



U.S. General Services Administration, McCoy Federal Building Modernization
Jackson, Mississippi



Tren Urbano Technical Support Services
San Juan, Puerto Rico



Tennessee Department of General Services, Cordell Hull State Office Building Renovation
Nashville, Tennessee



U.S. Army Corps of Engineers/ U.S. Air Force Tri-Service Research Laboratory
San Antonio, Texas



California Department of General Services, Sacramento Central Utility Plant
Sacramento, California

GENERAL SERVICES ADMINISTRATION Federal Supply Service

Authorized Federal Supply Schedule Price List

Professional Services Schedule for
SIN 871-7: Construction Management and Engineering Consulting Services Related to Real Property

Corporate Contract Number GS00F332GA

Contract Period: 8/16/2017 - 8/15/2022

Business Size: Other than Small Business

Curtis Elswick
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Skanska Overview

Founded in 1887, Skanska has long been a global force in development and construction. We are a Fortune 500 company that is signatory to the UN Global Compact, is ISO 14001 and OHSAS 18001 Certified, and is one of the nation's and world's most reputable and financially stable providers of construction management services. With approximately 10,000 employees working out of 31 offices in the U.S., Skanska managed approximately \$6.7 billion in construction volume in 2016 in the U.S.

Skanska provides world-class construction management services to a broad range of clients across the U.S., including the federal government; state and local governments; school districts; aviation and transportation agencies; water authorities; energy companies; higher educational and healthcare institutions; corporations; sports and entertainment companies; cultural institutions, and non-profit organizations. We have successfully managed virtually every project type in the construction industry.

Skanska offers an unsurpassed level of service because its staff has immediate access to Skanska's world of resources in such areas as cost estimating, permitting/codes, scheduling, Building Information Modeling, environmental health and safety, sustainable design, and commissioning. Skanska is called upon by clients to manage fit-outs, building systems upgrades, renovations, and new construction projects and programs. For these projects, we offer complete construction management services, where we serve as an extension of staff to our clients, overseeing the entire planning, design, and construction process. As your advisor and advocate at every step, we enable you to maintain direct control over your project and allow you to stay focused on the day-to-day responsibilities of running your organization. Our involvement consistently optimizes project outcomes, and our commitment to performance excellence extends to all projects regardless of size and complexity.



Roanoke Regional Airport Commission, Multiple Projects
Roanoke, Virginia



FLETC Building 76 Counter, Terrorism Training Facility
Glynn, Georgia



King County, Washington Courthouse Renovation
Seattle, Washington

Our GSA Schedule Contract

Ordering is easy and open to all Federal agencies and state and local government agencies in the continental US, Puerto Rico, the District of Columbia as well as other selected agencies such as World Bank, IMF, Peace Corps, UN, and NATO.

Skanska's General Services Administration's (GSA) Federal Supply Schedule Contract helps Federal agencies obtain commercial services faster easier, more efficiently, and cos effectively. Under this program, GSA has established a Professional Services Schedule (PSS) to provide Federal agencies with a fast, efficient way to address your environmental, construction, and management needs. GSA has reviewed Skanska's capabilities, negotiated the rates, and prequalified Skanska to provide a wide variety of services. Federal agencies place orders directly with the schedule contractor (i.e., Skanska), who in turn makes deliveries directly to the customer. The following are examples of specific advantages of using the Skanska PSS Schedule:

- Competition requirements have been met (FAR 6.102(d)(3))
- Prices have been determined to be fair and reasonable
- All applicable regulations apply; including small business set aside determination (see FAR 19.502-1)
- The customer and Skanska have a direct relationship; there is no transfer of funds to GSA
- GSA customers select the schedule holder based on best value or other means
- Volume discount pricing saves money
- A teaming arrangement allows a total solution approach to customer needs
- Blanket Purchase Agreements can be used to tailor services to customers' needs

Professional Engineering Solutions

Professional Engineering Solutions, SIN 871-7 is designed to provide a full range of Construction Management (CM) and related engineering consulting. This includes design consultations and professional advisory services to the customer agency.

SIN 871-7: Construction Management and Engineering Consulting Services Related to Real Property

Services provided under this SIN include but are not limited to:

Project management and related professional services specifically pertaining to real property. Skanska assumes the position of professional adviser to the customer agency. Customer agencies may utilize Skanska as the principal agent to advise or manage the process over the project regardless of the project delivery method used. Construction management services include, but are not limited to:

- | | |
|---|--------------------------------|
| ▪ Project Scope Definition | ▪ Design Phase Support |
| ▪ Master Project Budget & Schedule Development And Management | ▪ Procurement Support |
| ▪ Project Controls Systems Development And Management | ▪ Cash-Flow Analysis |
| | ▪ Architect/Engineer Selection |

- Design Review
- Estimating & Value Management
- Constructability Review
- Permitting Assistance
- Contractor Selection
- Construction Planning
- Safety/Security Planning
- Contract Negotiations
- Direct Oversight Of Construction Work
- Quality Assurance
- Safety Evaluations
- Shop Drawing Reviews
- Submittal Reviews
- Witnessing Acceptance Tests Of Equipment And Systems
- Construction Schedule Management
- Change Order Management
- Pay Application Review
- Commissioning Management
- Punchlist And Closeout Management
- Ff&E Coordination
- Construction Claims Support
- Post-Construction Engineering Services
- Building Information Modeling
- Reporting & Communications Management
- Sustainability Planning
- Cost Benchmarking Studies
- Lean Training
- Asset Management Services
- Research Studies
- Modeling And Analysis
- Loss Investigation
- Facility Surveys
- Risk Mitigation Strategy Development Or Reviews.

1. SIN Awarded Under this Contract: SIN 871-7 Construction Management and SIN 871-7RC Disaster Recovery.

2. Maximum Order: The total dollar value if any order placed under this contract will be \$1,000,000.

3. Minimum Order: \$100.00

4. Geographic Coverage: This contract covers deliveries in the continental United States.

5. Point of Production: Government Site or Skanska's corporate office.

6. Discounts: No further Discounts are given on this Special Government Pricing.

7. Quantity discount: 0.50% for orders exceeding \$1,000,000.

8. Prompt Payment discount: No Prompt Payment discount is given.

9. Government Purchase Card: Skanska will accept the Government Purchase Card for Micro purchases only.

10. Foreign Origin: No services are of foreign origin.

11. Delivery: Delivery times are determined at time of purchase.

12. F.O.B.: Destination

13.a. Ordering Address:

700 King Farm Boulevard, Suite 200
Rockville, MD 20850
Attn: Curtis Elswick
curtis.elswick@Skanska.com

13.b. Ordering Procedures: Ordering Procedures, information on Blanket Purchase Agreements (BPAs), and a sample BPA can be found at the GSA/FSS Schedule homepage ([fss.gsa/schedule](https://fss.gsa.gov/schedule)).

14. Payment Address: Payment is to be made to Skanska, 14776 Collections Center Dr., Chicago, IL 60693. Skanska also accepts electronic funds transfers (EFT). Further information about EFT is available upon request.

15. Warranty Provisions: NA

16. Export Packing Charges: These will be addressed on a case by case basis.

17. Terms and conditions of Government purchase card acceptance: No special terms or conditions apply.

18. Terms and conditions rental: NA

19. Terms and conditions installation: NA

20. Terms and conditions repair or any other services: NA

21. List of services and distribution points: NA

22. List of participating dealers: NA

23. Preventative Maintenance: NA

24. Special attributes or EIT compliance: NA

25. Data Universal Number System (DUNS) number: 13-473-3265

26. Notification regarding registration in The System for Award Management: Skanska is registered in SAM.

“The Service Contract Act (SCA) is applicable to this contract and as it applies to the entire Professional Services 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 CFR 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 SCA matrix identifying the GSA labor category titles, the occupational code, SCA labor category titles and applicable wage determination (WD) number. Failure to do so may result in cancellation of the contract.”

LABOR CATEGORY DESCRIPTIONS

The following descriptions define each category for Professional Engineering Services (PES) offered under the SINs.

1. Construction Project Executive

| | |
|---------------------------|---|
| Minimum experience | Minimum of 15 years' experience with complex engineering or technical efforts that have multiple phases of an engineering discipline with hands-on experience in direct supervision of major efforts in the analysis, design, development, integration, training, testing, documentation, and implementation of complex systems. |
| Functional responsibility | Provides overall management and accomplishment of construction management activities. Plans and coordinates all primary and support activities to ensure all goals and objectives are met with control of project schedule and budget. Performs management responsibilities to fulfill development to closeout activities for multiple complex projects. Serves as a primary customer contact and a liaison between the client and contractors for contracting, management, and technical issues. |
| Minimum education | Bachelor's degree from an accredited college or university. |

2. Senior Project Manager

| | |
|---------------------------|--|
| Minimum experience | Minimum of 10 years' experience with complex engineering or technical efforts that have multiple phases of an engineering discipline with hands-on experience in direct supervision of major efforts in the analysis, design, development, integration, training, testing, documentation, and implementation of complex systems. |
| Functional responsibility | Implements and uses project management tools to manage tasks, resources, changes, budget, and schedule. Coordinates planning, scoping, design, construction, environmental considerations and direction of a project. Coordinates activities at the senior level and oversees all aspects of projects. Serves as a primary customer contact and a liaison between the client and contractors for contracting, management, and technical issues. Provides direction, guidance and assistance to engineers, consultants, and contractors. Develops construction project standards; approves schedules; supervises personnel; reviews deliverables; ensures quality; reviews scopes of work; communicates purpose; oversees project goals and objectives. |
| Minimum education | Bachelor's degree from an accredited college or university. |

LABOR CATEGORY DESCRIPTIONS (Continued)

The following descriptions define each category for Professional Engineering Services (PES) offered under the SINs.

3. Project Manager

| | |
|---------------------------|---|
| Minimum experience | Minimum of 5 years' experience with engineering or technical efforts that have multiple phases of an engineering discipline with direct supervision of major efforts in the analysis, design, development, integration, training, testing, documentation, and implementation of complex systems. |
| Functional responsibility | Responsible for the overall direction, coordination, implementation, execution, control and completion of specific projects ensuring consistency with company strategy, commitments and goals. Serves as a primary customer contact and a liaison between the client and contractors for contracting, management, and technical issues. Participates in a project team providing financial management services for construction management projects. Performs planning, budgeting, funds monitoring and financial status reporting. LEED/Sustainability Specialists applies specialized knowledge of administrative and contractual practices in the industry to ensure adherence to procedures for processing invoices and contract modifications. |
| Minimum education | Bachelor's degree from an accredited college or university. |

4. Assistant Project Manager

| | |
|---------------------------|--|
| Minimum experience | Minimum of 3 years' experience with engineering or technical efforts that have multiple phases of an engineering discipline with direct supervision of major efforts in the analysis, design, development, integration, training, testing, documentation, and implementation of complex systems. |
| Functional responsibility | Responsible for assisting the assigned Project Manager in the planning, management direction, project completion, client satisfaction, and financial outcome of assigned construction projects. The ideal candidate will be required to assist their assigned Project Manager in coordinating all contractual requirements, design drawings, and project specifications. |
| Minimum education | Bachelor's degree from an accredited college or university. |

LABOR CATEGORY DESCRIPTIONS (Continued)

The following descriptions define each category for Professional Engineering Services (PES) offered under the SINs.

5. Construction Planner/Scheduler 2

| | |
|---------------------------|---|
| Minimum experience | Minimum of 10 years of experience within the particular field or a related area. |
| Functional responsibility | Applies advanced architecture/engineering/construction project management principles (CPM scheduling, risk management, quality control, and contract administration) in a project controls environment. Employs systems applications common in construction management including MS Project, Primavera Project Planner, contract management applications, and MS Office. Serves as a resource in the implementation and use of project management tools to manage tasks, resources, changes, budget, and schedule. Performs a leading role in developing master program schedules and analyzing contractor schedules for delay, acceleration, and compatibility with program. |
| Minimum education | Bachelor's degree from an accredited college or university. |

6. Construction Planner/Scheduler 1

| | |
|---------------------------|--|
| Minimum experience | Minimum of 5 years of experience within the particular field or a related area. |
| Functional responsibility | Supports project team in a project controls environment, employing applications common in construction management (i.e. MS Project, Primavera Project Planner, contract management applications, and MS Office.) Uses project management tools to manage tasks, resources, changes, budget, and schedule. Assists the project team in controlling project schedule, resources, scope and funds on projects. Performs a supporting role in developing project schedules and analyzing contractor schedules for delay, acceleration, and compatibility with program. |
| Minimum education | Bachelor's degree from an accredited college or university. |

LABOR CATEGORY DESCRIPTIONS (Continued)

The following descriptions define each category for Professional Engineering Services (PES) offered under the SINs.

7. Building Information Modeling Manager

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|---------------------------|---|
| Minimum experience | Minimum of 8 years of production experience in design, drafting or engineering. Must have working knowledge of current BIM version. |
| Functional responsibility | Develops Building Information for construction projects. Assists project team with optimizing construction logistics and safety and with identifying clashes between design disciplines. Provides recommendations accordingly, working alongside construction operations personnel. |
| Minimum education | Bachelor's degree from an accredited college or university. Associate's degree plus 3 years' experience can be substituted for bachelor's degree. |

8. Mechanical/Plumbing/Electrical Cost Estimator

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|---------------------------|---|
| Minimum experience | Requires minimum of 8 years of experience as a Mechanical and/or Electrical Estimator with conceptual estimating of mechanical/electrical/plumbing construction; Knowledge of estimating, construction costs, scheduling, purchasing, and engineering principals and techniques, of all general contract and subcontract documents, drawings and specifications. Specific knowledge of Mechanical and Electrical Systems. |
| Functional responsibility | Develop and present accurate and complete estimates based on preliminary and final designs which will provide our customers with high quality solutions at the most competitive cost. |
| Minimum education | Associate's degree from an accredited college or university |

9. Civil/Structural/Architectural Cost Estimator

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|---------------------------|---|
| Minimum experience | Requires 3 years of experience in cost estimating, including but not limited to, estimating, preliminary costing, preparation of bills of quantity and bills of material, quality scopes of work, variation or change order costs and final accounts. |
| Functional responsibility | Assists with estimating, preliminary costing, preparation of bills of quantity and bills of material, quality scopes of work, variation or change order costs and final accounts. |
| Minimum education | Associate's degree from an accredited college or university. |

LABOR CATEGORY DESCRIPTIONS (Continued)

The following descriptions define each category for Professional Engineering Services (PES) offered under the SINs.

10. Commissioning Agent

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|---------------------------|--|
| Minimum experience | Minimum of 8 years of experience in the design, construction and start-up/Commissioning of HVAC, BMS, plumbing, and fire protection systems for retail, commercial, institutional buildings - See more at: http://jobs.ourcareerpages.com/job/95539#sthash.0K6mboIR.dpuf . |
| Functional responsibility | Develops commissioning plans; oversees start-up processes; and prepares check-out verification procedures. Coordinates stakeholders (such as designers, contractors, owner/operator, testing agencies) in the commissioning process. Reviews and confirms acceptability of operations and maintenance documentation for accuracy and completeness. Recommends corrective actions for underperforming or noncompliant systems or materials. Oversees contractor training for owner/operators. Prepares commissioning reports. |
| Minimum education | Bachelor's degree from an accredited college or university. |

11. Project Engineer

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|---------------------------|--|
| Minimum experience | Minimum of 3 years of experience of engineering and management principles, and a knowledge of business procedures, economics, and human behavior. |
| Functional responsibility | Provides leadership and supervision in project coordination and management at any stage of construction projects. Serves as a liaison among planners, designers, contractors and clients to facilitate resolution of design issues. Provides or oversees constructability reviews, pricing/cost reviews and technical and management oversight. Performs office administrative duties including, but not limited to the following: planning meetings; distributing correspondence; ordering office supplies and equipment; managing employee personnel files. Maintains detailed electronic and hard-copy file systems for project specific documents; utilizing electronic collaboration applications; following special procedures related to sensitive project items such as security, contract and financial documents; preparing correspondence and logs. |
| Minimum education | Bachelor's degree from an accredited college or university. |

LABOR CATEGORY DESCRIPTIONS (Continued)

The following descriptions define each category for Professional Engineering Services (PES) offered under the SINs.

12. Construction QA Inspector

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|---------------------------|--|
| Minimum experience | Minimum of 5 years of experience with quality control (quality assurance) experience or equivalent; advance degree desirable. Thorough working knowledge of regulatory agency quality assurance/control activities. |
| Functional responsibility | Works under supervision of superintendent, project manager or construction executive. Mechanical, Electrical, Safety/OSHA Inspectors perform inspection activities and associated reporting and documentation. Checks compliance with specifications, plans, codes and contract documents. Inspects worksites and coordinates with installers to resolve deficiencies. Supports the project team in communication, logistics and safety matters. |
| Minimum education | Bachelor's degree from an accredited college or university. Associate's degree plus 3 years' experience can be substituted for bachelor's degree. |

13. Move Coordinator

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|---------------------------|---|
| Minimum experience | Requires 3 years of experience in the particular field or a related area. |
| Functional responsibility | Provides support in project coordination and management at any stage of relocation or construction projects. Serves as a liaison among planners, designers, contractors and clients to facilitate project activities. |
| Minimum education | Bachelor's degree from an accredited college or university. Associate's degree plus 3 years' experience can be substituted for bachelor's degree. |

14. Value Engineering Consultant

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|---------------------------|--|
| Minimum experience | Minimum of 8 years of experience in the particular field or a related area. |
| Functional responsibility | Performs cost estimating for construction projects. Prepares quantity surveys and conceptual estimates from design documents. Assists project team with value engineering efforts. Analyzes costs proposed by others and provides recommendations accordingly. |
| Minimum education | Bachelor's degree from an accredited college or university. Associate's degree plus 3 years' experience can be substituted for bachelor's degree. |

GSA Schedule Pricing

Following are hourly rates proposed for tasks performed at Skanska's site or at the Government site. Rates cover base and option year periods for SIN 871-7. All prices are lowest unit price.

| SIN | Labor category | 8/16/2017 to 8/15/2018 | 8/16/2018 to 8/15/2019 | 8/16/2019 to 8/15/2020 | 8/16/2020 to 8/15/2021 | 8/16/2021 to 8/15/2022 |
|-------|--|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 871-7 | Construction Project Executive | \$204.26 | \$207.94 | \$211.68 | \$215.49 | \$219.37 |
| 871-7 | Senior Project Manager | \$151.49 | \$154.21 | \$156.99 | \$159.81 | \$162.69 |
| 871-7 | Project Manager | \$136.83 | \$139.29 | \$141.80 | \$144.35 | \$146.95 |
| 871-7 | Assistant Project Manager | \$89.91 | \$91.53 | \$93.18 | \$94.86 | \$96.57 |
| 871-7 | Construction Planner/Scheduler 2 | \$127.05 | \$129.34 | \$131.67 | \$134.04 | \$136.45 |
| 871-7 | Construction Planner/Scheduler 1 | \$102.62 | \$104.47 | \$106.35 | \$108.26 | \$110.21 |
| 871-7 | Building Information Modeling Manager | \$107.51 | \$109.44 | \$111.41 | \$113.42 | \$115.46 |
| 871-7 | Mechanical/Plumbing/Electrical Cost Estimator | \$107.51 | \$109.44 | \$111.41 | \$113.42 | \$115.46 |
| 871-7 | Civil/Structural/Architectural Cost Estimator | \$107.51 | \$109.44 | \$111.41 | \$113.42 | \$115.46 |
| 871-7 | Commissioning Agent | \$112.70 | \$114.72 | \$116.79 | \$118.89 | \$121.03 |
| 871-7 | Project Engineer | \$68.41 | \$69.64 | \$70.90 | \$72.17 | \$73.47 |
| 871-7 | Construction QA Inspector | \$90.62 | \$92.25 | \$93.91 | \$95.60 | \$97.32 |
| 871-7 | Move Coordinator | \$64.50 | \$65.66 | \$66.85 | \$68.05 | \$69.27 |
| 871-7 | Value Engineering Consultant | \$117.28 | \$119.39 | \$121.54 | \$123.73 | \$125.95 |