



**Kiewit**



## **AUTHORIZED FEDERAL SUPPLY SCHEDULE PRICE LIST**

### **FACILITIES MAINTENANCE & MANAGEMENT**

STANDARD INDUSTRY GROUP: 8744

SIN: 871 206 (BUILDING COMMISSIONING SERVICES)

CONTRACT NUMBER: GS-21F-094BA

*For more information on ordering from Federal Supply Schedule,  
click on the FSS Schedules at <http://www/fsa/gsa/gov>*

CONTRACT PERIOD: MAY 28, 2014 TO MAY 27, 2019

### **Kiewit Building Group Inc.**

Tarna Kidder

302 S. 36th St. | Ste. 500 | Omaha | NE | 68131

[tarna.kidder@kiewit.com](mailto:tarna.kidder@kiewit.com)

P: 402.977.4500 | F: 402.977.4548

Large Business

[www.kiewit.com/buildings-services](http://www.kiewit.com/buildings-services)

DUNS Number: 18-965-7138

*Online access to contract ordering information, terms, and conditions, up-to-date pricing, and the option to create electronic delivery order are available through GSA Advantage!, a menu driven database system.  
The internet address for GSA Advantage! is: [www.GSAAdvantage.gov](http://www.GSAAdvantage.gov).*



**KIEWIT.COM**

# CUSTOMER INFORMATION

## 871-206 Building Commissioning Services

Including, but not limited to, comprehensive building commissioning services on new construction, renovation projects, and existing buildings and facilities to ensure the building systems are designed and built to operate as efficiently as possible. This includes re-commissioning and retro-commissioning services, as well as energy efficient buildings certification programs such as Green Globes and LEED.

- 1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s): **See Pricelist Below**
- 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 Pricelist Below**
- 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: **See Description of Positions Below**
2. Maximum Order Limit: **\$1,000,000**
3. Minimum Order Limit: **\$100.00**
4. Geographic Area Covered: **48 States; DC**
5. Point(s) of Production (city, county, and State or foreign country): **N/A**
6. Discount fromlist prices or statement of net price: **N/A**
7. Quantity Discounts: **1% volume discount for \$500K or more single task orders purchased at one time**
8. Prompt payment terms: **None, NET 30 DAYS**
- 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold: **No**
- 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold: **NO**
10. Foreign items (list items by country of origin): **N/A**
- 11a. Time of Delivery (Contractor insert number of days): **N/A**
- 11b. 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: **N/A**
- 11c. Overnight & 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: **N/A**

- 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:
12. F.O.B. Point(s): **Destination**
- 13a. Ordering Address(es):  
**302 S. 36th St., Suite 500  
Omaha, NE 68135**
- 13b. 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: **N/A**
14. Payment Address:  
**302 S. 36th St., Suite 500  
Omaha, NE 68135**
15. Warranty Provision: **N/A**
16. Export packing charges, if applicable: **N/A**
17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level): **None**
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 list 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/](http://www.Section508.gov/)
25. Data Universal Number System (DUNS) number: **189657138**
26. Notification regarding registration in Central Contractor Registration (CCR) database:  
**Kiewit Building Group Inc. is registered in CCR**

# PRICING

## Kiewit's Cx Standard Rates for 2014

	Labor Categories and Hourly rates			
US REGION	Cx MANAGER	SR.Cx ENGINEER	Cx ENGINEER II	Cx ENGINEER I
MIDWEST (Omaha, NE Base)	\$130.05	\$113.05	\$96.05	\$85.00
NORTHEAST (Washington DC Base)	\$188.57	\$163.92	\$139.27	\$123.25
SOUTH (Austin, TX Base)	\$149.56	\$130.01	\$110.46	\$97.75
MOUNTAIN (Denver, CO Base)	\$156.06	\$135.66	\$115.26	\$102.00
CALIFORNIA (Los Angeles, CA Base)	\$182.07	\$158.27	\$134.47	\$119.00
NORTHWEST (Seattle, WA Base)	\$188.57	\$163.92	\$139.27	\$123.25
ALASKA (Anchorage, AK Base)	\$182.07	\$158.27	\$134.47	\$119.00

# DESCRIPTION OF POSITIONS

## Commissioning Manager

### **Functional responsibilities:**

The Commissioning Manager will be responsible for the management, growth, and development of commissioning team members. The responsibilities for the department include new construction commissioning and closeout, LEED Fundamental and Enhanced Commissioning for both Kiewit and non-Kiewit built facilities. The Cx Manager will be responsible for executing existing commissioning related contracts and growing the department through the procurement of new contracts. Business development and marketing, proposal preparation, and financial management of the department are all requirements of the position.

### **Minimum years of experience:**

10 years commercial building MEP system experience

### **Minimum educational/degree requirements:**

BS in Mechanical Engineering or equivalent work experience

### **Applicable training or certification requirements:**

Qualified Cx Process Provider, Qualified Cx Process Manager, Certified Commissioning Authority or Licensed Professional Engineer

## Sr. Commissioning Engineer

### **Functional responsibilities:**

Sr. Commissioning Engineers have achieved the Professional Commissioning Provider certification and are capable of developing, managing, and implementing the commissioning process from design through occupancy. They are able to develop commissioning plans, write testing sequences for various MEP systems, and can generate the appropriate commissioning reports for both LEED Certified and non-certified projects. Sr. Commissioning Engineers are beginning to excel in their managerial and leadership qualities. They are generally well respected by their peers and manage their projects in a professional manner. They have also mentored other engineers who are succeeding on their own project assignments.

### **Minimum years of experience:**

10 years commercial building Cx/MEP system experience

### **Minimum educational/degree requirements:**

BS in Mechanical Engineering or equivalent work experience

### **Applicable training or certification requirements:**

Certified Commissioning Authority or Licensed Professional Engineer

## Commissioning Engineer II

**Functional responsibilities:**

Level II Commissioning Engineers are solid and consistent performers and are Qualified Commissioning Provider Certified (University of Wisconsin). They have strong customer service quality and typically receive high reviews from their clients. They have developed methods for measurement, adjustment, and reporting commissioning process functions and status and have good communication skills. They are beginning to develop commissioning plans, write testing sequences, and prepare commissioning reports alone and in most cases with ease and with a high level of accuracy and efficiency. They are consistent and timely with work product and may serve as the lead commissioning engineer on the staff.

**Minimum years of experience:**

5 years commercial building Cx/MEP system experience

**Minimum educational/degree requirements:**

BS in Mechanical Engineering or equivalent work experience

**Applicable training or certification requirements:**

Qualified Cx Process Provider

## Commissioning Engineer I

**Functional responsibilities:**

Commissioning Engineers have basic commercial building or MEP exposure perhaps gained through formal education, internship, or other construction industry experience. They understand basic terminology and industry processes and can use construction documents in a limited manner to find answers. Level I Commissioning Engineers would need to have each new task thoroughly explained and would need work reviewed upon completion.

**Minimum years of experience:**

None

**Minimum educational/degree requirements:**

BS in Mechanical Engineering or related field

**Applicable training or certification requirements:**

Qualified Cx Process Provider

# DESCRIPTION OF SERVICES

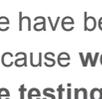
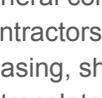
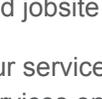
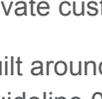
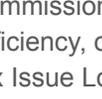
## The following services are included in our commissioning process:

- Review the Contractor Project Requirements (CPR) document.
- Review the project Basis of Design (BOD) document.
- Develop a Commissioning (Cx) Plan for the Project, including updates.
- Review shop drawings and submittals as related to all MEP Systems and Building Envelope.
- Hold a Commissioning Kick-Off Meeting with applicable Consultants to implement the (Cx) Plan.
- Fundamental commissioning by Contract Documents.
- Review and development support of Pre-functional Checklists as related to Cx.
- Verify and Document the installation of the commissioned systems in accordance with Pre-functional Checks and Preparatory Meeting Work Plans including initial inspection QC of installation of MEP systems in Areas A, B, & C.
- Verify and document the operational performance of commissioned systems.
- Participation in Consultant and Owner meetings as needed.
- Conduct dedicated Commissioning Meetings as needed.
- Development of a final Commissioning Report including documentation and resolution of identified issues of Commissioned systems.
- Develop electronic handover documents.
- Review and approval of as-built information in support of BIM as-built model.

# COMPANY PROFILE

Kiewit is a North American general contractor and technical services provider. Our services division includes technical staff with expertise in the built environment including commissioning, energy auditing, and operations and maintenance programs. Our **certified commissioning professionals** travel coast to coast supporting new construction and renovation projects as well as existing facilities and campuses.

Our mission is to maximize our customers' investments in their physical properties through effective and efficient system operation. We provide testing and verification on project systems, including:

-  ■ HVAC
-  ■ Building Automation/Management Systems (BAS/BMS)
-  ■ Lighting
-  ■ Normal and Emergency Power
-  ■ Alarm & Detection
-  ■ Security
-  ■ Communication & Annunciation
-  ■ Conveying
-  ■ Fire & Smoke Detection
-  ■ Water Heating
-  ■ Hydronic and Steam
-  ■ Building Envelope
-  ■ Onsite Renewables
-  ■ Special systems

We have been successful in our commissioning program because **we have applied Kiewit's proactive culture to the testing and verification process.** With a heritage in the general contracting business, we understand the challenges contractors and specialty trades face such as sequencing, phasing, shut downs, and fast-track schedules – allowing us to translate better between design intent, owner expectations, and jobsite practicality of integrated system verification.

Our services team has provided commissioning and technical services on a variety of project types, for both public and private customers, and in every region of the country.

Built around recognized industry standards like ASHRAE Guideline 0-2005 and NEBB Cx Guidelines, our commissioning protocol is customized to every project. For efficiency, our teams utilize iPad technology for Cx Site Walks, Cx Issue Log maintenance, and Cx Testing and Verification.



# MARKET & STAFF DIVERSITY

Kiewit has an extensive resume built on government, public, and private facilities nationally. This experience allows us to understand the challenges many organizations face and work to help identify and prevent problems before occupancy. We are currently providing or recently provided commissioning services for the following types of facilities:

- Office
- Transportation
- Healthcare
- Education
- Specialty
- Hospitality
- Mixed Use
- Athletic
- Retail

Our firm and team members are independently certified by several national Cx Associations. We have the following credentials within our team:

- PE | Professional Engineer
- CEM | Certified Energy Manager
- QCxAP | Commissioning Authority Professional
- QCxP | Qualified Commissioning Provider
- NEBB Certified
- CBCP | Certified Building Commissioning Professional
- LEED AP | LEED Accredited Professional
- GGA | Certified Green Globes Assessor
- GGP | Certified Green Globes Professional
- Certified Thermographer

