

# General Services Administration

Federal Supply Service  
Authorized Federal Supply Schedule Price List

## Multiple Award Schedule

Professional Services  
Technical & Engineering Services (non-IT)

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**Contract Number:**

GS-10F-125BA

**Contract Period:**

01 April 14 - 31 March 29

*Price list current as of Modification*

*#PS-0021 effective February 28, 2024.*

**Business Size:**

Small

**Contact:**

FS3, Inc. (dba fs3|Hodges)

1201 Puerta del Sol, #314

San Clemente, CA 92673

949.445.3734

320.210.3200 fax

[www.fs3h.com](http://www.fs3h.com)

**POC:**

Garrett Terlaak

[garrett@fs3h.com](mailto:garrett@fs3h.com)

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*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.*

*The INTERNET address GSA Advantage! is: [GSAAdvantage.gov](http://GSAAdvantage.gov). For more information on ordering from Federal Supply Schedules go to the GSA Schedules page at [GSA.gov](http://GSA.gov).*

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# Executive Summary



## Ordering Point of Contact

Garrett Terlaak, Principal  
1201 Puerta del Sol, #314  
San Clemente, CA 92673-6310  
714.864.8186 / 320.210.3200 (fax)  
garrett@fs3h.com

**fs3|Hodges (fs3H) provides Construction Manager as agent (CMA) services for GSA and other federal agencies under SIN 541330ENG, in the “Construction Management” Sub-group.**

## Services

At any stage of planning, design, construction, or closeout, fs3H provides federal agencies with the following management services:

- ◆ Delivery Method Selection
- ◆ A-E, Design/Build, or CMc Selection and Management
- ◆ Market Surveys
- ◆ Cost Engineering, Estimating, and Training
- ◆ Planning, and Scheduling
- ◆ Earned Value Management and Value Engineering
- ◆ Design and Peer Review
- ◆ Building Information Modeling (BIM)
- ◆ Risk and Claims Management
- ◆ Document Control (ePM)

## GSA Experience

We have direct experience providing CMA services to GSA and their tenant customers. We are familiar with many federal standards and guidelines such as Facilities Standards for the Public Buildings Service (P-100). Specific staff experience includes:

- ◆ U.S. Courthouse, Oklahoma City, OK
- ◆ U.S. Courthouse, Chattanooga, TN
- ◆ U.S. Courthouse, Charlotte, NC
- ◆ U.S. Land Port of Entry, Madawaska, ME
- ◆ U.S. Land Port of Entry 1 & 2, Laredo, TX
- ◆ On-Call Cost Estimating & Scheduling, GSA Region 9

## About fs3H

fs3H was founded by industry professionals to provide principal construction management services to public agencies. The former directors of an Engineering News Record Top 100 CM for Fee firm, the partners have built a client-focused practice dedicated to minimizing risk and protecting our clients' assets. Our team has firsthand experience providing comprehensive CMA services to GSA in Regions 1, 2, 4, 7, and 9.



# Customer Information

## 1A. Table of Awarded Special Item Numbers

SIN	SIN TITLE
541330ENG	Engineering Services
OLM	Order Level Materials

**1B. Lowest Priced Model Number** Prices are NET, and all discounts have been deducted.

**1C. Commercial Job Titles** See attached titles, experience, responsibilities, and education.

**2. Maximum Order** \$1,000,000

**3. Minimum Order** \$100

**4. Geographic Coverage (Delivery Area)** Worldwide

**5. Point(s) of Production** Same as company address

**6. Discount from list prices or statement of net price** Government net prices (discounts already deducted). See Attachment.

**7. Quantity Discounts** 1% on orders over \$1 million

**8. Prompt Payment Terms** 1% if paid within 10 days under NET30. 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)** N/A

**10a. Time of Delivery** TBD at the Task Order level

**10b. Expedited Delivery** TBD at the Task Order level

**10c. Overnight and 2-day delivery** TBD at the Task Order level

**10d. Urgent Requirements** TBD at the Task Order level

**11. F.O.B Points(s)** Destination

**12a. Ordering Address(es)** Same as Contractor

**12b. Ordering procedures** For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs), are found in Federal Acquisition Regulation (FAR) 8.405-3.

**13. Payment address(es)** Same as company address

**14. Warranty provision** N/A

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



**16. Terms and conditions of rental, maintenance, and repair** N/A

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

**18. Terms and conditions for any other services** 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. 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/](http://www.Section508.gov/). N/A**

**23. Unique Entity Identifier (UEI) Number** HF1ZEGLB42E8

**24. Notification regarding registration in System for Award Management (SAM) database**  
Registered and Active in SAM

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



# Authorized GSA Pricing

Item	Awarded Labor Category	Site	Hourly Price
1	Project / Construction Executive	Both	\$210.58
2	Program Manager / Director	Both	\$206.98
3	Managing Director	Both	\$210.58
4	Claims Manager	Both	\$210.58
5	Senior Project / Construction Manager	Both	\$166.78
6	Senior Estimator	Both	\$162.23
7	Senior Scheduler	Both	\$162.23
8	Design Review Leader	Both	\$165.83
9	Claims Analyst	Both	\$165.83
10	Project / Construction Manager	Both	\$152.32
11	QA/QC Lead / Inspector of Record	Both	\$153.15
12	Estimator	Both	\$147.20
13	Scheduler	Both	\$147.20
14	Design Reviewer	Both	\$149.76
15	BIM Manager	Both	\$153.15
16	Assistant Project / Construction Manager	Both	\$128.27
17	Inspector (General/Discipline-specific under QA/QC Lead)	Both	\$128.27
18	Project / Office Engineer	Both	96.25
19	BIM Technician	Both	\$116.06
20	Administrative Support**	Both	\$67.19



## Service Contract Act

SCA Matrix		
SCA Eligible Labor Category	SCA Equivalent Code Title	Wage Determination Number
Administrative Support	01311 - Secretary	2015-5645

The Service Contract Labor Standards, formerly the Service Contract Act (SCA), apply to this contract and it includes SCLS applicable labor categories. Labor categories and fixed price services marked with a (\*\*) in this pricelist are based on the U.S. Department of Labor Wage Determination Number(s) identified in the SCLS/SCA matrix. The prices awarded are in line with the geographic scope of the contract (i.e., nationwide).

# Labor Category Descriptions

## Labor Categories

Labor Category	Description	Experience	Education
Project/Construction Executive	Program and project-level management, provided from home office, on-site, or in Government-owned facilities. Direct supervisor of on-site Project and Construction Managers.	15 years	B.S. Architecture, Engineering, Construction Management, or Business
Program Manager/Director	Develop, maintain, and enforce systems and procedures for effective project and construction management. Responsible for supervising quality, cost, schedule, financial and management professionals.	10 years	B.S. Architecture, Engineering, Construction Management, or Business
Managing Director	Lead and grow corporate and regional office locations. Serve as office point of contact for internal management and local customers.	15 years	B.S. Architecture, Engineering, Construction Management, or Business
Claims Manager	Manage the prevention of potential claims on projects, and minimize customers' exposure if claims occur. Mitigate customers' risk by developing claims prevention and support tools. Manage Claims Analysts.	15 years	B.S. Architecture, Engineering, Construction Management, or Business
Senior Project/Construction Manager	Manage all aspects of a single project during planning, design, construction, and/or closeout. Responsible for maintaining quality, cost, and schedule. Provides primary communication between the Government, design professional, and contractor. Senior on-site representative mitigating risk and solving problems.	10 years	B.S. Architecture, Engineering, or Construction Management
Senior Estimator	Manages cost estimating, value engineering, and change order assignments. Personally provides, or manages staff that provides, quantity takeoff and pricing for all design disciplines.	7 years	B.S. Architecture, Engineering, or Construction Management; or 7 years cost estimating experience
Senior Scheduler	Evaluate construction schedules for contractual compliance, analyze potential risks and delays, and develop recovery plans. Requires expertise with P6 and other scheduling software applications.	7 years	B.S. Architecture, Engineering, or Construction Management; or 7 years scheduling experience
Design Review Leader	Ensure conformance to project program and design criteria. Reduce change orders and claims by reviewing designs prior to bid. Identify potential risks, correct errors, note omissions, and identify coordination errors. Utilize systems such as Dr. Checks and Blubeam Revu. Provide backchecks and communicate with design professionals.	10 years	B.S. Architecture, Engineering, or Construction Management

## Labor Categories

Labor Category	Description	Experience	Education
Claims Analyst	Provide support to Claims Manager. Analyze all project documentation in support of litigation, mediation, arbitration, or trial efforts. Evaluate potential conflicts and develop solutions prior to escalation.	7 years	B.S. Architecture, Engineering, or Construction Management
Project/Construction Manager	Provide on-site CMA services. Responsible for all aspects of risk, quality, document, cost, and schedule management. Manages support staff. Identifies potential problems and develops solutions.	5 years	B.S. Architecture, Engineering, or Construction Management; or 10 years construction management experience
QA/QC Lead/Inspector of Record	Provide primary quality assurance, quality control, and/or construction inspection services. Maintains a thorough understanding of the contract documents, regulatory codes, and the Contractor's means and methods. Ensures that construction conforms to all project guidelines, and interfaces with special inspectors to provide as-needed services on site.	10 years	B.S. + Professional License (A-E); or inspection certification(s) required (DSA, ICC, OSHPD, etc.)
Estimator	Supports efforts of Senior Estimator, providing quantity takeoff and pricing for all design disciplines. Requires experience with on-screen takeoff, and the ability to establish productivity and labor rates.	2 years	B.S. Architecture, Engineering, or Construction Management; or 2 years cost estimating experience
Scheduler	Supports efforts of Senior Scheduler, providing analysis of CPM schedules and running probabilistic risk scenarios. Generate reports and graphics.	2 years	B.S. Architecture, Engineering, or Construction Management; or 2 years scheduling experience
Design Reviewer	Supports efforts of Design Review Leader by identifying constructibility issues in design documents.	7 years	B.S. Architecture, Engineering, or Construction Management
BIM Manager	Lead in the creation and analysis of Building Information Modeling tools. Work with Design Professionals to develop tools that accurately reflect the project plan, work-in-place, and future work. Utilize tools, including NavisWorks and SketchUp. Manage BIM Technicians.	7 years	High School Graduate





## Labor Categories

Labor Category	Description	Experience	Education
Assistant Project/ Construction Manager	Provides PM/CM support, on-site, to Project/ Construction Managers and other senior staff. Aids in reviewing and processing project documentation including, but not limited to, RFIs, submittals, change orders, schedules, shop drawings, as-builts, etc.	2 years	B.S. Architecture, Engineering, or Construction Management; or 2 years PM/CM experience
Inspector (General/ Discipline-specific under QA/QC Lead)	Supports QA/QC Lead, providing construction quality assurance. Inspects material, prior to placement, for conformance to contract documents. Ensures workmanship meets jurisdictional guidelines. Assists in the coordination of special inspections and materials testing.	5 years	High School Graduate; inspection certification(s) preferred (DSA, ICC, OSHDP, etc.)
Project/Office Engineer	Provide general support of the on-site CMA team. Receive, process, and transmit project documentation amongst stakeholders.	1 year	High School Graduate
BIM Technician	Works under the direction of BIM Managers. Provides data entry and quality control support within BIM software tools.	1 year	High School Graduate
Administrative Support	Provides general office support including phone reception, filing, copying, scheduling, and office management.	1 year	High School Graduate

