

**General Services Administration
Federal Supply Service
Authorized Federal Supply Schedule Price List**

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA-Advantage!TM, a menu-driven database system. The Internet address for GSA-Advantage!TM is: <http://www.gsaadvantage.gov>

Mission Oriented Business Integrated Services

FSC Group: 874

Contract No.: GS-10F-0320U

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

Contract Period: 8/6/2008 - 8/5/2013



**CBRE Consulting, Inc.
355 South Grand Avenue, Suite 1200
Los Angeles, CA 90071-1549
Telephone: (213) 613-3750
Fax: (213) 613-3780
www.cbre.com**

Business Size/Status: Large

Prices shown herein are NET (discount deducted).

Pricelist current through Contract Award dated August 6, 2008



TABLE OF CONTENTS

GENERAL CONTRACT INFORMATION	1
CONTRACT OVERVIEW	3
CONTRACT ADMINISTRATOR	3
MARKETING AND TECHNICAL POINT OF CONTACT	3
CONTRACT USE	3
CONTRACT SCOPE	3
SPECIAL ITEM NUMBER (SIN) DESCRIPTIONS	4
INSTRUCTIONS FOR PLACING ORDERS FOR SERVICES BASED ON GSA SCHEDULE HOURLY RATES	5
REQUIREMENTS EXCEEDING THE MAXIMUM ORDER.....	6
BLANKET PURCHASE AGREEMENT	7
LABOR CATEGORY DESCRIPTIONS.....	8
HOURLY RATES FOR SERVICES	14

GENERAL CONTRACT INFORMATION

1a. Table of Awarded Special Item Numbers (SINs):
(Please refer to [Page #4](#) for a more detailed description)

- 874-6 / 874-6RC Acquisition Management Support

1b. Lowest Priced Model Number and Lowest Price: Please refer to our rates on [Page #14](#).

1c. Labor Category Descriptions: Please refer to [Page #8](#)

2. Maximum Order: \$1,000,000.00

3. Minimum Order: \$300.00

4. Geographic Coverage: Domestic and Overseas

5. Point (s) of Production: Not Applicable

6. Discount from List Price: All Prices Herein are Net

7. Quantity Discounts: Not Applicable

8. Prompt Payment Terms: Net 30 days

9a. Government Purchase Card *is* accepted at or below the micro – purchase threshold.

9b. Government Purchase Card *is not* accepted above the micro – purchase threshold.

10. Foreign Items: None

11a. Time of Delivery: To Be Negotiated with Ordering Agency

11b. Expedited Delivery: To Be Negotiated with Ordering Agency

11c. Overnight and 2-Day Delivery: To Be Negotiated with Ordering Agency

11d. Urgent Requirement: To Be Negotiated with Ordering Agency

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

13a. Ordering Address: CBRE Consulting, Inc.
Attn: Molly Murphy/GSA Orders
750 9th Street N.W, Suite 900
Washington, DC 20001

13b. For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs), are found in Federal Acquisition Regulation (FAR) 8.405-3.

14. Payment Address: CBRE Consulting, Inc.
Attn: Linda Hart / GSA Orders
355 South Grand Avenue, Suite 1200
Los Angeles, CA 90071

15. Warranty Provision: Not Applicable

16. Export Packing Charges: Not Applicable

- | | |
|---|--|
| 17. Terms & Conditions of Government Purchase Card Acceptance: | Contact Contract Administrator |
| 18. Terms and conditions of rental, maintenance, and repair: | 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: | 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): | Not Applicable |
| 23. Preventative 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 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/ : | Contact Contract Administrator for more information. |
| 25. Data Universal Number System (DUNS) Number: | 151088267 |
| 26. CBRE Consulting, Inc. <i>is</i> registered in the Central Contractor Registration (CCR) database. | |

CONTRACT OVERVIEW

GSA awarded CBRE Consulting, Inc. a GSA Federal Supply Schedule contract for Mission Oriented Business Integrated Services (MOBIS), Contract No. GS-10F-0320U. The current contract period is 8/6/2008 - 8/5/2013. GSA may exercise a total of up to three additional 5 year option periods. The contract allows for the placement of Firm Fixed Price or Time and Materials task orders using the labor categories and ceiling rates defined in the contract.

CONTRACT ADMINISTRATOR

Molly Murphy
CBRE Consulting, Inc.
750 9th Street NW, Suite 900
Washington, DC 20001
Telephone: (202)585-5587
Fax Number: (202) 783-1723
Email: gsa.mobis@cbre.com

MARKETING AND TECHNICAL POINT OF CONTACT

Molly Murphy
CBRE Consulting, Inc.
750 9th Street NW, Suite 900
Washington, DC 20001
Telephone: (202)585-5587
Fax Number: (202) 783-1723
Email: gsa.mobis@cbre.com

CONTRACT USE

This contract is available for use by all federal government agencies, as a source for Mission Oriented Business Integrated Services, for worldwide use. Executive agencies, other Federal agencies, mixed –ownership Government corporations, and the District of Columbia; government contractors authorized in writing by a Federal agency pursuant to 48 CFR 51.1; and other activities and organizations authorized by statute or regulation to use GSA as a source of supply may use this contract. Additionally, contractors are encouraged to accept orders received from activities within the Executive Branch of the Federal Government.

CONTRACT SCOPE

The contractor shall provide all resources including personnel, management, supplies, services, materials, equipment, facilities and transportation necessary to provide a wide range of professional services as specified in each task order.

Services specified in a task order may be performed at the contractor's facilities or the ordering agencies' facilities. The government will determine the contractor's compensation by any of several different methods (to be specified at the task order level) e.g., a firm-fixed price for services with or without incentives, labor hours or time-and-material.

The Special Item Numbers (SINs) available under this contract provide services across the full life cycle of a project. When task orders are placed, they must identify the SIN or SINs under which the task is being executed. CBRE Consulting, Inc. has been awarded a contract by GSA to provide services under the following SINs:

874-6 / 874-6RC Acquisition Management Support

A full description of each SIN definition and examples of the types of work covered by the SIN are provided below.

SPECIAL ITEM NUMBER (SIN) DESCRIPTIONS

874-6 / 874-6RC Acquisition Management Support

Contractors shall provide professional support services to agencies in conducting federal acquisition management activities. Services covered by this SIN are: acquisition planning assistance, including market research and recommending procurement strategy; acquisition document development, including cost/price estimates, quality assurance surveillance plans, statements of work, synopses, solicitations, price negotiation memoranda, etc.; expert assistance in supporting proposal evaluations, including price/cost analysis or technical proposal analysis; contract administration support services, including assistance with reviewing contractor performance, developing contract modifications, and investigating reports of contract discrepancies; contract close-out assistance; Competitive Sourcing support, including OMB Circular A-76 studies, strategic sourcing studies, privatization studies, public-private partnerships, and Federal Activities Inventory Reform (FAIR) Act studies.

Inherently Governmental services as identified in FAR 7.503 or by the ordering agency are prohibited under MOBIS. It is the responsibility of the Contracting Officer placing the order to make this determination. Ordering activities must require prospective contractors to identify potential conflicts of interest and address those, prior to task order award. For more information, see www.gsa.gov/mobis.

INSTRUCTIONS FOR PLACING ORDERS FOR SERVICES BASED ON GSA SCHEDULE HOURLY RATES

GSA provides a streamlined, efficient process for ordering the services you need. GSA has already determined that CBRE Consulting, Inc. meets the technical requirements and that our prices offered are fair and reasonable. Agencies may use written orders; facsimile orders, credit card orders, blanket purchase agreement orders or individual purchase orders under this contract.

If it is determined that your agency needs an outside source to provide MOBIS services, follow these simple steps:

Step 1. Develop a Statement of Work (SOW)

In the SOW, include the following information:

- Work to be performed,
- Location of work,
- Period of performance;
- Deliverable schedule, and
- Special standards and any special requirements, where applicable.

Step 2. Select Contractor and Place Order

- If the order is at or below the micro-purchase threshold, select the contractor best suited for your needs and place the order.
- If the order is exceeding but less than the maximum order threshold (MOT), prepare an RFQ;
- If the order is in excess of the MOT, prepare an RFQ. Consider expansion of competition and seek price reductions.

Step 3. Prepare a Request for Quote (RFQ)

- Include the SOW and evaluation criteria;
- Request fixed price, ceiling price, or, if not possible, labor hour or time and materials order;
- If preferred, request a performance plan from contractors and information on past experience; and include information on the basis for selection.
- May be posted on GSA's electronic RFQ system, e-Buy

Step 4. Provide RFQ to at least Three Firms

Step 5. Evaluate Offers, Select Best Value Firm, and Place Order

REQUIREMENTS EXCEEDING THE MAXIMUM ORDER

In accordance with FAR 8.404, before placing an order that exceeds the maximum order threshold, ordering offices shall:

- Review additional schedule contractors' catalogs/price lists or use the "GSA Advantage!" on-line shopping service;
- Based upon the initial evaluation, generally seek price reductions from the schedule contractor(s) appearing to provide the best value (considering price and other factors); and
- After price reductions have been sought, place the order with the schedule contractor that provides the best value and results in the lowest overall cost alternative (see FAR 8.404(a)). If further price reductions are not offered, an order may still be placed, if the ordering office determines that it is appropriate.

Vendors may:

Offer a new lower price for this requirement (the Price Reduction clause is not applicable to orders placed over the maximum order in FAR 52.216-19 Order Limitations.)

- Offer the lowest price available under the contract; or
- Decline the order (orders must be returned in accordance with FAR 52.216-19).

A task order that exceeds the maximum order may be placed with the Contractor selected in accordance with FAR 8.404. The order will be placed under the contract.

Sales for orders that exceed the Maximum Order shall be reported in accordance with GSAR 552.238-74.

BLANKET PURCHASE AGREEMENT

Ordering activities may establish BPAs under any schedule contract to fill repetitive needs for supplies or services. BPAs may be established with one or more schedule contractors. The number of BPAs to be established is within the discretion of the ordering activity establishing the BPAs and should be based on a strategy that is expected to maximize the effectiveness of the BPA(s). In determining how many BPAs to establish, consider:

- The scope and complexity of the requirement(s);
- The need to periodically compare multiple technical approaches or prices;
- The administrative costs of BPAs; and
- The technical qualifications of the schedule contractor(s).

Establishment of a single BPA, or multiple BPAs, shall be made using the same procedures outlined in 8.405-1 or 8.405-2. BPAs shall address the frequency of ordering, invoicing, discounts, requirements (*e.g.* estimated quantities, work to be performed), delivery locations, and time.

When establishing multiple BPAs, the ordering activity shall specify the procedures for placing orders under the BPAs.

Establishment of a multi-agency BPA against a Federal Supply Schedule contract is permitted if the multi-agency BPA identifies the participating agencies and their estimated requirements at the time the BPA is established.

Ordering from BPAs:

Single BPA. If the ordering activity establishes one BPA, authorized users may place the order directly under the established BPA when the need for the supply or service arises.

Multiple BPAs. If the ordering activity establishes multiple BPAs, before placing an order exceeding the micro-purchase threshold, the ordering activity shall:

- Forward the requirement, or statement of work and the evaluation criteria, to an appropriate number of BPA holders, as established in the BPA ordering procedures; and
- Evaluate the responses received, make a best value determination (see 8.404(d)), and place the order with the BPA holder that represents the best value.

BPAs for hourly rate services. If the BPA is for hourly rate services, the ordering activity shall develop a statement of work for requirements covered by the BPA. All orders under the BPA shall specify a price for the performance of the tasks identified in the statement of work.

Duration of BPAs. BPAs generally should not exceed five years in length, but may do so to meet program requirements. Contractors may be awarded BPAs that extend beyond the current term of their GSA Schedule contract, so long as there are option periods in their GSA Schedule contract that, if exercised, will cover the BPA's period of performance.

Review of BPAs:

The ordering activity that established the BPA shall review it at least once a year to determine whether:

- The schedule contract, upon which the BPA was established, is still in effect;
- The BPA still represents the best value (see 8.404(d)); and
- Estimated quantities/amounts have been exceeded and additional price reductions can be obtained.

The ordering activity shall document the results of its review.

LABOR CATEGORY DESCRIPTIONS

Experience Substitutions Methodology:

High School Diploma + 4 years additional experience	Equals	Bachelors Degree
Bachelors Degree + 2 years additional experience	Equals	Masters Degree
Masters Degree + 3 years additional experience	Equals	PhD

Education Substitutions Methodology:

A Ph.D. may be substituted for 3 years of required experience with a Masters Degree or 5 years with a Bachelors Degree.
A Masters Degree may be substituted for 2 years of required experience with a Bachelors Degree.
A Bachelors Degree may be substituted for 4 years of required experience with a High School Diploma.

Relevant SIN:	874-6 / 874-6RC
Title:	Executive Managing Director I
Minimum Education:	Masters Degree
Minimum Experience:	17 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Provides overall guidance and direction on acquisition related programs. Interfaces with senior level government officials responsible for each order. Directs the completion of projects within estimated time frames and budget constraints. Coordinates all parties tasks and reviews work products for completeness and adherence to client’s standards.

Relevant SIN:	874-6 / 874-6RC
Title:	Senior Managing Director I
Minimum Education:	Masters Degree
Minimum Experience:	15 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Contributes to the management and execution of acquisition management services. Manages all aspects of client service and delivery, including budget management, client interaction, staff direction, review of project-related products, and client presentations. Other management duties can include budget oversight and quality assurance reviews to assure completeness and adherence to client’s standards. Trains and supervises lower level staff operations. Provides expert advice and consultation in specific areas of acquisition services.

Relevant SIN:	874-6 / 874-6RC
Title:	Managing Director II
Minimum Education:	Bachelors Degree
Minimum Experience:	12 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Contributes to the management and execution of acquisition management services. Manages all aspects of client service and delivery, including budget management, client interaction, staff direction, review of project-related products, and client presentations. Other management duties can include budget oversight and quality assurance reviews to assure completeness and adherence to client's standards. Trains and supervises lower level staff operations. Provides expert advice and consultation in specific areas of acquisition services.

Relevant SIN:	874-6 / 874-6RC
Title:	Managing Director I
Minimum Education:	Bachelors Degree
Minimum Experience:	10 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Contributes to the management of the acquisition management services practices. Manages other consulting staff, including active mentorship of staff. Manages most aspects of client service and delivery, including budget management, client interaction, staff direction, review of project-related products, and client presentations. Provides advice and consultation in areas of acquisition services.

Relevant SIN:	874-6 / 874-6RC
Title:	Director III
Minimum Education:	Bachelors Degree
Minimum Experience:	9 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Manages day to day operations of the project consulting team working on a variety of projects involving federal acquisition management activities. These activities may include, but are not limited to: Acquisition planning assistance; developing acquisition documents; expert assistance in evaluating proposals for public-private partnerships. This includes structuring the problem-solving process, managing the client engagement process, providing advice and consultation on specific areas of the acquisition service, meeting deadlines, supervising the work of other team members, and preparing reports and client presentations.

Relevant SIN:	874-6 / 874-6RC
Title:	Director II
Minimum Education:	Bachelors Degree
Minimum Experience:	7 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Manages day to day operations of the project consulting team working on a variety of projects involving federal acquisition management activities. These activities may include, but are not limited to: Acquisition planning assistance and expert assistance in evaluating proposals for public-private partnerships. This includes structuring the problem-solving process, managing the client engagement process, providing advice and consultation on specific areas of the acquisition service, meeting deadlines, supervising the work of other team members, and preparing reports and client presentations.

Relevant SIN:	874-6 / 874-6RC
Title:	Director I
Minimum Education:	Bachelors Degree
Minimum Experience:	5 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Manages day to day operations of the project consulting team working on a variety of projects involving federal acquisition management activities. These activities may include, but are not limited to: Acquisition planning assistance and expert assistance in evaluating proposals for public-private partnerships. This includes structuring the problem-solving process, managing the client engagement process, providing advice and consultation on specific areas of the acquisition service, meeting deadlines, supervising the work of other team members, and preparing reports and client presentations.

Relevant SIN:	874-6 / 874-6RC
Title:	Senior Consultant III
Minimum Education:	Bachelors Degree
Minimum Experience:	10 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Serves as a part of a project consultant team working on a variety of projects involving acquisition services focused primarily on best use analysis, market research, real estate strategy, location analysis, economic development and redevelopment, and public/private partnerships. Works under the direction of senior staff. Directly engages in property, market, and economic research and analysis assisting on the acquisition planning process, as well as evaluating proposals.

Relevant SIN:	874-6 / 874-6RC
Title:	Senior Consultant II
Minimum Education:	Bachelors Degree
Minimum Experience:	8 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Serves as a part of a project consultant team working on a variety of projects involving acquisition services focused primarily on best use analysis, market research, real estate strategy, location analysis, economic development and redevelopment, and public/private partnerships. Works under the direction of senior staff. Directly engages in property, market, and economic research and analysis assisting on the acquisition planning process and evaluating proposals.

Relevant SIN:	874-6 / 874-6RC
Title:	Senior Consultant I
Minimum Education:	Bachelors Degree
Minimum Experience:	6 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Serves as a part of a project consultant team working on a variety of projects involving acquisition services focused primarily on best use analysis, market research, real estate strategy, location analysis, economic development and redevelopment, and public/private partnerships. Works under the direction of senior staff. Directly engages in property, market, and economic research and analysis, assisting on the acquisition planning process, as well as assisting in evaluating proposals.

Relevant SIN:	874-6 / 874-6RC
Title:	Consultant III
Minimum Education:	Bachelors Degree
Minimum Experience:	4 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Serves as part of a project consultant team working on a variety of acquisition management activities. Works under the direction of senior staff, performing research and analysis associated with the execution of acquisition services. This includes accessing real estate and economic data published by secondary data sources, such as standardized property databases, governmental resources, and subscription services. Other responsibilities include directly contacting resource individuals to obtain relevant information, such as details regarding planned real estate projects and property sales or lease information.

Relevant SIN:	874-6 / 874-6RC
Title:	Consultant II
Minimum Education:	Bachelors Degree
Minimum Experience:	2 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Serves as part of a project consultant team working on a variety of acquisition management activities. Works under the direction of senior staff, performing research and analysis associated with the execution of acquisition services. This includes accessing real estate and economic data published by secondary data sources, such as standardized property databases, governmental resources, and subscription services. Other responsibilities include directly contacting resource individuals to obtain relevant information, such as details regarding planned real estate projects and property sales or lease information.

Relevant SIN:	874-6 / 874-6RC
Title:	Consultant I
Minimum Education:	Bachelors Degree
Minimum Experience:	Entry-level position
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Serves as part of a project consultant team working on a variety of acquisition management activities. Works under the direction of senior staff, performing research and analysis associated with the execution of acquisition services. This includes accessing real estate data published by secondary data sources, such as standardized property databases, governmental resources, and subscription services. Other responsibilities include directly contacting resource individuals to obtain relevant information, such as details regarding planned real estate projects and property sales or lease information.

Relevant SIN:	874-6 / 874-6RC
Title:	Analyst II
Minimum Education:	Bachelors Degree
Minimum Experience:	2 years experience
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Serves as a member of a team performing mid-level analytical assignments related to acquisition management activities. Gathers relevant data necessary for analysis compiles information in appropriate formats and performs basic analysis prior to involving senior level staff.

Relevant SIN:	874-6 / 874-6RC
Title:	Analyst I
Minimum Education:	Bachelors Degree
Minimum Experience:	Entry-level position
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Serves as a member of a team performing mid-level analytical assignments related to acquisition management activities. Gathers relevant data necessary for analysis compiles information in appropriate formats and performs basic analysis prior to involving senior level staff.

Relevant SIN:	874-6 / 874-6RC
Title:	Technical Assistant I
Minimum Education:	High School Diploma
Minimum Experience:	Entry-level position
Substitution Methodology:	See table included above.
Functional Duties/ Responsibilities:	Provides assistance for preparing and incorporating documentation and input from various sources for briefings, reports and task order deliverables.

**HOURLY RATES FOR SERVICES
SIN 874-6 / 874-6RC**

Labor Categories	GSA Rate w/ IFF
Executive Managing Director I	\$281.39
Senior Managing Director I	\$261.65
Managing Director II	\$246.84
Managing Director I	\$222.15
Director III	\$222.15
Director II	\$207.34
Director I	\$187.60
Senior Consultant III	\$177.72
Senior Consultant II	\$162.91
Senior Consultant I	\$143.17
Consultant III	\$133.29
Consultant II	\$118.48
Consultant I	\$113.55
Analyst II	\$103.67
Analyst I	\$98.74
Technical Assistant I	\$64.18