified as being subject to SCLS/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 SCLS/SCA eligible labor categories. If and / or when the contractor adds SCLS/SCA labor categories to the contract through the modification process, the contractor must inform the Contracting Officer and establish a SCLS/SCA matrix identifying the GSA labor category titles, the occupational code, SCLS/SCA labor category titles and the applicable WD number. Failure to do so may result in cancellation of the contract.

<table>
<thead>
<tr>
<th>SIN</th>
<th>Proposed Labor Category</th>
<th>Proposed GSA Price With IFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>541330ENG; 541620</td>
<td>Principal</td>
<td>$299.24</td>
</tr>
<tr>
<td>541330ENG; 541620</td>
<td>Project Manager</td>
<td>$184.53</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Senior Architectural Assessor</td>
<td>$164.58</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Senior Licensed Architect</td>
<td>$184.53</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Senior MEP Systems Assessor</td>
<td>$164.58</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Mechanical Engineer (P.E.)</td>
<td>$184.53</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Electrical Engineer (P.E.)</td>
<td>$184.53</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Structural Assessor</td>
<td>$164.58</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Structural Engineer (S.E.)</td>
<td>$224.43</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Roofing Professional</td>
<td>$144.63</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Waterproofing Professional</td>
<td>$184.53</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Vertical Transportation Assessor</td>
<td>$164.58</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Field/Unit Assessor</td>
<td>$84.79</td>
</tr>
<tr>
<td>541330ENG</td>
<td>Curtain Wall/Exteriors Assessor</td>
<td>$164.58</td>
</tr>
<tr>
<td>541620</td>
<td>Environmental Assessor</td>
<td>$144.63</td>
</tr>
<tr>
<td>541620</td>
<td>Senior Environmental Scientist</td>
<td>$184.53</td>
</tr>
<tr>
<td>541620</td>
<td>Senior Geologist</td>
<td>$224.43</td>
</tr>
<tr>
<td>541330ENG; 541620</td>
<td>Quality Assurance Manager - Technical</td>
<td>$189.52</td>
</tr>
<tr>
<td>541330ENG; 541620</td>
<td>Quality Assurance Manager - Production</td>
<td>$109.72</td>
</tr>
<tr>
<td>541330ENG; 541620</td>
<td>Production Manager</td>
<td>$87.78</td>
</tr>
</tbody>
</table>
Labor Categories

Principal
Functional Responsibilities: Oversees, manages all company business and operations
Minimum Education Requirements: Bachelors
Minimum Experience Requirements: Twenty five (25) years’ experience

Project Manager
Functional Responsibilities: Oversees, manages project-specific operations including staffing, technical procedures and reporting, findings of project team, report production, quality assurance and customer relations.
Minimum Education Requirements: Bachelors
Minimum Experience Requirements: Twenty (20) years’ experience

Senior Architectural Assessor
Functional Responsibilities: Assesses, evaluates, and reports on existing condition of architectural systems of subject property, including site components, building exteriors, roofs, interiors, ADA regulations, and other local and national codes.
Minimum Education Requirements: Bachelors
Minimum Experience Requirements: Twenty (20) years’ experience

Senior Licensed Architect
Functional Responsibilities: Assesses, evaluates, and reports on existing condition of architectural systems of subject property, including site components, building exteriors, roofs, interiors, ADA regulations, and other local and national codes.
Minimum Education Requirements: Bachelors
Minimum Experience Requirements: Twenty (20) years’ experience
Required Licenses or Certifications: Registered Architect (RA)

Senior MEP Systems Assessor
Functional Responsibilities: Assesses, evaluates, and reports on existing condition of mechanical, electrical, plumbing, fire/life safety systems of subject property, including applicable local, state, and national codes.
Minimum Education Requirements: Associates
Minimum Experience Requirements: Fifteen (15) years’ experience

Mechanical Engineer (P.E.)
Functional Responsibilities: Assesses, evaluates, and reports on existing condition of mechanical, plumbing, fire/life safety systems of subject property, including applicable local, state, and national codes.
Minimum Education Requirements: Bachelors
Minimum Experience Requirements: Fifteen (15) years’ experience
Required Licenses or Certifications: P.E.

Electrical Engineer (P.E.)
Functional Responsibilities: Assesses, evaluates, and reports on existing condition of electrical, fire/life safety systems of subject property, including applicable local, state, and national codes.
Minimum Education Requirements: Bachelors
Minimum Experience Requirements: Fifteen (15) years’ experience
Required Licenses or Certifications: P.E.

Structural Assessor
Functional Responsibilities: Assesses, calculates, and reports on existing condition of facility structural and seismic components, including structural performance for maximum probable seismic event, and applicable local, state, and national codes.
Minimum Education Requirements: Bachelors
Minimum Experience Requirements: Fifteen (15) years’ experience

Structural Engineer (S.E.)
Functional Responsibilities: Assesses, calculates, and reports on existing condition of facility structural and seismic components, including structural performance for maximum probable seismic event, and applicable local, state, and national codes.
Minimum Education Requirements: Bachelors
Minimum Experience Requirements: Fifteen (15) years’ experience
Required Licenses or Certifications: S.E.

Roofing Professional
Functional Responsibilities: Assesses, evaluates, and reports on existing condition of facility roofing systems and components.
Minimum Education Requirements: High School
Minimum Experience Requirements: Ten (10) years’ experience

Waterproofing Professional
Functional Responsibilities: Assesses, evaluates, and reports on existing condition of facility envelope systems, including façade, windows, doors, curtain walls, and roofing components. Minimum Education Requirements: Associates
Minimum Experience Requirements: Fifteen (15) years’ experience

Vertical Transportation Assessor
Functional Responsibilities: Assesses, evaluates, and reports on existing condition of facility conveyance systems, including elevators, escalators, dumbwaiters and related components.
Minimum Education Requirements: Associates
Minimum Experience Requirements: Fifteen (15) years’ experience

Field/Unit Assessor
Functional Responsibilities: Observes and reports on existing condition of unit interiors, including space configurations, architectural finishes, appliance inventories, plumbing, electrical, and fire/life-safety inventories, and moisture intrusion.
Minimum Education Requirements: High School
Minimum Experience Requirements: Five (5) years’ experience

Curtain Wall/Exteriors Assessor
**Functional Responsibilities:** Assesses, evaluates, and reports on existing condition of facility envelope systems, including façades, exterior panels, windows, and curtain walls.

**Minimum Education Requirements:** Associates

**Minimum Experience Requirements:** Fifteen (15) years’ experience

---

**Environmental Assessor**

**Functional Responsibilities:** Reviews existing environmental assessments/investigations and asbestos assessment/abatement reports to become familiar with the scope of any previous environmental assessments; performs visual reconnaissance of subject site and adjacent properties to identify indications of site contamination resulting from exposure to hazardous materials or hazardous wastes; conducts records review to establish history of site to assess potential for hazardous waste issues; reviews relevant fire department records and the leaking underground storage tank (LUST) list prepared by local Regional Water Quality Control Board (RWQCB) to identify known USTs on, or in vicinity of, subject property which may expose the site to soil and/or groundwater contamination; reviews relevant local, state, and federal regulatory agency databases to identify hazardous waste sites, hazardous waste generators, and treatment, storage, and disposal facilities on or within search radius of up to one mile around site to characterize any impact on Subject Property; conducts review of 50-year Chain of Title, to be provided by the Client, if available; reports findings, including environmental characterization, site history and surrounding land uses, description of environmentally sensitive receptors in vicinity of site, summary of relevant regulatory compliance issues, references used, an opinion regarding the potential/presence of significant environmental contamination, and any recommendations for further study.

**Minimum Education Requirements:** Bachelors

**Minimum Experience Requirements:** Ten (10) years’ experience

---

**Senior Environmental Scientist**

**Functional Responsibilities:** Conducts and interprets scientific studies and research for environmental analyses; collects environmental, regulatory, and scientific samples by following data collection procedures and protocols; analyzes and interprets scientific data to extract or identify key issues and draw conclusions; reads and evaluates written documents of varying levels of complexity for consistency with goals, policies, and procedures of environmental programs; exercises sound judgment when making decisions in accordance with program or goals and objectives; and writes complex scientific and technical documents (e.g., reports, project summaries, program status reports, etc.) to clearly communicate methods, analyses, findings, and recommendations.

**Minimum Education Requirements:** Bachelors

**Minimum Experience Requirements:** Ten (10) years’ experience

---

**Senior Geologist**

**Functional Responsibilities:** Monitors, evaluates, and makes recommendations regarding laws, codes, regulations, and proposed legislation as they apply to related job duties and responsibilities; directs preparation of plans, specifications, reports and estimates for various geological and hydrogeological
projects; conducts and reviews complex investigations pertaining to existing and potential geological and hydrogeological hazards and conditions; conducts and analyzes results of laboratory analysis of rocks, minerals and ground water samples; supervises lower level professional, technical and sup-professional personnel.

**Minimum Education Requirements:** Bachelors

**Minimum Experience Requirements:** Fifteen (15) years’ experience

Required Licenses or Certifications: Geologist

**Quality Assurance Manager - Technical**

**Functional Responsibilities:** From technical experience and disciplinary expertise, reviews, qualifies, edits, and generally scrutinizes technical content in work product.

**Minimum Education Requirements:** Bachelors

**Minimum Experience Requirements:** Twenty (20) years’ experience

**Quality Assurance Manager - Production**

**Functional Responsibilities:** Reviews, edits, and coordinates project deliverables and work product.

**Minimum Education Requirements:** Bachelors

**Minimum Experience Requirements:** Ten (10) years’ experience

**Production Manager**

**Functional Responsibilities:** Manages all aspects of work product production, including reports and other project documentation.

**Minimum Education Requirements:** Bachelors

**Minimum Experience Requirements:** Five (5) years’ experience