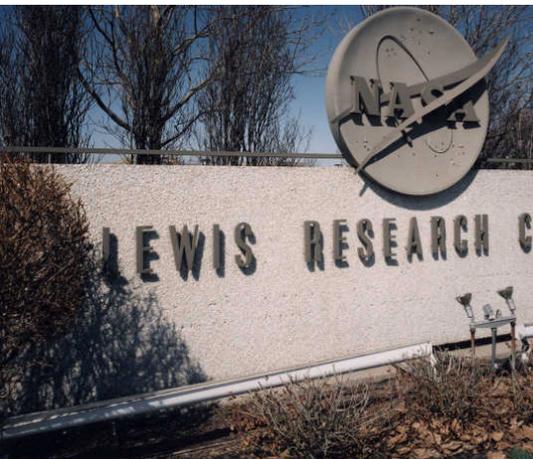




Schedule
Contract GS-10F-0199W

GSA Professional Engineering Services (PES)



Federal Acquisition Service Federal Supply Group 871
Construction Management
SIN 871-7 (CE, EE, ME) / 871-RC



PAGE	SECTION
3	Firm Overview
4	GSA Contract Scope
6	GSA Awarded Terms and Conditions
9	Labor Categories
12	Attachment A: GSA Awarded Pricing

**GENERAL SERVICES ADMINISTRATION
Authorized Federal Supply Schedule Price List**

SIN 871-7 Construction Management
SIN 871-7RC Construction Management - Recovery Purchasing

Contract No: GS-10F-0199W

Contract Period: 11 May 2010 – 10 May 2015

Contractor: Ozanne Construction Company, Inc.
 1635 East 25th Street
 Cleveland, OH 44114
 Phone: (216) 696-2876
 Fax: (216) 696-8613
www.ozanne.com

Point of Contact: Dominic L. Ozanne
 President & CEO
dozanne@ozanne.com

For more information on ordering from Federal Supply Schedules, click on the FSS Schedules button at <http://www.gsa.gov/schedules-ordering>

Online Access to contract ordering information, terms and conditions, up-to-date pricing and the option to create an electronic delivery order is available through GSA *Advantage!*TM, a menu-driven database system. The INTERNET address for GSA *Advantage!*TM is: <http://www.GSAAdvantage.gov>

REASONS FOR WORKING WITH OZANNE USING THE GSA SCHEDULE

CAPABILITY AND RELIABILITY

Ozanne, founded in 1956, provides construction and program management services throughout the Midwestern United States. Our staff has successfully managed over \$3 billion dollars worth of construction and program work as a prime contractor and in partnership with national firms.

BONDING AND FINANCIAL RESOURCES

Ozanne has the financial, insurance, and bonding resources to guarantee its performance on general, design/build, and construction and program management contracts. Ozanne is bonded through Travelers.

PROJECT SPECIFIC EXPERTISE

Our staff has the training and expertise in the use of Primavera management systems, including project documentation management, project cost management and project schedule management. For scheduling, our team will utilize Primavera's P6. This powerful tool allows us to plan and track work during the pre-construction and construction phases. We have implemented BIM and VDC into our management process for the design and construction of our projects. By combining the high-quality information created using BIM applications we are able to effectively conduct whole-project reviews, perform 3D coordination, 4D planning, generate photo realistic visualization, dynamic simulations, and produce accurate analysis of the project or facility. We also have the capability to provide quantity surveys and cost estimates at the conceptual design phase. Our preconstruction staff has the capability to develop the model, verify material quantities for estimating accuracy, perform constructability reviews to detect conflicts or clashes, produce the project schedule, phasing or site logistics, present space visualization and finish materials, and document as-built conditions for facility management needs. We offer these services to owners at the inception of the program to enable accurate cost, schedule, and other program planning services.

DEMONSTRATED EXPERTISE ON LARGE PROGRAMS

Ozanne has experience successfully leading programs for the Cleveland Metropolitan School District (\$700MM), Orleans Parish Sheriff's Office (\$250MM) and Cuyahoga County Juvenile Justice Center (\$180MM). In addition, Ozanne has partnered with many of America's largest construction and program management firms on program assignments for water plant infrastructure (Cleveland), U.S. Postal Facilities (Chicago), airports (Atlanta Hartsfield, and Cleveland), and correctional facilities (Atlanta).

QUALIFIED STAFF

We are a member of the U.S. Green Building Council and have 11 LEED APs and 2 LEED GAs on board. We are members of the Associated General Contractors of America (AGC), Construction Management Association of America (CMAA) and have 1 CCM (Certified Construction Manager) on staff.

We can provide detailed information on our firm, staff and systems through our client log-in link on our website. We will provide you with a visitor password so you can learn more about us.

OFFICES

Headquarters
1635 E. 25th Street
Cleveland, Ohio 44114
P: (216) 696-2876
F: (216) 696-8613

Gulf Region
3350 Ridgelake Drive, Suite 200
Metairie, Louisiana 70002
P: (504) 780-2333
F: (504) 780-2399

www.ozanne.com

SIN 871-7 / 871-7RC Construction Management

Customer agencies shall utilize construction managers as its principal agent to advise on or manage the process over the project regardless of the project delivery method used. The Construction Manager assumes the position of professional adviser or extension of staff to the customer agency. The Construction Manager frequently helps the customer agency identify which delivery method is the best for the project. The construction management approach utilizes a firm (or team of firms) with construction, design and management expertise to temporarily expand the customer agency's capabilities, so that they can successfully accomplish their program or project. The Construction Manager also provides expert advice in support of the customer agency's decisions in the implementation of the project.

The following are some of the tasks to be covered under Construction Management SIN 871-7 and 871-7RC:

- **Project Design Phase Services**

These services may include: design technical reviews; code compliance reviews; constructability reviews; analysis of Value Engineering proposals; preparation of cost estimates (including independent check estimates); cost analysis; cost control/monitoring; energy studies; utility studies; site investigations; site surveys; scheduling (including preparation of schedules and schedule reviews); review of design scope changes (including analysis of schedule impact); scheduling/conducting/documenting design related meetings; and performing market studies (material availability, contractor interest, etc.).

- **Project Procurement Phase Services**

These services may include: providing assistance to the Contracting Officer in contract procurement; answering bid/RFP questions; attending/participating in site visits; attending/participating in pre-bid conferences; preparing and issuing solicitation amendments for review and approval by the Government Contracting Officer; and performing cost/bid/proposal analysis.

- **Project Construction Phase Services**

These services may include: establishing temporary field offices; setting up job files, working folders, and record keeping systems; maintaining organized construction files; scheduling and conducting preconstruction meetings; documenting actions taken and decisions made, etc.; monitoring the submittal review process; review and monitoring of project schedules for construction progress with emphasis on milestone completion dates, phasing requirements, work flow, material deliveries, test dates, etc.; assisting in problem resolution and handling of disputed issues (including development of Government position); maintaining marked up sets of project plans and specifications for future as-built drawings; performing routine inspections of construction as work proceeds, taking action to identify work that does not conform to the contract requirements, and notifying the contractors when work requires correction; compiling, through site inspections, lists of defects and omissions related to the work performed and providing these lists to the contractor for correction; review of construction contractor payment requests (including preparation of necessary forms for payment processing); monitoring project financial data and budgetary cost accounting; administration of construction contract change orders (issuing proposal requests, preparing cost estimates, reviewing cost proposals, assisting agency in negotiations, preparing change order packages for processing); scheduling, conducting, and documenting regular progress meetings with all interested parties to review project status, discuss problems, and resolve issues; scheduling, conducting, and documenting (prepare minutes, etc. for distribution) construction related project meetings; monitoring construction contractor compliance with established safety standards (note and report unsafe working conditions, failures to adhere to safety plan required by construction contract); monitoring construction contractor's compliance with contract labor standards; coordination of construction activities with customer Managers and occupying agency personnel; monitoring the design and construction clarification process and, when appropriate, reminding the A/E and other parties involved of the need for timely actions; participating in all "Partnering" activities during construction (workshops, meetings, etc.); preparing special reports and regular project status reports; providing for progress and/or final photographs of project work; perform site surveys; provide assistance in obtaining permits; perform hazardous material assessments and monitoring of hazardous material abatement work; and provide cost estimating assistance.

- **Testing Services**

The CM may be tasked to provide the services of an independent testing agency/laboratory to perform project specific quality control testing and inspection services. The services may include, but are not limited to, testing/inspection of soils, concrete, precast concrete connections, steel, steel decking, applied fireproofing, roofing, curtain walls/glazing, and elevator installations.

- **Claims Services**

The CM may be tasked to provide Claims Services when and as required by the Government for specific projects. The CM will review disputes and claims from the A&E and/or construction contractor(s) and render all assistance that the Government may require, including, but not limited to, the following: Furnishing reports with supporting information necessary to resolve disputes or defend against the claims; preparation and assembly of appeal files; participation in meetings or negotiations with claimants; appearance in legal proceedings; preparation of cost estimates for use in claims negotiations; preparation of risk assessments/analyses relative to claim exposures; preparation of findings of fact and any other documentation required by the Government.

- **Post Construction Services**

At or near substantial completion of project construction, the CM may be tasked to provide services such as: Performing Post Occupancy Evaluations (POEs); assisting Agency in the formulation of lessons learned; providing occupancy planning including development of move schedules, cost estimates, inventory lists, etc.; providing move coordination, relocation assistance, and/or furniture coordination; providing telecommunication and computer coordination.

- 1a. Table of Awarded Special Item Number(s) with appropriate cross-reference to page numbers:
- 871-7 (CI, EE, ME): Construction Management**
871-7RC: Construction Management – Recovery Purchasing
- Please refer to Attachment A.**
- 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.
- Project Administration \$76.59**
- 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.
- Please refer to Attachment A.**
2. Maximum Order: **\$1,000,000.00**
3. Minimum Order: **\$100.00**
4. Geographic Coverage (Delivery Area): **Domestic only**
5. Point(s) of production (city, county, and state or foreign country):
- Ozanne Construction Company, Inc.**
1635 East 25th Street
Cleveland, Ohio 44114
6. Discount from list prices or statement of net price:
- Rates are government net price and are negotiable.**
7. Quantity discounts: **None Offered**
8. Prompt payment terms: **Net 30 days**
- 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold: **Yes**
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold: **Contact Contractor**
10. Foreign items (list items by country of origin): **None**
- 11a. Time of Delivery (Contractor insert number of days): **Specified on the Task Order**
- 11b. Expedited Delivery: The Contractor will insert the sentence “items available for expedited delivery are not noted in this price list.” under this heading. The Contractor may use a symbol of its choosing to highlight items in its price list that have expedited delivery: **Contact Contractor**

- 11c. Overnight and 2-day delivery. The Contractor will indicate whether overnight and 2-day delivery are available. Also, the Contractor will indicate that the schedule customer may contact the Contractor for rates for overnight and 2-day delivery: **Contact Contractor**
- 11d. Urgent Requirements. The Contractor will note in its price list the “Urgent Requirements” clause of its contract and advise agencies that they can also contact the Contractor’s representative to effect a faster delivery:
Contact Contractor
12. F.O.B. Points(s): **Destination**
- 13a. Ordering Address(es):
**Ozanne Construction Company, Inc.
1635 East 25th Street
Cleveland, Ohio 44114**
- 13b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA’s), and a sample BPA can be found at the GSA/FSS Schedule homepage (fss.gsa.gov/schedules).
14. Payment address(es):
**Ozanne Construction Company, Inc.
1635 East 25th Street
Cleveland, Ohio 44114**
15. Warranty provision: **Contractor’s standard commercial warranty.**
16. Export Packing Charges (if applicable): **N/A**
17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level):
Contact Contractor
18. Terms and conditions of rental, maintenance, and repair (if applicable): **N/A**
19. Terms and conditions of installation (if applicable): **N/A**
20. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): **N/A**
- 20a. Terms and conditions for any other services (if applicable): **N/A**
21. List of service and distribution points (if applicable): **N/A**
22. List of participating dealers (if applicable): **N/A**
23. Preventive maintenance (if applicable): **N/A**
- 24a. Special attributes such as environmental attributes, (e.g., recycled content, energy efficiency, and/or reduced pollutants): **N/A**

- 24b. 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
- 25. Data Universal Numbering System (DUNS) number: **03-9454830**
- 26. Notification regarding registration in Central Contractor Registration (CCR) database: **Registered**

**Contractor will accept LH and FFP
Government Awarded Prices (Net Prices)**

Labor Category	Minimum Education	Minimum Experience
<p>Project Executive</p> <p>Responsible for executive oversight and senior level management of programs to ensure completion according to contract requirements, plans, specifications, schedules, budgets and contractual commitments. Responsible for execution of the work in accordance with the quality standards and requirements specified for the program.</p>	<p>Bachelor's Degree</p>	<p>4 years of formal engineering, construction management or architectural training, 15 years of building construction experience, minimum 5 years in the field; adequate knowledge of construction cost, scheduling, estimating, safety, purchasing, and managing principles and techniques, as well as basic understanding of computer programs and operational procedures. Knowledge of various construction means, methods and materials, their characteristics, installation procedures and tolerances thereof; Demonstrated management know-how, leadership, and interpersonal skills; ability to communicate well, both verbally and in writing; 10-hour OSHA training minimum, 30-Hour preferred.</p>
<p>Project Manager</p> <p>Responsible for management and execution of assigned project(s) in accordance with the requirements of the contract between the company and the client, execution of the work in accordance with the quality standards and requirements specified for the project, serves as the key point of contact with the client on project execution, budget, and schedule.</p>	<p>Associates, Bachelor's Degree preferred</p>	<p>4 years of formal engineering, construction management or architectural training, 7 years of building construction experience, minimum 3 years in the field; adequate knowledge of construction cost, scheduling, estimating, safety, purchasing, and managing principles and techniques, as well as basic understanding of computer programs and operational procedures. Knowledge of various construction means, methods and materials, their characteristics, installation procedures and tolerances thereof; Demonstrated management know-how, leadership, and interpersonal skills; ability to communicate well, both verbally and in writing; 10-hour OSHA training minimum, 30-Hour preferred.</p>
<p>Pre-Construction Manager</p> <p>Responsible for management of the design phase services including supervision of project estimators, estimating building construction projects including independent cost estimating, detailed quantity take-offs, evaluation of cost models, project budget development and compliance cost estimating, and change order cost analysis including establishing a fair and reasonable cost for authorized changes as required, document and constructability reviews of project plans and specifications.</p>	<p>Associates, Bachelor's Degree preferred</p>	<p>4 years of formal engineering, construction management or architectural training, 7 years of building construction experience; extensive knowledge of construction cost, scheduling, estimating, purchasing, and engineering principles and techniques, as well as basic understanding of construction accounting procedures; knowledge of various construction methods and materials, their characteristics, installation procedures and tolerances; demonstrated ability to perform detailed quantity takeoffs, perform value engineering analysis, complete design phase estimates, document and constructability reviews; bid/procurement phase document preparation; preparation of response to request for proposals; basic knowledge of basic computer operations and estimating systems</p>

Labor Category	Minimum Education	Minimum Experience
<p>Project Controls Responsible for development and implementation of project policies and procedures, deployment and management of information systems for the team, implementation of project scheduling, engineering and cost management procedures, deployment and management of computer related equipment and software along with network administration.</p>	<p>Associates Degree</p>	<p>2 years of formal engineering, construction management or architectural training, 4 years of building construction experience; adequate knowledge of construction cost, scheduling, estimating, purchasing, and engineering principles and techniques; basic understanding of construction accounting procedures; schedule and cost management; knowledge information systems relating to the construction management industry deployment, management and training for various systems.</p>
<p>Project Scheduler Provides support to the project manager and project team in the area of project schedule development, schedule update process, review and monitor contractor schedules</p>	<p>Associates Degree</p>	<p>2 years of formal engineering, construction management or architectural training, least 4 years of building construction experience required, minimum 2 years in the field; adequate knowledge of construction cost, scheduling, engineering principles and technique; knowledge of various construction methods and materials, their characteristics, installation procedures and tolerances; preparing, developing and updating the project schedule Primavera scheduling software; knowledge of basic computer operations and industry standard scheduling systems; ability to communicate well - both verbally and in written form; 10 Hour OSHA training.</p>
<p>Project Engineer Provides support to the project manager in the areas of constructability reviews, value engineering, quality, technical compliance of all contractors' construction activities that relates to the technical specifications, drawings, and contract deliverables including change document process management, submittal process management, schedule development and update process.</p>	<p>Associates Degree</p>	<p>2 years of formal engineering, construction management or architectural training, at least 4 years of building construction experience required, no less than two 2 years in the field; adequate knowledge of construction cost, scheduling, estimating, purchasing, and engineering principles and techniques, as well as basic understanding of construction accounting procedures; knowledge of various construction methods and materials, their characteristics, installation procedures and tolerances; knowledge of basic computer operations, industry specific construction management systems; ability to communicate well - both verbally and in written form; 10 Hour OSHA training.</p>
<p>Project Superintendent Responsible for oversight, coordination and supervision of the field construction operations of a project, including its organization, planning, safety, and scheduling, in order to complete the work on time, within the budget, and to quality specified.</p>	<p>Associates, Bachelor's Degree preferred</p>	<p>2-4 years of formal engineering or architectural training, least 7 years of field experience in building construction; adequate knowledge of construction cost, safety, scheduling, line and grade (survey), estimating and engineering principals and techniques, as well as basic understanding of construction cost accounting and documentation procedures; knowledge of various construction means and methods, and materials, nstallation procedures, and tolerances; demonstrated management know-how, leadership, and interpersonal skills; ability to communicate well; 30 Hour OSHA</p>

Labor Category	Minimum Education	Minimum Experience
<p>Project Estimator Responsible for estimating building construction projects including independent cost estimating, detailed quantity take-offs, evaluation of cost models, project budget development and compliance cost estimating, and change order cost analysis including establishing a fair and reasonable cost for authorized changes as required, document and constructability reviews of project plans and specifications.</p>	<p>Associates Degree</p>	<p>2-4 years of formal engineering, construction management or architectural training, 5 years of building construction experience; extensive knowledge of construction cost, scheduling, estimating, purchasing, and engineering principles and techniques, as well as basic understanding of construction accounting procedures; demonstrated ability to perform detailed quantity takeoffs, perform value engineering analysis, document and constructability reviews; knowledge of various construction methods and materials, their characteristics, installation procedures and tolerances; knowledge of basic computer operations and estimating systems.</p>
<p>Project Accountant Responsible for all accounting functions including financial statement preparation and analysis, job cost reporting, accounts receivable, accounts payable, cash management and financing, implementation plan development and maintenance, development and implementation of controls and procedures for preparation of the monthly billing to the clients, implementation of company accounting system – Timberline.</p>	<p>Bachelor's Degree</p>	<p>3 years of senior level accounting experience or 6 years of intermediate level accounting experience in the areas construction accounting, job cost accounting, general ledger and financial reporting, accounts receivable and billing, accounts payable, contract billing and labor compliance, treasury management; extensive knowledge of accounting systems and intermediate level of MS Excel skills are required</p>
<p>Project Administration Responsible for all clerical duties including record keeping, report preparation, word processing, project file maintenance, telephone system management, assist in the preparation of project reports, document distribution and coordination of project meetings.</p>		<p>4 years of administrative experience and/or an associate's degree in business administration management; adequate knowledge of basic computer operations, experience using a word processor, spreadsheet and presentation software applications; adequate knowledge of construction documentation and terminology; demonstrated experience in document management, office management, telephone and business equipment systems with at least 2 years of hands on experience; ability to communicate well, both verbally and in written form, along with interpersonal skills;</p>

Special Item Numbers (SINs)

SINs awarded under this contract include:

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

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

Labor Category	Year 1 Base	Year 2 Base	Year 3 Base	Year 4 Base	Year 5 Base
Project Executive	\$274.32	\$282.55	\$291.03	\$299.76	\$308.75
Project Manager	\$242.89	\$250.18	\$257.68	\$265.41	\$273.37
Pre-Construction Manager	\$181.38	\$186.82	\$192.43	\$198.20	\$204.14
Project Controls	\$181.38	\$186.82	\$192.43	\$198.20	\$204.14
Project Scheduler	\$181.38	\$186.82	\$192.43	\$198.20	\$204.14
Project Engineer	\$151.77	\$156.32	\$161.01	\$165.84	\$170.82
Project Superintendent	\$181.38	\$186.82	\$192.43	\$198.20	\$204.14
Project Estimator	\$133.55	\$137.56	\$141.68	\$145.93	\$150.31
Project Accountant	\$133.55	\$137.56	\$141.68	\$145.93	\$150.31
Project Administration	\$76.59	\$78.89	\$81.25	\$83.69	\$86.20