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Business Size: Small

## General Services Administration

Federal Acquisition Services

Authorized Federal Supply  
Schedule Price List

Professional  
Engineering Services

Construction Management  
Services

Schedule 871-7 & 871-7RC

Contract Number: GS-10F-124BA

Contract Period:

March 27, 2014  
Through  
March 26, 2019

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## **Company Profile:**

Established in 1988, Orgel Construction Management (OCM) is a full spectrum Construction Management company servicing all aspects of commercial and institutional construction. Our projects span a wide diversity of markets, including healthcare, manufacturing, industrial, educational institutions, public works, consulting for numerous law firms, office buildings and complexes, and retail. We have extensive knowledge and experience interfacing with numerous governmental regulatory agencies. We have successfully managed hundreds of construction projects valued at \$150+ million, ranging from ground up construction, medical facilities involving cutting edge technology and tenant improvements.

OCM understands that the essence of superior project and construction management requires the highest level professionalism and teamwork. We take the process of professional management and apply it to the planning, design and construction of a project, from inception to completion, using a management approach that focuses on project delivery. Acting as a member of the team, OCM assumes a position of leadership beginning with the formation of the project management program and establishing the highest level of service that integrates the individual elements of the project delivery process. Where applicable, OCM assists the owners in identifying which delivery method is best for the project. Working through the design phase managing the preparation of the construction documents, then through procurement to select the project team and then through construction to the end. OCM will provide expert advice and direction to ensure that the owner successfully accomplishes their program or project.

Our projects have included medical centers/hospitals, communication and institutional facilities, industrial facilities, educational facilities and many other classifications of building types.

The medical sector includes operating rooms, intensive care units, labor, delivery and recovery rooms, infant nurseries, isolation rooms, biomedical research labs and the installation of electron microscopes and microscopy labs. We have successfully managed the installation of energy management systems, water ionization systems, life safety and fire suppression systems, as well as a wide variety of complicated mechanical and electrical systems upgrades, both new as well as

retrofits. Other projects include underground fuel storage tanks and control systems.

OCM is also retained for consultation with numerous law firms, expert witness testimony, as well as attending mediation and arbitration sessions for the successful resolution of construction related matters.



All clients and projects receive the professional expertise, creative problem solving abilities, and close personal attention which is the hallmark of Orgel Construction Management.



## **Our Philosophy:**

"Successful building - be it the realization of a private dream or the fulfillment of a comprehensive plan satisfying the needs and goals of many - is a dynamic process requiring the utmost in consistent professionalism and commitment. We understand that every project is unique and of critical importance and we are dedicated to providing a full range of construction services which are unsurpassed in quality, coordinated to achieve the utmost in cost efficient results and tailored to meet each client's individual needs.

## **Services:**

Orgel Construction Management offers comprehensive resources and services which begin in a project's earliest planning stages and extend through project closeout. At the inception of each project, our team of professionals takes time to learn about the unique aspects of the project and establishes quality assurance and management procedures. This, along with our commitment to teamwork, performance and unparalleled quality of service, enables us to assist clients in achieving their construction goals with the utmost efficiency and effectiveness. We bring a full spectrum of project management services, program management services, and construction management services to every project, which are crucial to the success of that project. We use state of the art computers, software programs, servers and plotters. We currently utilize and host "Primavera Expedition" software so that all clients can access their projects through the internet at will, using secure password-protected connections. This allows clients to view all aspects of their project including progress photos, schedules, budget reports, contact lists, meeting minutes and all other pertinent project information.

Our services include all aspects of construction management and consulting, from the planning phase to post construction phase, including:

- Program Management
- Project Management
- Construction Management
- Inspection
- Cost Estimating
- Critical Path Method Scheduling
- Constructability Review
- Value Engineering

- Claims and Litigation / Legal Support
- Commissioning Services
- Post Construction Services



We intend to utilize a consultant that has a Government Business Management System that will allow for marketing to all federal clients under one umbrella.

Subcontractors may be utilized from time to time when necessary, to ensure the highest quality service and resources in every area and specialty. Selection will be based on factors such as past performance, approach, job-site personnel skills and complementary skills. Our numerous vendor relationships and strategic alliances allow us to provide expert skills in addition to allowing for our continued growth and the fulfillment of projects in a more expedient manner.

Orgel Construction Management's principal corporate office is located in West Los Angeles at the Howard Hughes complex. This office is strategically located to provide convenient access to the West Los Angeles area as well as to coastal locations both north and south of Los Angeles.

Orgel Construction Management is currently certified as a Small Business Enterprise by the Department of General Services, the Los Angeles Unified School District and the Metropolitan Water District of Southern California and its reciprocating agencies.



**GSA Awarded Terms and Conditions:**

- 1 a. **Table of Awarded Special Item Number (s) with appropriate cross-reference to page numbers:**  
871-7 (EE-ME), SIN 871-7RC
- 1 b. **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.**
- 1 c. **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.**
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):**  
Same as company address
6. **Discount from list prices or statement of net price:** Government net prices (discounts already deducted). List at the end of this pricelist
7. **Quantity discounts:** 1% for orders over the SAT; 2% for task orders between \$250,000.00 and \$500,000.00; and 3% for task orders over \$500,000.00.
8. **Prompt payment terms:** 2% - 10 days; Net 30 days
- 9.a. **Notification that Government purchase cards are accepted at or below the micro-purchase threshold:** Yes
- 9.b. **Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold:** will accept over \$3,000.00
10. **Foreign items (list items by country of origin):** None
- 11.a. **Time of Delivery (Contractor insert number of days):** Specified on the Task Order

- 11.b. **Expedited Delivery.** The Contractor will insert the sentence “Items available for expedited delivery are 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
- 11.c. **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
- 11.d. **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:** Destination
- 13.a. **Ordering Address(es):** Same as company address
- 13.b. **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](http://fss.gsa.gov/schedules)).
- 14. **Payment address(es):** Same as company address
- 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
- 20.a. **Terms and conditions for any other services (if applicable):** N/A
- 21. **List of services and distribution points (if applicable):** N/A
- 22. **List of participating dealers (if applicable):** N/A
- 23. **Preventive maintenance (if applicable):** N/A

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

**24.b. 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/](http://www.Section508.gov/).**

**25. Data Universal Numbering System (DUNS) number:** 050824940

**26. Notification regarding registration in Sam.gov formerly Central Contractor Registration (CCR) database:** Registered

**Contractor will accept LH and FFP**

**Government Awarded Prices (Net Prices)**

SIN Proposed	Service Proposed (e. g. Labor Category or Job Title/Task)	Minimum Education	Minimum Years of Experience	Price Offered to GSA (excl IFF)	Price Offered to GSA (incl IFF)	Base Period Year 2	Base Period Year 3	Base Period Year 4	Base Period Year 5
871-7	Construction Executive / Principal	Bachelor's	20	\$219.25	\$220.90	\$224.70	\$228.57	\$232.50	\$236.50
871-7	Program Manager	Bachelor's	15	\$212.90	\$214.51	\$218.20	\$221.95	\$225.77	\$229.65
871-7	Project Manager	Bachelor's	12	\$188.34	\$189.76	\$193.02	\$196.34	\$199.72	\$203.16
871-7	Construction Manager	Bachelor's	10	\$136.38	\$137.41	\$139.78	\$142.18	\$144.63	\$147.11
871-7	Asst Construction Manager	Associates	7	\$127.52	\$128.49	\$130.70	\$132.94	\$135.23	\$137.56
871-7	Estimator	Bachelor's	7	\$141.91	\$142.98	\$145.44	\$147.94	\$150.48	\$153.07
871-7	Scheduler	Bachelor's	7	\$120.55	\$121.46	\$123.55	\$125.68	\$127.84	\$130.04
871-7	CADD Draftsman / Plotter	Associates	4	\$93.55	\$94.25	\$95.87	\$97.52	\$99.20	\$100.91
871-7	Engineering Technician	Associates	4	\$90.28	\$90.96	\$92.52	\$94.12	\$95.74	\$97.38
871-7	Project Administrator	Associates	3	\$78.07	\$78.66	\$80.01	\$81.39	\$82.79	\$84.21
871-7	Mechanical Engineer	Bachelor's	8	\$165.67	\$166.92	\$169.79	\$172.71	\$175.68	\$178.70
871-7	Electrical Engineer	Bachelor's	8	\$164.66	\$165.90	\$168.75	\$171.66	\$174.61	\$177.61



## **LABOR CATEGORY DESCRIPTIONS**

### **Construction Executive / Principal**

Responsible for complete program oversight. Ensures resources are available and that each project and all tasks are fully staffed with personnel, equipment and other required support. Assigns the task to the appropriate Program Manager. Bachelor's degree or higher in an engineering, architectural, construction management or related field preferred. 20 or more years of relevant experience required.

### **Program Manager**

Provides business, technical, and personnel management across a major single project or multiple projects, involving multi-disciplinary and diverse functional activities, subordinate groups of technical and administrative personnel. Bachelor's degree or higher in an engineering, architectural, construction management or related field preferred. 15 or more years of relevant experience required.

### **Project Manager**

Provides business, technical, and personnel management and coordination for individual projects. Provides comprehensive definition of all technical aspects of project requirement. Program development, analysis of program mission, goals, and objectives. Bachelor's degree or higher in an engineering, architectural, construction management or related field preferred. 12 or more years of relevant experience required.

### **Construction Manager**

Responsible for design, construction and post construction phase activities. Responsible to manage staff and Contractor to insure the project scope as awarded is built in full conformance with the plans, specs, schedule and cost limits. Perform day-to-day contract administration including Project Manager in bid analysis, award, coordinating pre-construction conferences, review of Contractor's initial construction schedule, schedule of values, submittals, and generally respond to Contractor's questions regarding contract administration. Supervise, coordinate and direct the construction management staff. Bachelor's degree or higher in an engineering, architectural, construction management or related field preferred. 10 years of relevant experience required.

### **Assistant Construction Manager**

Assist Construction Manager in all construction management duties and activities as assigned. Associates degree or higher in an engineering, architectural, construction management or related field preferred. Associates degree or higher in an engineering, architectural, construction management or related field preferred. 7 years of relevant experience required.

## **Estimator**

Performs construction cost estimating. Provides conceptual, schematic, design development, and construction document estimates. Performs quantity surveys from design documents and applies cost to quantities of materials. Identifies unusually high cost items in relation to other facilities. Bachelor's degree or higher in an engineering, architectural, construction management or related field preferred. 7 years of relevant experience required.

## **Scheduler**

Develops illustrative schedules to show integration of various time aspects of various tasks. Prepares and analyzes sequencing of activities and activity interdependencies. Supports the Project and Construction Manager in all scheduling requirements. Bachelor's degree or higher in an engineering, architectural, construction management or related field preferred. 7 years of relevant experience required.

## **CADD Draftsman/Plotter**

Performs routine and complex computer assisted design technical functions. Works under the supervision of senior personnel. Associates degree or higher in an engineering, architectural, construction management or related field preferred. 4 years of relevant experience required.

## **Engineering Technician**

Maintain and distribute current contract plans and specifications. Coordinate and provide technical and engineering support to Project Manager and Construction Manager. Confirm contractor's maintenance of record drawings. Log & track all project related correspondence in Primavera Expedition. Assist in submittal procedures. Perform other duties as directed by Senior Project Managers. Associates degree or higher in an engineering, architectural, construction management or related field preferred. 4 years of relevant experience required.

## **Project Administrator**

Coordinates with senior level personnel to ensure standard procedures are tailored to the needs of the client. Supervises administrative and clerical staff. Associates degree or higher in an engineering, architectural, construction management or related field preferred. 3 years of relevant experience required.

## **Mechanical Engineer**

Experienced in a wide-range of complex applications of the stated specialty and ensures that the task is completed on time and within budget. Bachelor's degree or higher in an engineering, architectural, construction management or related field preferred. 8 years of relevant experience required.

## **Electrical Engineer**

Experienced in a wide-range of complex applications of the stated specialty and ensures that the task is completed on time and within budget. Bachelor's degree or higher in an engineering, architectural, construction management or related field preferred. 8 years of relevant experience required.

- OCM utilizes Kroll Screening Services (formerly InfoLink), one of the foremost providers of background screening services in California and nationally, for over eight years to conduct a background check on every candidate it considers and to generate a written report. OCM engages Kroll to perform extended background check services to capture a complete picture of each candidate via public records. Criminal searches are done not only county wide, but also nationally, using a National Criminal Index. A Social Security trace is done to verify number validity and to confirm all AKA's that may have been used, as well as to check past addresses. Kroll performs a search of the Motor Vehicle Record and checks the statewide Sexual Offender Registry. These thorough searches assist the firm to select the best candidate possible.
- OCM thoroughly evaluates all candidates' backgrounds, previous work experience and degrees achieved during the 2 step interview and hiring process. In some cases, experience can be substituted in lieu of a degree.

The following SCA matrix will be incorporated into the resultant PES contract:

	<b>SCA Matrix</b>	
<b>SCA Eligible Contract Labor Category</b>	<b>SCA Equivalent Code Title</b>	<b>WD Number</b>
CADD Draftsman/Plotter	30060 Drafter/CAD Operator	52047
Project Engineer	30080 Engineering Technician	52047
Project Administrator	01113 General Clerk III	52047

The Service Contract Act (SCA) is applicable to this contract and it includes SCA applicable labor categories. The prices for the indicated SCA labor categories are based on the US Department of Labor Wage Determination Number(s) identified in the SCA matrix. The prices offered are based on the preponderance of where work is performed and should the contractor perform in an area with lower SCA rates, resulting in lower wages being paid, the task order prices will be discounted accordingly.