Online 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
Code H: Professional Services
H09: Technical and Engineering Services (Non IT) Subcategory
FSC/ PSC Code: R414

Contract Number: GS-10F-0031W

<table>
<thead>
<tr>
<th>Contract Number:</th>
<th>GS-10F-0031W</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contract Period:</td>
<td>October 27, 2009 – October 26, 2024</td>
</tr>
<tr>
<td>Pricelist current through Modification:</td>
<td>PS-0021, dated August 4, 2021</td>
</tr>
</tbody>
</table>
| Contractor: | Baker Project Consulting  
1111 14th St NW Ste 600  
Washington, DC 20005-5614 |
| Telephone: | (202)468-1957 |
| Facsimile: | (202) 318-0285 |
| Web Site: | www.bakerprojectconsulting.com |
| Contract Administration: | Rob Baker  
(202) 468-1957  
Rob@bpcon.biz |
| Business Size: | Small Business |

For more information on ordering from Federal Supply Schedules click on the FSS Schedules button at fss.gsa.gov.
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>SIN Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineering Services</td>
</tr>
<tr>
<td>Order-Level Materials (OLM)</td>
</tr>
</tbody>
</table>

See Contract Price List on Page 5

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:

See Contract Price List on Page 5

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 the services shall be provided:

See Labor Category Descriptions and Requirements on Page 6

2. Maximum Order: $1,000,000.00

3. Minimum Order: $100.00

4. Geographical Coverage (delivery area): Domestic Only

5. Point(s) of Production (city, county, and state or foreign country): Washington, DC

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

7. Quantity Discounts: None offered

8. Prompt Payment Terms: Net 30 days

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

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

10a. Time of Delivery (Contractor insert number of days): Specified on the Task Order

10b. Expedited Delivery: Contact Contractor
10c. **Overnight and 2-day delivery:** Contact Contractor for rates for overnight and 2-day delivery.

10d. **Urgent Requirements:** Contact Contractor. Agencies can contact the Contractor’s representative to effect a faster delivery.

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):** Same as company address

14. **Warranty Provision:** Contractor’s standard commercial warranty

15. **Export Packing Charges (if applicable):** N/A

16. **Terms and conditions of rental, maintenance, and repair (if applicable):** N/A

17. **Terms and conditions of installation (if applicable):** N/A

18a. **Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable):** N/A

18b. **Terms and conditions for any other services (if applicable):** N/A

19. **List of service and distribution points (if applicable):** N/A

20. **List of participating dealers (if applicable):** N/A

21. **Preventive maintenance (if applicable):** N/A

22a. **Special attributes such as environmental attributes, (e.g., recycled content, energy efficiency, and/or reduced pollutants):** N/A

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/.

23. **Data Universal Numbering System (DUNS) number:** 142641047
24. Notification regarding registration in System for Award Management (SAM) database: Registered. CAGE: 590Y2
About Baker Project Consulting (BPC)

Baker Project Consulting, LLC (BPC) is a privately held company that has construction management and project management experience across North America. BPC contracts with real estate owners and their representatives acting on their behalf to manage activities such as renovations, conversions and redevelopment of office, residential, hospitality and special-purpose facilities.

BPC provides services throughout the entire development process, including: concept, planning, design, construction, and project closeout. BPC uses their years of experience to manage projects from start to finish. At Baker Project Consulting, superior attention to detail is second nature.

BPC is well-known and prominent across the country and internationally as a project management company with memberships including the International Society of Hospitality Consultants and Leading by Design in affiliation with Leading Hotels of the World. Headquartered in Washington, DC, BPC’s clients include large public companies, private equity firms, government agencies and individual owners.

BPC tackles all projects with expertise and a personal touch. With topnotch services, there is no project too small or large for Baker Project Consulting.

Under this GSA contract Baker Project Consulting is compliant with the American Recovery and Reinvestment Act of 2009 (ARRA) regulations. BPC has accepted ARRA terms and conditions, and reporting requirements, and is eligible to fulfill ARRA orders under contract GS-10F-0031Q. For more information on ARRA, visit www.Recovery.gov.
Baker Project Consulting (BPC)
Contract Price List

27. Final Pricing:

The rates shown below include the Industrial Funding Fee (IFF) of 0.75%.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>541330 ENG; 541330 ENG RC</td>
<td>Project Executive</td>
<td>Both</td>
<td>$209.91</td>
<td>$213.90</td>
<td>$217.97</td>
<td>$222.11</td>
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<td>Program Manager</td>
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<td>$199.64</td>
<td>$203.44</td>
<td>$207.30</td>
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<td>Project Manager</td>
<td>Both</td>
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<td>$142.60</td>
<td>$145.31</td>
<td>$148.07</td>
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<tr>
<td>541330 ENG; 541330 ENG RC</td>
<td>Project Engineer/Construction Quality Manager</td>
<td>Both</td>
<td>$139.94</td>
<td>$142.60</td>
<td>$145.31</td>
<td>$148.07</td>
</tr>
<tr>
<td>541330 ENG; 541330 ENG RC</td>
<td>Senior Scheduler</td>
<td>Both</td>
<td>$134.35</td>
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<td>$142.15</td>
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<tr>
<td>541330 ENG; 541330 ENG RC</td>
<td>Scheduler</td>
<td>Both</td>
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<td>$128.34</td>
<td>$130.78</td>
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<tr>
<td>541330 ENG; 541330 ENG RC</td>
<td>Contracts Manager</td>
<td>Both</td>
<td>$124.33</td>
<td>$126.69</td>
<td>$129.10</td>
<td>$131.55</td>
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<tr>
<td>541330 ENG; 541330 ENG RC</td>
<td>Cost Estimator</td>
<td>Both</td>
<td>$117.80</td>
<td>$120.04</td>
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<tr>
<td>541330 ENG; 541330 ENG RC</td>
<td>Construction Inspector</td>
<td>Both</td>
<td>$104.70</td>
<td>$106.69</td>
<td>$108.72</td>
<td>$110.78</td>
</tr>
</tbody>
</table>

**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 Professional Services Category 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.
Baker Project Consulting (BPC)

Labor Category Descriptions and Requirements

Project Executive
Bachelor’s Degree and Professional Registration or Certification is required. Minimum of twenty years of progressive experience using various project delivery systems such as design-build, construction management, and traditional design-bid-build methodologies is required. Successful delivery of construction projects on time and within budget is required, experience in change management and compliance with applicable laws, rules, ordinances and regulations is required. Experience in all construction project phase services including pre-design, design/pre-bid, bid, construction, and post-construction as well as experience managing a staff augmentation contract, and experience in contract administration.

The Project Executive’s primary responsibility as the Principal-In-Charge will be to perform as the advocate of the Government relating to the project from initial design though final completion. The Project Executive (PEX) will be senior level interface with the Government for all contract matters. The PEX will oversee the performance of all assigned personnel for each project or task order. The PEX will ensure that all personnel assigned to the project are knowledgeable of the contract requirements, terms and conditions, deliverables, and schedule requirements. The PEX will be responsible for ensuring that all personnel assigned to the project will meet the contract requirements for personnel qualifications for each job description.

Program Manager
Bachelor’s Degree and Professional Registration or Certification is required. Minimum of fifteen years of progressive experience using various project delivery systems such as design-build, construction management, and traditional design-bid-build methodologies is required. Successful delivery of construction projects on time and within budget is required. Experience in change management and compliance with applicable laws, rules, ordinances and regulations; experience in all construction project phase services including pre-design, design/pre-bid, bid, construction, and post-construction as well as experience managing a staff augmentation contract; experience in government contract administration.

The Program Manager’s (PGM) primary responsibility is to perform as the advocate of the Government relating to the project from initial design though final completion. The PGM will be the mid-level interface with the Government for all contract matters. The PGM will oversee the performance of all assigned personnel for each project or task order. The PGM will ensure that all personnel assigned to the project are knowledgeable of the contract requirements, terms and conditions, deliverables, and schedule requirements.

Project Manager
Bachelor’s Degree and a minimum of ten years of progressive experience using various project delivery systems such as design-build, construction management and traditional design-bid-build methodologies is required. Successful delivery of construction projects on time and within budget; experience in change management and compliance with applicable laws, rules, ordinances and regulations; experience in all construction project phase services including pre-design, design/pre-bid, bid, construction, and post-construction; experience in government contract administration with extensive knowledge of automated contract management and project administration tools such as ePM, Primavera Contract Management or Meridian Prolog
Manager.
The Project Manager (PM) manages and coordinates all field and home office construction management activities to ensure all Contractors fulfill their contractual requirements with the Government particularly in the areas of schedule compliance, budget, safety, and deliverables. The PM will manage resources to provide oversight of the project including constructability reviews of the design, technical and commercial compliance of the construction effort, selection of qualified contractors, construction management, contract administration, engineering, safety, documentation, estimating, and scheduling.

**Project Engineer/Construction Quality Manager**
Bachelor’s Degree and a minimum of five years of progressive experience using various project delivery systems such as design-build, construction management, and traditional design-bid-build methodologies are required. Support of successful construction projects is a must. Experience in most construction project phase services including pre-design, design/pre-bid, bid, construction, and post-construction as well as experience managing a staff augmentation contract and familiarity with project management tools.
The Project Engineer (PE)/Construction Quality Manager (CQM) provides field support in the areas of constructability reviews, value engineering, quality assurance, technical compliance of all contractors’ construction activities that relates to the technical specifications, drawings, and contract deliverables. The PE/CQM will notify the COR when matters of non-compliance, safety, and overall performance of the Contractors and their subcontractors need to be addressed.

**Senior Scheduler**
Bachelor’s Degree and a minimum of ten years’ experience in the development and monitoring of critical path method schedules on large industrial and renovation type projects or Professional Certification is required. Must be proficient in the application of computer scheduling packages such as Primavera P6 Enterprise Project Portfolio Management.
The Senior Scheduler reports to the Project Manager, advises the COR, and provides direction to the Scheduler. The Senior Scheduler ensures that the scheduler has the tools to review and maintain the project schedule. The Senior Scheduler advises the Project Manager and Construction Manager when schedule slippages and float occurs on the project.

**Scheduler**
Bachelor’s Degree with a minimum of five years’ experience in the development and monitoring of critical path method schedules on large industrial and renovation type projects is required. Must be proficient in the application of computer scheduling packages such as Primavera P6 Enterprise Project Portfolio Management. The Scheduler reports to the Senior Scheduler and performs schedule reviews and maintenance. The Scheduler performs his/her responsibilities both in the field and in the home office and interfaces with the Contractors with respect to schedule compliance. The Scheduler notifies the Senior Scheduler of schedule slippages and schedule float on a regular basis.

**Contracts Manager**
Bachelor’s Degree and a minimum of five years’ experience dealing with federal, state, or local government contract administration requirements including design contract administration, preparation of bid forms and documentation, bid review and recommendations, bid award processing, and proposal review and award processing is required.
The Contracts Manager is responsible for pre-qualifying bidders, writing scope documents, bidding, supporting the government in the negotiation process, issuance of contracts, and administration of those contracts.

**Estimator/Cost Engineer**

Associate degree and a minimum of five years’ experience, or certification as a Certified Cost Engineer/ Certified Professional Estimator. Experience in estimating for building construction projects is required. Contracting knowledge in federal government or quasi-federal government contract administration requirements

The Estimator provides budget estimates, should cost estimates associated with change requests from Contractors.

**Construction Inspector**

Associate degree with a minimum of ten years of experience in their designated area of expertise in inspection is required. Must have experience in variance documentation and reporting, oversight of construction and renovation projects, review and coordination of permitting and government agency approvals.

The inspector performs inspections of the Contractors mechanical, electrical, plumbing work. He/She ensures that Contractors are complying with the technical specifications and drawing requirements. Non-compliances are brought to the COR’s attention.