



**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!, a menu-driven database system. The Internet address for GSA Advantage! is: <http://www.gsaadvantage.gov>

**General Services Administration
Federal Supply Service
Professional Engineering Services (PES),
Schedule 871**

**CONTRACT NUMBER:
GS-10F-0258V**

**Period Covered by Contract:
July 13, 2009 to July 12, 2014**

**Oltmans Construction Co.
10005 Mission Mill Road
Whittier, CA 90601-1739
Phone: 562.948.4242
Fax: 562.695.5299
www.oltmans.com**

General Services Administration
Management Services Center Acquisition Division
Supplement #_____, dated _____.

Business Size: **Large**
DUNS: **00-959-0399**

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

GSA AWARDED TERMS AND CONDITIONS Oltmans Construction Co.

- 1a. Table of awarded special item number(s) with appropriate cross-reference to item descriptions and awarded price(s).

871-7: Construction Management

Professional Engineering Disciplines (PEDs): Civil, Chemical, Electrical, and Mechanical

- 1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract.

Please see attached pricelist for details

- 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.

Please see attached pricelist for details

2. Maximum order.

\$750,000

3. Minimum order.

\$100

4. Geographic coverage (delivery area).

48 Contiguous States, Washington, DC, Alaska and Hawaii

5. Point(s) of production (city, county, and State or foreign country).

**Oltmans Construction Co.
10005 Mission Mill Road
Whittier, CA 90608-0985
USA**

6. Discount from list prices or statement of net price.

Net GSA pricing is listed in the attached pricing tables

7. Quantity discounts.

None

8. Prompt payment terms.

0%, Net 30 Days ARO

- 9a. Government purchase cards *are accepted* at or below the micro-purchase threshold.

- 9b. Government purchase cards *are accepted* above the micro-purchase threshold.

10. Foreign items (list items by country of origin).

Not Applicable

11a. Time of delivery.

The contractor shall deliver or perform services in accordance with the terms negotiated in the agency's Statement of Work (SOW).

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 lists that have expedited delivery.

Expedited delivery time is to be negotiated between Contractor and Ordering Agency.

11c. 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.

Overnight and 2-day delivery time is to be negotiated between Contractor and Ordering Agency.

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.

Urgent Requirements delivery time is to be negotiated between Contractor and Ordering Agency

12. F.O.B. point(s).

Destination

13a. Ordering address.

**Oltmans Construction Co.
10005 Mission Mill Road
Whittier, CA 90608-0985
Phone: 562.948.4242
Fax: 562.695.5299**

13b. 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.**

14. Payment address.

**Oltmans Construction Co.
10005 Mission Mill Road
Whittier, CA 90608-0985
Phone: 562.948.4242
Fax: 562.695.5299**

15. Warranty provision.

Not Applicable

16. Export packing charges, if applicable.

Not Applicable

17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level).
Oltmans Construction Co. will accept Government Purchase Cards for all purchases.
18. Terms and conditions of rental, maintenance, and repair (if applicable).
Not Applicable
19. Terms and conditions of installation (if applicable).
Not Applicable
- 20a. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable).
Not Applicable
- 20b. 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).
None
23. Preventive 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. 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/.
Not Applicable
25. Data Universal Number System (DUNS) number:
00-959-0399
26. Notification regarding registration in Central Contractor Registration (CCR) database.
CAGE Code No. 1Y7L3 active in CCR; Effective through March 30, 2010

Corporate Experience

Real World Experience – A brief history of our organization:

Oltmans Construction Co. was founded in 1932 by the Oltmans family and has been sustained through three generations of continuous family management that guarantees dependability. Oltmans Construction Co. has built their steadfast reputation in the industry by delivering the highest level of quality and personalized contracting services available in today's marketplace.

Our depth of experience is unparalleled. Being in industry for more than 75 years, Oltmans Construction Co. is a people-oriented group relying on a staff of individuals dedicated to quality of service and commitment to schedule without sacrificing the rules of economics, which drive this industry. We are committed to staying at the forefront of our trade and this ongoing innovation continues to set us apart.

Our management team provides high level results. The dedication and experience provided by the Oltmans team has provided our clients with the best quality services available. Our team of professionals pride themselves on their ability to build well-managed projects that are completed on-time and within budget. Time and time again our valued clients back as repeat clientele for their future building needs.

Real World Experience – A brief history of our Construction Management capabilities

- **Project Design Phase Services:** Beginning with consultation during project development, Oltmans reviews conceptual designs to advise on-site use and improvements, selections of materials, building systems, equipment and a design/build schedule. We also coordinate contract documents by reviewing the drawings and specifications as they are being prepared, recommending alternative solutions when construction feasibility is affected, and schedules or costs. In addition, Oltmans outlines labor requirements by providing an analysis of the types and quantity of labor required for the project.
- **Project Procurement Phase Services:** Oltmans provides numerous services in the bidding format. This includes preparing pre-qualification criteria for bidders and developing subcontract interest in the project. We also establish bidding schedules and conduct pre-bid conferences to familiarize bidders with the documents. After bidding, Oltmans conducts pre-award conferences with the successful bidders and then works to prepare construction subcontracts with detailed Scopes of Work.
- **Project Construction Phase Services:** First, we provide project control to coordinate the work of the subcontractors with the activities and responsibilities of the owner and architect to complete the project in accordance with the owner's objectives on cost, time and quality. We ensure that we provide sufficient personnel at the project site with the authority to achieve these objectives. Second, we assist in obtaining all building permits and special permits for permanent improvements as well as assist in obtaining approval from all the authorities having jurisdiction. Also, we keep records and reports on a monthly basis that are submitted to owner for their review.
- **Commissioning Services:** Oltmans offers commissioning services needs from total support to specialty services. First, Oltmans revises and refines the approved estimate of construction cost, incorporates approved changes as they occur and develops cash flow reports and forecasts as needed. We also provide equipment start up by directing the check-out of utilities, operational systems and equipment for readiness and assist in their initial start-up and testing.
- **Testing Services:** Oltmans provides the inspection of subcontractor's work to assure that the work is being performed in accordance with the requirements of the contract documents. We guard the owner against any defects or deficiencies in the work by ensuring that subcontractor work is following the contract documents.
- **Claims Services:** Upon the subcontractor's determination of substantial completion, Oltmans prepares a list of incomplete or unsatisfactory items and a schedule of their completion. We then supervise correction and completion of the work.



**Schedule 871: Professional Engineering Services (PES)
Awarded GSA Pricelist
Contract Base Term**

SIN	Labor Category	GSA Hourly Rate Year 1	GSA Hourly Rate Year 2	GSA Hourly Rate Year 3	GSA Hourly Rate Year 4	GSA Hourly Rate Year 5
871-7	Construction Executive	\$ 166.90	\$ 172.24	\$ 177.76	\$ 183.4	\$ 189.31
871-7	Senior Project Manager	\$ 133.11	\$ 137.36	\$ 141.76	\$ 146.30	\$ 150.98
871-7	Project Manager	\$ 109.51	\$ 113.02	\$ 116.63	\$ 120.36	\$ 124.22
871-7	Senior Project Engineer	\$ 89.79	\$ 92.67	\$ 95.63	\$ 98.69	\$ 101.85
871-7	Project Engineer	\$ 72.31	\$ 74.62	\$ 77.01	\$ 79.47	\$ 82.01
871-7	Senior Estimator	\$ 152.89	\$ 157.78	\$ 162.83	\$ 168.04	\$ 173.42
871-7	Estimator	\$ 129.04	\$ 133.17	\$ 137.43	\$ 141.83	\$ 146.36
871-7	Scheduler	\$ 153.15	\$ 158.05	\$ 163.11	\$ 168.33	\$ 173.71
871-7	Constructability Reviewer	\$ 150.45	\$ 155.26	\$ 160.23	\$ 165.36	\$ 170.65
871-7	Cost Accountant	\$ 138.47	\$ 142.90	\$ 147.47	\$ 152.19	\$ 157.06
871-7	Claims Specialist	\$ 150.99	\$ 155.83	\$ 160.81	\$ 165.96	\$ 171.27
871-7	Field Inspector	\$ 103.72	\$ 107.04	\$ 110.46	\$114.00	\$ 117.65
871-7	Administrative Assistant	\$ 45.23	\$ 46.67	\$ 48.17	\$ 49.71	\$ 51.30



**Labor Category Descriptions
SIN 871-7: Construction Management**

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Construction Executive	\$ 166.90
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor’s Degree • Minimum 20 years experience in Project Management and/or Construction Management • Oversight of Senior Project Manager and Project Manager • Responsible for multiple project oversight • Perform Construction Management activities as outlined in the Contract 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Senior Project Manager	\$ 133.11
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor’s Degree in Engineering, Architecture or Construction Management • A minimum of 15 years experience in Project Management and/or Construction Management • Reports to Construction Executive • Oversight of all Construction Management activities including: <ul style="list-style-type: none"> ▪ Quality Control Monitoring ▪ Payment Application Review ▪ Job progress and scheduling ▪ Compliance with codes, covenants and laws ▪ Change Management ▪ Document Control • Perform Construction Management activities as outlined in the Contract 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Project Manager	\$ 109.51
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor’s Degree in Engineering, Architecture or Construction Management • A minimum of 10 years experience in Project Management and/or Construction Management • Oversight of all Construction Management activities (when a Senior Project Manager is not assigned) <ul style="list-style-type: none"> ▪ Quality Control Monitoring ▪ Payment Application Review ▪ Job progress and scheduling ▪ Compliance with codes, covenants and laws ▪ Change Management ▪ Document Control • Perform Construction Management activities as outlined in the Contract 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Senior Project Engineer	\$ 89.79
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor’s Degree in Engineering, Architecture or Construction Management • A minimum of 5 years experience in Project Management and/or Construction Management support • Shop Drawing and Submittal review and processing • Document Control and Document Distribution • Coordination between Contractor team and Design Team • Provide technical and engineering expertise and support • Review Change Management document documents as required by the Construction Management Contract 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Project Engineer	\$ 72.31
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor’s Degree in Engineering, Architecture or Construction Management • A minimum of 3 years experience in Project Management and/or Construction Management support • Shop Drawing and Submittal review and processing • Provide technical and engineering expertise and support • Prepare and distribute Close-out Package to client/owner at end of project (includes warranties/signed permit cards/as-built drawings) 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Senior Estimator	\$ 152.89
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor's Degree in Engineering, Architecture or Construction Management • A minimum of 10 years experience in Conceptual Cost Estimating of projects for preliminary budget cost comparison • Review change orders and prepare estimates for comparison • Analyze subcontractor and Prime Contractor quotations • Review drawing for constructability and readiness for quotation process • Review phasing and lead time issue for impact to project schedule 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Estimator	\$ 129.04
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor's Degree in Engineering, Architecture or Construction Management • A minimum of 3 years experience in Cost Estimating • Provide Conceptual Estimates as required by Construction Management Agreement • Provide review of Prime Contractor and Subcontractor quotations and change orders • Provide support to Senior Estimator and Project Management staff as required 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Scheduler	\$ 153.15
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor's Degree in Engineering or a related field • A minimum of 4 years experience in Construction Scheduling • Prepare and maintain project schedules • Review Contractors' progress for compliance with the Contract requirements • Prepare reports as required by the Construction Management Agreement and as directed 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Constructability Reviewer	\$ 150.45
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor's Degree in Engineering, Architecture of Construction Management • A minimum of 5 years experience in Construction Management • Assist the project manager/superintendent on any conditions found in the field • Report to the project manager of any significant problems 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Cost Accountant	\$ 138.47
<ul style="list-style-type: none"> • The minimum education requirement is an Associate's Degree in Accounting, or related field • A minimum of 4 years experience in Construction/Architecture/Engineering office accounting • Experience in both Accounts Receivable/Accounts Payable • Review Subcontractor's progress payments for compliance with job schedule 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Claims Specialist	\$ 150.99
<ul style="list-style-type: none"> • The minimum education requirement is a Bachelor's Degree • A minimum of 5 years experience in construction or related field • Experience in producing Time Impact Analysis • Cause and Effect Analysis • Experienced in the integration of Job Cost and Job Schedule • Provide Court Ready Examples • Experienced in arbitration/court room settings 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Field Inspector	\$ 103.72
<ul style="list-style-type: none"> • The minimum education requirement is a high school diploma or equivalent • Minimum of 15 years experience in Field Construction Supervision • Daily correspondence with General Field Inspector/Foreman • Monitors Project Quality, Safety and ensures compliance with Construction Documents, SWPPP's and any AQMD Requirements • Monitors Project Schedule, and evaluates where schedule can be pushed or needs to be extended • Issues reports as required by the contract, stating deficiencies and any follow-up corrective work 	

LABOR CATEGORY	GSA HOURLY RATE – YEAR 1
TITLE: Administrative Assistant	\$ 45.23
<ul style="list-style-type: none"> • The minimum education requirement is a high school diploma or equivalent • A minimum of 3 years experience in Project Management and/or Construction Management support • Shop Drawing and Submittal review and processing • Monitors project files, correspondence, and distribution of drawings • Assists PM/PE in performing specific duties • Proficient in word files (Microsoft Word/Excel) and project control software programs. 	