



Construction Management, Inc.

GENERAL SERVICES ADMINISTRATION

Federal Acquisition Service

Authorized Federal Supply Schedule Price List

Federal Supply Class: 871



Professional Engineering Services (PES)
871-7 Construction Management and Engineering
Consulting Services Related to Real Property
871-7RC Construction Management and
Engineering Consulting Services Related to Real
Property - Recovery

Contract Number: GS-10F-0029V

Modification: PO-0002

Period Covered by Contract: 11/24/13 – 11/23/18



U.S. General Services Administration
Federal Supply Service

Solutions for Success



PUBLIC BUILDINGS / HIGHER EDUCATION / K-12 EDUCATION / WATER-WASTEWATER / JUSTICE FACILITIES / HEALTHCARE / TRANSPORTATION

OFFICES

- Arizona
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- Colorado
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- Nevada
- New York
- Oregon
- Texas
- Virginia
- Washington
- International:
 - Abu Dhabi
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 - Jeddah

VANIR CONSTRUCTION MANAGEMENT, INC.

Over thirty-five years of service. Vanir is a Hispanic, woman-owned corporation that has grown to be one of the largest construction management firm in the nation. Since 1980, we have provided services with a total construction value in excess of \$11.6 billion. Our employees located throughout the nation are ready to provide the highest quality of services for you.

Our depth of experience is unparalleled. Vanir has extensive experience in the management of public and private projects including: courthouses, border stations, office buildings, secure facilities, DOD, K-12, higher education, justice facility, healthcare, water/wastewater and transportation construction projects. Vanir has extensive experience managing developer lease-back projects. We are a full-service program, project, construction management firm. We tailor our services and staff to meet your needs and budget.

Our managers are leading the industry. We are the leader of Certified Construction Managers, with over 50 certified CCM's. Licensed architects, engineers, contractors and construction managers will deliver your projects successfully.

Our Mission: is to provide the highest quality Program, Project and Construction Management Services to both public and private sector clients to help them achieve the goals of their construction program in an ethical, creative and cost-effective manner.

Contractor: Vanir Construction Management, Inc.
4540 Duckhorn Drive, Suite 300
Sacramento, CA 95834
Phone: 916-575-8888
Fax: 916-575-8887
www.vanir.com

Business Size: Large

DUNS: 102-82-9207

Point of Contact: Alex Leon
Senior Vice President
Phone: 916-575-8888
alex.leon@vanir.com

**General Services Administration
Management Services Center Acquisition Division**

Supplement #: 00-0000

Dated: 00-00-00

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at www.fss.gsa.gov.

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. Visit: www.gsadvantage.gov.



Pre-design

- Education/Space Program
- Project Management Plan
- Project Procedures Manual
- Site Selection
- EIR
- Real Estate/Relocation Services
- Master Plan
- A/E Selection
- A/E & Consultant Contracts
- Master Schedule,
- Program/Project Budget
- Alternative Funding
- Education Specifications

Design

- Design Schedule
- Schematic Drawing Review & Estimate
- Design Development Review & Estimate
- Preliminary Fire Marshal Review
- Preliminary DSA/SS Review
- Preliminary DSA/HC Review
- Value Engineering
- Constructability Analysis
- Technical Compliance Review
- Construction Documents Review & Estimates
- Alternative Energy Analysis
- Front-end Specifications
- Construction Phasing Studies
- Construction Sequencing Studies
- Analysis of Interim Housing Needs & Costs

Bid/Award

- Fire Marshal Final Approval
- DSA/HC Final Approval
- DSA/SS Final Approval
- Advertise for Bid
- Contractor Marketing & Pre-qualification
- Pre-bid Conference
- Receive & Evaluate Bids
- Recommendation for Award
- Prepare Construction Contracts

Construction

- Notice to Proceed
- Pre-construction Meeting
- Review & Approve Construction Schedule
- Review & Monitor Submittals

- On-site Management
- Coordinate Testing & Inspection
- Process Payment Requests
- Monthly Reports
- Project Accounting
- Process Change Orders
- DSA Quarterly Inspection Reports
- Claim Avoidance Program

Occupancy

- Final Inspections
- Punch List
- Corrective Actions
- Notice of Completion
- Warranties & Guarantees
- Operating Manuals
- As-built Drawings
- Final project Accounting
- Move-in Assistance
- Healthcare Specific
- On-line Constructability Review
- On-line OSHPD Comment and Correction
- Tracking
- Asset Disposition Planning
- Physical Security & Loss Prevention Analysis
- Hazardous Materials Mitigation Management
- Agency Review Tracking
- Medical Equipment Planning
- Information Systems Technology Coordination
- Phasing Plans/Scheduling
- Transition Planning
- Disruption Planning
- Healthcare Criteria Management
- Clinical Association Guidelines
- Functional Use, Policies, & Procedure Planning
- Commissioning
- Move-in Planning
- Facility and Operational Start-Up
- LEED Commissioning
- Pre-occupancy Environment of Care Survey
- De-commissioning
- Asset Disposition Management
- Post Occupancy Evaluation
- Pre-Warranty Expiration Evaluation

1a. Item Number(s) and description:

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

Professional Engineering Services (PES)

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

871-7RC Construction Management and Engineering Consulting Services Related to Real Property - Recovery

1b. Lowest Price:

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

Not applicable

1c. Hourly Rates:

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 refer to Attachment A

2. Maximum Order:

\$1,000,000.00

3. Minimum Order:

\$100.00

4. Geographic coverage (delivery area):

Contiguous United States, Alaska, Hawaii and Puerto Rico

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

Not applicable

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

Please see GSA Net pricing as shown in "Attachment A"

7. Quantity discounts:

None

8. Prompt payment terms:

None

9a. Government purchase cards:

Notification that Government purchase cards are accepted at or below the micro-purchase threshold.

Yes

9b. Government purchase cards:

Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold.

No

10. Foreign items (list items by country of origin):

None

11a. Time of delivery:

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

11b. Expedited delivery:

Expedited delivery time is negotiated between Contractor and Ordering Agency.

11c. Overnight and 2-day delivery:

Expedited delivery time is negotiated between Contractor and Ordering Agency.

11d. Urgent requirements:

Expedited delivery time is negotiated between Contractor and Ordering Agency.

12. F.O.B. Point(s):

Destination

13a. Ordering address:

Vanir Construction Management, Inc.
4540 Duckhorn Drive, Suite 300
Sacramento, CA 95834
Phone: 916-575-8888
Fax: 916-575-8887

13b. Ordering procedures:

For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs), and a sample BPA can be found at the GSA/FSS Schedule homepage fss.gsa.gov/schedules.

14. Payment address:

Vanir Construction Management, Inc.
Attn: Accounts Receivable
4540 Duckhorn Dr. Suite 300
Sacramento, CA 95834
Phone: 916-575-8888
Fax: 916-575-8887

15. Warranty provision:

Not applicable

16. Export packing charges, if applicable:

Not applicable

17. Terms and conditions of government purchase card acceptance:

(any thresholds above the micro-purchase level)
Same

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):

None

23. Preventive maintenance (if applicable):

Not applicable

24a. Special attributes such as environmental attributes:

(e.g., recycled content, energy efficiency, and/or reduced pollutants)

Not applicable

24b. Section 508 compliance:

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 Number System (DUNS) Number:

102-82-9207

26. Registration with SAM:

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

Vanir Construction Management, Inc. is currently registered in the System for Award Management (SAM).

26. Service Contract Act

The Service Contract Act (SCA) is applicable to this contract as it applies to the entire 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 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 a SCA 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



Construction Management, Inc.

Attachment A— GSA Awarded Pricing

Professional Engineering Services (PES)
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871-7RC Construction Management and Engineering Consulting Services Related to Real Property - Recovery

Attachment A— GSA Awarded Pricing	
Professional Engineering Services (PES) 871-7 Construction Management and Engineering Consulting Services Related to Real Property 871-7RC Construction Management and Engineering Consulting Services Related to Real Property - Recovery	
LABOR CATEGORY	GSA AWARDED PRICE
Senior Project Manager	\$ 138.24
Project Manager	\$ 128.36
Assistant Project Manager	\$ 103.68
Senior Construction Manager	\$ 138.24
Construction Manager	\$ 128.36
Assistant Construction Manager	\$ 103.68
Senior Estimator	\$ 143.17
Estimator	\$ 118.49
Field Engineer	\$ 74.06
Project Coordinator	\$ 59.24

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Senior Project Manager

Education/Experience:

- Minimum of nine years directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - Possess a non-technical Bachelor's degree plus 11 years of related construction management experience.
 - HSD plus 17 years of directly related construction management experience.

Functional Responsibility:

- Assist in defining construction duration, milestone dates, and liquidated damages;
- Conducts pre-bid meetings;
- Coordinates the activities during the design phase and provides leadership to project team;
- Coordinates needs of the Project Director and support services group regarding the project support needs for estimating, scheduling, constructability review, etc.;
- Develops and reviews front end specification for construction contract documents;
- Develops or reviews project budget with Master Schedule;
- Supervise and evaluate support staff;
- Monitors the design progress for consistency with the Design Schedule and Master Schedule and for compliance with established project scope and budget;
- Prepares Construction & Design Procedure manuals;
- Ensures objectives for quality are met and exceeded;
- Represents Vanir in client and public forums;
- Reviews A/E estimates and takes the lead on reconciling them;
- Reviews construction documents for constructability, bidability, completeness, errors and omissions;
- Reviews estimates prepared by Vanir estimators and "own" them prior to publication.

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Project Manager

Education/Experience:

- Minimum of five years directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - Possess a non-technical Bachelor's degree plus seven years of related construction management experience.
 - HSD plus 15 years of directly related construction management experience.

Functional Responsibility:

- Analyze bids and define scope factors;
- Conducts regular progress meetings and regulatory reviews through the life of the project;
- Develops the project schedule, Resource Utilization Plan & project budget;
- Responsible for defining and approving any scope changes;
- Prepares monthly progress reports that are distributed to the project director and client;
- Provides overall liaison between the Vanir team and the client;
- Administer A/E contracts;
- Develops Project Management Plan and Memorandum of Understanding;
- Is responsible for the project coming in on time and within the budget scope;
- Responsible for reporting any problems with the project to the supervising Project Director;
- Supervises staff's vacation, pay, quality control, problems and time clocks;
- Responsible for job site safety.

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Assistant Project Manager

Education/Experience:

- Minimum three years directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - Possess a non-technical Bachelor's degree plus five years of related construction management experience.
 - HSD plus 12 years of directly related construction management experience.

Functional Responsibility:

- Assist in distribution and tracking of all plans and specifications and addenda;
- Assist in schedule preparation and review;
- Assist in the preparation of addenda;
- Coordinate project meetings;
- Assist regulatory reviews with various government agencies;
- Assists in developing, updating and monitoring project budget and timeline;
- Participates in design progress and review meetings and prepares minutes;
- Prepares and publishes monthly reports;
- Processes contractor's payment and invoicing;
- Assists the Project Manager, Senior Project Manager and Project Director whenever needed.

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Project Coordinator

Education/Experience:

- Minimum one year of directly related construction management experience and a Bachelor's degree.
- In lieu of the above the following substitutes are acceptable:
 - HSD plus ten years of directly related construction management experience.

Functional Responsibility:

- Develops and reviews front end specifications for construction contract documents;
- Documents job close out;
- Files and maintains project files on site;
- Logs and tracks all RFIs;
- Maintains a contingency report that includes all client expenses and contracts;
- Assists in the preparation of monthly reports;
- Assists in preparing the Project Management Plan and Procedures Manual;
- Provides data processing and other oversight support;
- Tracks status of required contract documents including bonds, insurance, licenses, etc.

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Field Engineer

Education/Experience:

- Minimum one year of directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - HSD plus ten years of directly related experience.

Functional Responsibility:

- Coordinates final inspection;
- Facilitates the development and resolution of the punch list;
- Maintains visual log of project progress;
- Maintains contract drawings, with addenda, RFI, change orders, etc.
- Maintains and updates daily work reports;
- Verifies that the contractor is maintaining project as-built drawings;
- Logs and tracks all necessary Lien Releases and Notices of Completion.

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Senior Construction Manager

Education/Experience:

- Minimum nine years of directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - Possess a non-technical Bachelor's degree plus 11 years of related construction management experience.
 - HSD plus 17 years of directly related construction management experience.

Functional Responsibility:

- Administers construction contract per the terms of the contract, owner's procedures and Vanir's guidelines;
- Assembles PCO/CO package for owner approval with necessary backup;
- Assists in the resolution of and identification of problems and issues before they become critical;
- Conduct job site meetings with various contractors involved;
- Coordinates final inspection, contractor training of owner personnel and the initial startup and testing of utilities, buildings, electrical and mechanical systems and equipment;
- Coordinates with the Project Director and support staff to ensure all projects are covered properly;
- Manages change orders, contingency budget;
- May change the scope of a project to enhance the overall budget and goals;
- May participate in personnel disciplinary actions of assigned staff;
- Supervise contractors and support staff progress;
- Negotiates all time or budget extensions between contractors and support staff;
- Provides all management services, as required by the contract with the client;
- Reviews construction documents for constructability, bidability, completeness, errors and omissions;
- Works with project team, contractors and owner to resolve any claims.

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Construction Manager

Education/Experience:

- Minimum five years of directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - Possess a non-technical Bachelor's degree plus seven years of related construction management experience.
 - HSD plus 15 years of directly related construction management experience.

Functional Responsibility:

- Administers construction contract per the terms of the contract, owner's procedures and Vanir's guidelines;
- Assembles PCO/CO package for owner approval with necessary backup;
- Assists in the identification and resolution of problems and issues before they become critical;
- Coordinates final inspection, contractor training of owner personnel and the initial startup and testing of utilities, buildings, electrical and mechanical systems and equipment;
- Coordinates with the Project Director and support staff to ensure all projects are covered properly;
- Manages change orders, contingency budget;
- Supervise contractors and support staff progress;
- Negotiates some time or budget extensions between contractors and support staff;
- Provides some management services, as required by the contract with the client;
- Reviews construction documents for constructability, bidability, completeness, errors and omissions;
- Reviews A/F, owner request for change and advises owner of impact on schedule and cost due to requested changes.

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Assistant Construction Manager

Education/Experience:

- Minimum three years of directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - Possess a non-technical Bachelor's degree plus five years of related construction management experience.
 - HSD plus 12 years of directly related construction management experience.

Functional Responsibility:

- Administers construction contract per the terms of the contract, owner's procedures and Vanir's guidelines;
- Assembles PCO/CO package for owner approval with necessary backup;
- Coordinates the development and resolution of punch lists;
- Coordinates final inspection, contractor training of owner personnel and the initial startup and testing of utilities, buildings, electrical and mechanical systems and equipment;
- Coordinates the shop drawing/submittal review and approval process;
- Procures from contractors and delivers to the owner contract required guarantees, warranties, O&M manuals, record drawings, spare parts, keys, etc.;
- Receives and distributes all necessary Lien Releases and Notices of Completion;
- May participate in personnel disciplinary actions of assigned staff;
- Provides some management services, as required by the contract with the client;
- Reviews construction documents for constructability, bidability, completeness, errors and omissions.

Labor Category

TITLE: Senior Estimator

Education/Experience:

- Minimum eight years of directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - Possess a non-technical Bachelor's degree plus 10 years of related construction management experience.
 - HSD plus 17 years of directly related construction management experience.

Functional Responsibility:

- Prepare condition assessment estimates, budget estimates and estimating services from various stages (conceptual, SD, DD, CD, Bid Se);
- Prepare constructability review comments from various stages of project documentation;
- Review and verify completeness of documents for through estimates;
- Prepare cost analysis for alternate materials, systems or components;
- Identify cost reduction ideas;
- Review and comment on contractor's cost proposals for change orders;
- Supervises Assistant Estimator(s);
- Develop and maintain schedule and budget for estimating assignments;
- Keep records and data of each project for financial review;
- Negotiation with project team regarding change orders;
- Reconcile all budget concerns on a project;
- Keep updated Vanir's Costa Data Base;
- Develop Vanir's Cost Model for client.

Labor Category Descriptions: SIN 871-7 and SIN 871-7RC

Labor Category

TITLE: Estimator

Education/Experience:

- Minimum five years of directly related construction management experience and a Bachelor's degree in a technical specialty.
- In lieu of the above the following substitutes are acceptable:
 - Possess a non-technical Bachelor's degree plus seven years of related construction management experience.
 - HSD plus 15 years of directly related construction management experience.

Functional Responsibility:

- Prepare and assists in the condition assessment estimates, budget estimates and estimating services from various stages (conceptual, SD, DD, CD, Bid Set...);
- Prepare and assists in the constructability review comments from various stages of project documentation;
- Review and verify completeness of documents through estimates;
- Prepare cost analysis for alternate materials, systems or components;
- Identify cost reduction ideas;
- Provide price of various items by research and/or contract vendors, manufacturers and/or subcontractors;
- Participates in Value Engineering studies and sessions;
- Prepare independent change order estimates;
- Participate in reconciliation meetings of contractor's cost proposals.