



Renovation Program of GSA Office Buildings, National Capital Region
Multi-discipline cost estimating, change order reviews, reports and on-site management support during multi-year, multi-billion dollar office construction program.



Pentagon Renovation, Arlington, VA
Construction management support and project controls services including development of schedules, review and analysis of progress schedules, evaluation of construction performance, cost control, field documentation and participation in progress meetings.

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Business Size: Other than Small Business (Small Business under the following NAICS Codes: 236210, 236220, 237110, 237120, 237130, 237310, 237990, 561210)

General Services Administration
Federal Supply Service
Authorized Federal Supply Schedule Price List
for
Multiple Award Schedule

Category H – Professional Services
Corporate Contract Number GS-23-F-0209N

For more information on ordering from Federal Supply Schedules go to www.gsa.gov.

Contract Period: April 21, 2003 – April 20, 2023

Alpha Corporation

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Alpha Corporation, an Engineering News Record Top 100 CM and Top 40 PM Firm, brings to Government agencies a diverse combination of management, technical and hands-on field experience relevant to maintenance, renovation, repair, rehabilitation, expansion or new construction projects, including government facilities and related infrastructure.

Program and Construction Management has been a primary service of Alpha since 1979, the year the firm was established. Through continuous practice in serving owners and contractors nationwide, the firm has developed extensive expertise and a thorough, comprehensive and practical approach for managing all aspects and phases of project development - from project planning, through design, construction and facility commissioning and occupancy.

Our professional staff combines technical expertise in all engineering disciplines with extensive hands-on contracting and field expertise gained in the employ of construction contractors and owners/public agencies. This knowledge enables us to understand critical technical, operational and management issues, as well as anticipate and meet project development related challenges and provide solutions that are practical, cost-effective and in line with the ultimate goals and objectives of the client. Furthermore, the combination of construction management and engineering expertise enables our firm to maintain up-to-date knowledge of not only applicable industry standards but also contractor practices, contracting methods, construction materials and costs. Through this diverse knowledge, Alpha is able to deliver direct benefits to the Government by ensuring detail and thoroughness in program and construction management and reliability in design and constructability reviews, cost estimating, scheduling and claims analysis. These benefits are achieved through the performance of a broad range of services that Alpha offers through GSA Schedule # GS23F0209N, as shown on the following pages.

Our progressive approach to Project Management emphasizes team building and promotes facilitating consensus among all parties concerned with the project. Our experience teaches us that this approach leads to optimum construction efficiency, in terms of quality, cost and time, which in turn strengthens the confidence and trust of the end users and the public. We would welcome the opportunity to be part of your development and management team on your next project.

1. **SIN's Awarded Under this Contract:**

541330ENG – Engineering Services

541380 – Testing Laboratory Services

541420 – Engineering System Design and Integration Services

541715 – Engineering Research and Development and Strategic Planning

OLM – Order Level Materials

The Following are hourly rates proposed for tasks performed at Alpha's site or at the Government site. Rates cover base and option year periods for all SIN's.

All prices are lowest unit price.

"THE SERVICE CONTRACT ACT (SCA) IS APPLICABLE TO THIS CONTRACT AS IT APPLIES TO THE ENTIRE PROFESSIONAL SERVICES SCHEDULE (PSS) AND ALL SERVICES PROVIDED. WHILE NO SPECIFIC LABOR CATEGORIES HAVE BEEN IDENTIFIED AS BEING SUBJECT TO SCA DUE TO EXEMPTIONS FOR PROFESSIONAL EMPLOYEES (FAR 22.1101, 22.1102 AND 29 CRF 541.300), THIS CONTRACT STILL MAINTAINS THE PROVISIONS AND PROTECTIONS FOR SCA ELIGIBLE LABOR CATEGORIES. IF AND / OR WHEN THE CONTRACTOR ADDS SCA LABOR CATEGORIES / EMPLOYEES TO THE CONTRACT THROUGH THE MODIFICATION PROCESS, THE CONTRACTOR MUST INFORM THE CONTRACTING OFFICER AND ESTABLISH A ACA MATRIX IDENTIFYING THE GSA LABOR CATEGORY TITLES, THE OCCUPATIONAL CODE, SCA LABOR CATEGORY TITLES AND THE APPLICABLE WD NUMBER. FAILURE TODO SO MAY RESULT IN CANCELLATION OF THE CONTRACT."

Title of labor category		Option Period 3 – April 2018 to April 2023									
		GOVERNMENT SITE HOURLY RATE					ALPHA SITE HOURLY RATE				
		Year 16 4/21/2018 to 4/20/2019	Year 17 4/21/2019 to 4/20/2020	Year 18 4/21/2020 to 4/20/2021	Year 19 4/21/2021 to 4/20/2022	Year 20 4/21/2022 to 4/20/2023	Year 16 4/21/2018 to 4/20/2019	Year 17 4/21/2019 to 4/20/2020	Year 18 4/21/2020 to 4/20/2021	Year 19 4/21/2021 to 4/20/2022	Year 20 4/21/2022 to 4/20/2023
1	Principal	\$204.49	\$209.19	\$214.00	\$218.92	\$223.96	\$247.31	\$253.00	\$258.82	\$264.77	\$270.86
2	Project Manager	\$162.64	\$166.38	\$170.21	\$174.12	\$178.13	\$196.71	\$201.24	\$205.86	\$210.60	\$215.44
3	Senior Claims Analyst	\$162.64	\$166.38	\$170.21	\$174.12	\$178.13	\$196.71	\$201.24	\$205.86	\$210.60	\$215.44
4	Claims Analyst	\$129.67	\$132.65	\$135.70	\$138.82	\$142.01	\$159.63	\$163.30	\$167.05	\$170.89	\$174.83
5	Senior Scheduler	\$140.72	\$143.96	\$147.27	\$150.66	\$154.12	\$170.21	\$174.13	\$178.13	\$182.23	\$186.42
6	Scheduler	\$116.52	\$119.20	\$121.94	\$124.75	\$127.62	\$140.94	\$144.18	\$147.49	\$150.89	\$154.36
7	Project Engineer/Office Engineer	\$115.72	\$118.38	\$121.10	\$123.89	\$126.74	\$139.96	\$143.18	\$146.47	\$149.84	\$153.29
8	Quality Assurance Engineer/Manager	\$142.82	\$146.10	\$149.46	\$152.90	\$156.42	\$172.73	\$176.71	\$180.77	\$184.93	\$189.18
9	Construction Inspector	\$101.85	\$104.19	\$106.58	\$109.04	\$111.54	\$123.17	\$126.00	\$128.90	\$131.86	\$134.90
10	Senior Estimator	\$143.63	\$146.93	\$150.31	\$153.77	\$157.30	\$173.72	\$177.72	\$181.80	\$185.98	\$190.26
11	Estimator	\$117.69	\$120.40	\$123.16	\$126.00	\$128.89	\$142.35	\$145.62	\$148.97	\$152.40	\$155.90

Prices include an Industrial Funding Fee (IFF) of .75% and annual escalation of 2.3%

Service	Description
1. Construction/Engineering	
1.a. Cost Estimating	Prepare program and project level cost estimating. Provide estimates at various phases of the project - conceptual, 30%, 65%, 90% and 100% design stages, bidding or change order evaluation and to support disputes and/or claim resolution.
1.b. Value Engineering	Prepare value engineering recommendations on Value Engineering recommendations by others based on contract documents, cost, sustainability, and customer requirements.
1.c. Constructability Reviews	Review design concepts and contract documents for their completeness, correctness, and for the practical results they will provide if implemented.
1.d. Submittal Review	Review contractor's submittals for compliance with construction specifications. Provide opinion and appropriate recommendations to client
1.e. Construction Supervision	Serve as Owner's Representative to oversee and manage Contractor's execution of construction process.
1.f. Construction Inspection	Responsible for the day-to-day inspection of the work. Verify that all phases of construction conform to the plans and specifications of the construction contracts and to assist with resolving ambiguities, incompatible construction sequences, etc., that typically lead to delays and claims or otherwise interfere with the contractor's activities.
2. Scheduling	
2.a. Project Schedule Development	Develop Critical Path Method project schedules of various sizes and different amounts of detail incorporating various disciplines as needed to represent the required projects tasks. Monitor project schedules for the life of the project as required.
2.b. Baseline Schedule Review	Review Project Critical Path Method initial/baseline schedules submitted by the Contractor for compliance with the project specifications. Analyze the schedule for technical accuracy and overall logical development.
2.c. Periodic Schedule Review	Review periodic Critical Path Method project schedule updates to analyze the critical path, identify changes and advise on appropriate course of action relevant to progress schedule completeness and indicated impacts or delays.
2.d. Schedule Impact Review/Development	Analyze the performance of the Contractor, using available project information and schedules to determine if the project schedule has been adversely impacted (delayed) and render opinion, as required, regarding cause and responsible party.
3. Disputes Analysis	
3.a. Delay Impact Analysis	Analyze schedule delay for cause, relevance, and impact of real or alleged delay to a construction contract involving a modification, action, or inaction by the construction contractor or the owner, constructive changes, or other situation or combination of situations that may affect timely performance. Determine costs associated with bonafide schedule delay.

3.b. Change and Claim Analysis	Analyze construction contractor claims and contract modification impact through research of contract plans and specifications, correspondence, schedule updates, daily reports and other contract data. Determine merit and amount of additional costs or time due the construction contractor relevant to the claim or contract modification.
3.c. Litigation Support and Expert Witness	Provide assistance with preparation for and Expert Witness support during ADR, Agency Board of Contract Appeals or Federal Court of Claims hearing of contested Contracting Officer's decision as a follow-on service to construction contract delay and/or claim analysis.
4. Program/Project Management	
4.a. Program Management Consultant	Day-to-day management of all phases of overall facilities development and construction projects incorporated into single program, involving multiple people and organizations in multiple locations.
4.b. Project Management Consultant	Perform day-to-day management of overall project execution.

LABOR CATEGORY DESCRIPTIONS.

The following descriptions define each category of Multiple Award Schedule (MAS) offered under the SINs.

1. Principal	
Minimum Experience	Must have twenty-five (25) years of specialized experience in engineering, architecture, construction or construction management area.
Functional responsibility	Provide senior -level expert advice, assistance, guidance and counseling in support of management, organizational and business improvement or investigative efforts and all functional areas and engineering services.
Minimum Education	Bachelor's degree in a recognized engineering discipline from an accredited college or university.
Professional Registration	Licensed Professional Engineer or Registered Architect or Certified in CM, PM or Project Controls by recognized industry association.
Degree/Experience /Registration Substitution	Master's degree in a recognized engineering discipline from an accredited college or university and twenty (20) years experience or no degree with 30 years' experience.

2. Project Manager	
Minimum Experience	Must have twelve (12) years of relevant specialized experience in construction and/or construction management area.
Functional responsibility	Responsible for oversight and execution of large and/or complex construction or related projects. Directly responsible for coordination of all necessary resources and liaison with senior management, client and all other project related parties for successful project execution. Supervises subordinate project personnel as appropriate.
Minimum Education	Bachelor's degree in a recognized engineering or architectural discipline from an accredited college or university.
Professional Registration	Licensed Professional Engineer or Registered Architect or Certified in CM, PM or Project Controls by recognized industry association.
Degree/Experience / Registration Substitution	Master's degree and ten (10) years' experience or no degree with 15 years' experience.

3. Senior Claims Analyst	
Minimum Experience	Must have twelve (12) years of specialized experience in engineering and/or construction expertise area at least five (5) of which have been directly involved with disputes/claims identification, documentation and resolution.
Functional responsibility	Responsible for overall management of dispute and/or claim preparation or resolution recommendation work product. Leads project team, directly interfaces with senior management, client and other parties related to issue, and coordinates subordinate support for recommendation development.
Minimum Education	Bachelor's degree in a recognized engineering discipline from an accredited college or university.

Professional Registration	Licensed Professional Engineer or Registered Architect or Certified in CM, PM or Project Controls by recognized industry association.
Degree/Experience/ Registration Substitution	Master's degree and ten (10) years' experience.

4. Claims Analyst	
Minimum Experience	Must have five (5) years of specialized experience in engineering and/or construction expertise area at least two (2) of which have been directly involved with disputes/claims identification, documentation and resolution.
Functional responsibility	Responsible for overall management of dispute and/or claim preparation or resolution recommendation work product. Assists Senior Claims Consultant with preparation of recommendation development.
Minimum Education	Bachelor's degree in a recognized and engineering discipline from an accredited college or university.
Professional Registration	n/a
Degree/Experience/ Registration Substitution	No degree and ten (10) years' experience.

5. Senior Scheduler	
Minimum Experience	Must have seven (7) years of specialized experience in an engineering and/or construction expertise area at least five (5) of which have been directly involved with construction project scheduling and schedule analysis. Knowledge of construction scheduling software.
Functional responsibility	Responsible for overall management of schedule development, review, and delay analysis of construction schedules. Assists Senior Claims Consultant with delay impact on claim and the preparation of recommendation development.
Minimum Education	Bachelor's degree in a recognized engineering discipline from an accredited college or university.
Professional Registration	Certified Scheduler
Degree/Experience/ Registration Substitution	No degree /no certification, with ten (10) years relevant experience.

6. Scheduler	
Minimum Experience	Must have four (4) years of specialized experience in an engineering and/or construction expertise area at least one (1) of which have been directly involved with construction project scheduling and schedule analysis. Knowledge of construction scheduling software.
Functional responsibility	Responsible for schedule development, review, and delay analysis. Assists Senior Scheduler with preparation of recommendation development.
Minimum Education	Bachelor's degree in a recognized engineering discipline from an accredited college or university.
Professional Registration	n/a
Degree/Experience/ Registration Substitution	No degree with seven (7) years relevant experience.

7. Project Engineer/Office Engineer	
Minimum Experience	Must have five (5) years of specialized experience in engineering and/or construction expertise area at least two (2) of which have been directly involved with construction project engineering.
Functional responsibility	Performs studies, prepares engineering reports and provides construction project management support. Capable of reviewing and tracking submittals, change orders, pay requisition, correspondence, project logs, requests for information, other miscellaneous engineering related tasks and daily site engineering tasks.
Minimum Education	Bachelor's degree in a recognized and engineering discipline from an accredited college or university.
Professional Registration	n/a
Degree/Experience/ Registration Substitution	Associate degree with ten (10) years relevant experience.

8. Quality Assurance Engineer/Manager	
Minimum Experience	Must have ten (10) years of specialized experience in a construction engineering or technical expertise area at least three (3) years of which have been directly involved with construction quality control/ quality assurance field work.
Functional responsibility	Responsible for reviewing contract plans and specifications for constructability and determining compliance of material and workmanship by the construction contractor, submitting daily quality assurance reports as well as written results of inspections and tests. Also responsible for developing or assuring contractor is following quality control/assurance program.
Minimum Education	Bachelor's degree in a recognized engineering discipline from an accredited college or university.
Registration	Certification in a specific construction specialty.
Degree/Experience/ Registration Substitution	High School diploma and fifteen (15) years construction experience, or registration and eight (8) years' experience.

9. Construction Inspector	
Minimum Experience	Must have eight (8) years of specialized experience in construction engineering or technical expertise area.
Functional responsibility	Responsible for providing advice, assistance, guidance and counseling in support of construction materials, means and methods. Monitor, document, report and follow-up to ensure contractor compliance with contract and workmanlike standards.
Minimum Education	High School diploma.
Registration	Certification in a specific construction specialty.
Degree/Experience/ Registration Substitution	No substitution.

10. Senior Estimator	
Minimum Experience	Must have ten (10) years of specialized experience in an engineering and/or construction expertise area at least five (5) of which have been directly involved with construction estimating with hands-on commercial construction experience.
Functional responsibility	Responsible for preparing cost estimates for all aspects of commercial and civil construction projects. Reviews contract documents to determine construction material and method requirements, performs complete quantity take-offs, determines appropriate manpower, equipment and materials costs and summarizes into final estimate for all divisions of construction work. Supports basic project estimating as well as estimating support for contract modifications. Oversees large estimating assignments and coordinates efforts of estimating team. Routinely assists with negotiations between various parties to reach settlement. Responsible for overall management of comprehensive estimate development, review, and submission. Assists Senior Claims Consultant with cost analysis impact on claim and the preparation of recommendation development.
Minimum Education	Bachelor's degree in a technical or business discipline from an accredited college or university.
Registration	n/a
Degree/Experience/ Registration Substitution	Associate degree with fifteen (15) years relevant experience.

11. Estimator	
Minimum Experience	Must have five (5) years of specialized experience in construction estimating with hands-on commercial construction experience.
Functional responsibility	Responsible for preparing cost estimates for all aspects of commercial and civil construction projects. Reviews contract documents to determine construction material and method requirements, performs complete quantity take-offs, determines appropriate manpower, equipment and materials costs and summarizes into final estimate for all divisions of construction work. Supports basic project estimating as well as estimating support for contract modifications. May assist with negotiations between various parties to reach settlement.
Minimum Education	Bachelor's degree in a technical or business discipline from an accredited college or university.
Registration	n/a
Degree/Experience/ Registration Substitution	High School Diploma with ten (10) years relevant experience.

2. **Maximum Order:** The total dollar value if any order placed under this contract will be \$1,000,000.00 except for requirements exceeding the Maximum Order which will be processed in accordance with FAR 8.404.
3. **Minimum Order:** \$100.00
4. **Geographic Coverage:** This contract covers deliveries in the continental United States as well as overseas.
5. **Point of Production:** Government Site or Alpha's Dulles office.
6. **Discounts:** No further Discounts are given on this Special Government Pricing.
7. **Quantity discount:** No quantity discounts are given.
8. **Prompt Payment discount:** No Prompt Payment discount is given. Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.
- 9a. **Government Purchase Card at or below the Micro-Purchase Threshold accepted:** Yes.
- 9b. **Government Purchase Card above the Micro-Purchase Threshold accepted:** No.

10. **Foreign Origin:** No services are of foreign origin.
11. **Delivery:** Delivery times are determined at time of purchase.
12. **F.O.B.:** F.O.B. Destination
- 13a. **Ordering Address:** Use Alpha Corporation's Dulles address for ordering.
- 13b. **Ordering Procedures:** Ordering Procedures, information on Blanket Purchase Agreements (BPA's), are found in Federal Acquisition Regulation (FAR) 8.405-3.
14. **Payment Address:** Payment is to be made at Alpha Corporation's Dulles Address
15. **Warranty Provisions:** NA
16. **Export Packing Charges:** These will be addressed on a case by case basis.
17. **Terms and conditions of Government purchase card acceptance:** No special terms or conditions apply.
18. **Terms and conditions rental:** NA
19. **Terms and conditions installation:** NA
20. **Terms and conditions repair or any other services:** NA
21. **List of services and distribution points:** NA
22. **List of participating dealers:** NA
23. **Preventative Maintenance:** NA
24. **Special attributes or EIT compliance:** NA
25. **Data Universal Number System (DUNS) number:** 09-869-6602
26. **System for Award Management (SAM):** Alpha Corporation currently has an Active status with SAM.