



Kraus-Manning, Inc.

Construction Services

GSA

Providing Leadership, Delivering Success!

Kraus-Manning, Inc.
Construction Services

GENERAL SERVICES ADMINISTRATION

FEDERAL SUPPLY SERVICE
AUTHORIZED FEDERAL SUPPLY PRICE LIST

For

**Professional Engineering Services (PES)-
Construction Management
Federal Supply Group 871**

Contract Number:
GS-10F-0097X

Contract Period:
February 10, 2011 – February 9, 2016

Kraus-Manning, Inc.
7233 Lake Ellenor Dr., Suite 100
Orlando, FL 32809
Phone: (407) 251-0085 / (888) 540-4910
Facsimile: (407) 251-1150
www.kraus-manning.com

Business Size:
Small Business

Contract Administration:
Michael E. Kraus, P.E.
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John R. Manning, CCM, LEED® A.P., P.E.
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On-line access to contract 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: GSAAdvantage.gov



Orlando • Boston • New York • Houston • Los Angeles • Barbados • BVI • USVI
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INTRODUCTION:

Kraus Manning, Inc. (KMI) has been awarded General Services Administration Schedule Contract No. GS-10F-0097X for providing Professional Engineering Services (PES) – Construction Management Services to Federal Agencies and other Governmental Agencies. This brochure contains the Special Item Numbers (SIN), Price List, and Labor Categories for KMI’s PES Schedule. The information contained in this brochure can also be found on the GSA’s electronic *GSA Advantage!*TM website, www.gsaadvantage.gov. The *GSA Advantage!*TM website is a menu-driven, online database system providing access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order for KMI’s PES services. Additionally, you may contact KMI for further information.

Since 1999, Kraus Manning, Inc. has provided professional Construction Management services to clients throughout the United States and Globally. As an active member in good standing with the Construction Management Association of America (CMAA), KMI maintains of a staff of Certified Construction Managers (CCM) and adheres to CMAA standards for procedures and training in the application of service to our clients. We have managed the development of projects valued over \$100MM, and the portfolio of projects our staff has provided services on is valued in billions of dollars.

Services – Professional Engineering Services:

KMI provides a full range of Design, Procurement, and Construction Phase services, as well Commissioning, Inspections & Testing, Claims, and Post-Construction Support. Provided services which can be ordered from this schedule include Professional Engineering Services of the Civil Engineering Discipline, as related to all aspects of facilities. In the schedule, Civil Engineering encompasses the entire realm of planning, evaluation, and management involved with the construction of infrastructure, facilities and buildings, transportation systems, water, earthwork, and other structures.

KMI’s Construction Management Services Include:

- Project Management
- Program Management
- Construction Management
- Project Management Oversight
- Troubled Project Turnaround
- Staff Augmentation
- Bid/Award Management
- Contract Administration
- Construction Scheduling
- Site Supervision/Coordination
- Construction Inspection
- Quality Assurance
- Project Commissioning
- Closeout & Operational Turnover

KMI’s Construction Consulting Services Include:

- Value Engineering Analysis
- Constructability Review
- Peer Reviews
- Cost Estimating
- Budget Conformance Reviews
- CPM Scheduling
- Feasibility Studies
- Forensic Scheduling
- Construction Claim Preparation
- Claims Analysis
- Delay and Disruption Analysis
- Dispute Resolution
- Expert Witness Testimony
- Litigation Support

Services Not Included:

Architecture and Engineering Services as set forth in FAR Part 36.601 are not included.

Special Item Number (SIN) Specifies:

Kraus-Manning is proud to be an approved supplier on the GSA Professional Engineering Services Schedule 871-7. This schedule simplifies professional engineering tasks and allows government owners to acquire expertise in the mechanical, electrical, and civil engineering disciplines. As an approved supplier, we are confident that we can be a valued resource for your organization in the areas of Construction Management Services.

CUSTOMER INFORMATION:

1a. Special Item Numbers (SIN) Awarded:

Awarded SIN 871-1 (CI) (EE) (ME) & 871-7 RC (CI) (EE) (ME), Construction Management Service for Primary Engineering Discipline (PED) Civil Engineering, Construction Management.

1b. Price List:

SIN	LABOR CATEGORY NAME	UNIT	HOURLY
871-7 & 871-7 RC	Principal/Project Executive	N/A	\$ 124.18
871-7 & 871-7 RC	Senior Project Manager/Project Director/Program Manager	N/A	\$ 119.49
871-7 & 871-7 RC	Project Manager	N/A	\$ 114.61
871-7 & 871-7 RC	Construction Manager	N/A	\$ 114.61
871-7 & 871-7 RC	Civil Structural Inspector	N/A	\$ 99.70
871-7 & 871-7 RC	Electrical Inspector	N/A	\$ 99.70
871-7 & 871-7 RC	Mechanical Inspector	N/A	\$ 99.70
871-7 & 871-7 RC	Director of Estimating/Senior Cost Estimator/Scheduler	N/A	\$ 114.61
871-7 & 871-7 RC	Cost Estimator	N/A	\$ 74.71
871-7 & 871-7 RC	Scheduler	N/A	\$ 74.71
871-7 & 871-7 RC	Contract Administrator	N/A	\$ 64.79
871-7 & 871-7 RC	Administrative Assistant	N/A	\$ 34.86



Ic. Commercial Labor Category Title Description

Principal/Project Executive

Position will provide overall program oversight. Position will be in charge of negotiating on behalf of firm all contracts and task orders. Project Executive ensures resources are available and that tasks are fully staffed with personnel, equipment and other required support. The Project Executive assigns tasks to the appropriate Senior Project Manager and provides senior level management input to federal agency executives and senior level managers. This position plans and ensures quality management and monitors overall project and contract performance.

Minimum Experience: 20 years

Education: Bachelor's Degree*

Senior Project Manager/Project Director/Program Manager

Position will provide delivery of construction projects on time and within budget at the required level of quality. Experience in change management and compliance with applicable laws, rules, ordinances, and regulations is required. Responsible for all phases of the project, including pre-design, design/pre-bid, bid, construction, and post-construction. Experience managing a staff augmentation contract is beneficial. Experience in government contract administration is preferred. The primary responsibility will be to perform as the advocate of the Government relating to the project from initial design through final completion. The Senior Project Manager/Project Director will oversee the performance of all assigned personnel for each project or task order. The Project Director, alongside Kraus-Manning's Project Manager, will ensure that all personnel assigned to the project are knowledgeable of the contract requirements, terms and conditions, deliverables, and schedule requirements.

Minimum Experience: 10 years

Education: Bachelor's Degree*

Project Manager

Position will provide delivery of construction projects on time, within budget, and meeting targeted quality standards utilizing design-build, construction management and traditional design-bid-build methodologies. Experience in change management and compliance with applicable laws, rules, ordinances and regulations is required. Experienced in all construction project phase services including pre-design, design/pre-bid, bid, construction, and post-construction is preferred. Project contract administration with extensive knowledge of automated contract management and project administration tools such as Primavera Contract Manager is preferred.

Minimum Experience: 10 years

Education: Bachelor's Degree*

Construction Manager

Position will provide experience managing the quality and schedule on projects that use design-build, construction management, and traditional design-bid-build methodologies. Skilled in all construction project phase services including pre-design, design/pre-bid, bid, construction, and post-construction. Individual will have experience managing a staff augmentation contract and assuring compliance with applicable laws, ordinances and regulations. Individual will coordinate efforts of Inspectors on projects. Individual will be proficient with project management tools such as Primavera Contract Manager.

Minimum Experience: 10 years

Education: Associate's Degree*

Inspector – Civil/Structural

Position will provide experience in reviewing ongoing construction for quality and schedule adherence. Individual will be certified by ACI or other regulatory agencies in performing required inspections. Individual will be experienced in inspecting all types of Civil and Structural work in accordance with applicable codes. Individual will be proficient with project management tools such as Primavera Contract Manager.

Minimum Experience: 5 years

Education: Associate's Degree*

Inspector – Electrical

Position will provide experience in reviewing ongoing construction for quality and schedule adherence. Individual will be certified by IAEE or other regulatory agencies in performing required inspections. Individual will be experienced in inspecting all types of Electrical Systems in accordance with NEC and NFPA code requirements. Individual will be proficient with project management tools such as Primavera Contract Manager.

Minimum Experience: 5 Years

Education: Associate's Degree*



Inspector – Mechanical

Position will provide experience in reviewing ongoing construction for quality and schedule adherence. Individual will be experienced in inspecting all types of Plumbing, Mechanical and Fire Protection Systems in accordance with the Uniform Mechanical Codes, NFPA and ASHRAE code requirements. Individual will be proficient with project management tools such as Primavera Contract Manager.

Minimum Experience: 5 years
Education: Associate’s Degree*

Director of Estimating/Senior Cost Estimator/Scheduler

Position will be able to estimate and analyze building construction projects including independent cost estimating, evaluation of cost models, project budget development & compliance cost estimating, and change order cost analysis, including establishing a fair and reasonable cost for authorized changes as required. The Senior Cost Estimator reports to the Senior Project Manager/Project Director. Position provides direction to the Cost Estimator and Schedulers and ensures that staff have the necessary tools to perform required tasks.

Minimum Experience: 10 years
Education: Bachelor’s Degree*

Cost Estimator

Position performs construction cost estimating under the direction of the Senior Cost Estimator/Scheduler. Provides conceptual cost estimates during pre-design phase. As design is developed, individual performs quantity surveys from design documents and applies cost to quantities of materials. Identifies unusually high cost items in relation to other facilities. Individual supports Project Manager in estimating values of any change orders. Individual will be proficient in computerized estimating systems.

Minimum Experience: 2 years
Education: Associate’s Degree*

Scheduler

Position requires individual to be proficient in the application of computer scheduling packages such as Primavera Systems, Microsoft Project and SureTrak. The Scheduler reports to the Senior Cost Estimator/Scheduler, develops schedules and performs schedule reviews and maintenance. The Scheduler performs his/her responsibilities both in the field and in the home office, and interfaces with the Contractors with respect to schedule compliance. The Scheduler notifies the Senior Cost Estimator/Scheduler of schedule slippages and schedule float on a regular basis.

Minimum Experience: 2 years
Education: Associate’s Degree*



Contract Administrator

Position requires an accounting administrative employee with experience in project accounting and contract functions. Individual will support the Project Team in the management of contracts. Individual will be experienced in computerized accounting systems and project accounting procedures. This individual will have experience in the critical deliverables on any contract and support the Project Manager in review of pay applications and other contractual accounting processes for individual Task Orders.

Minimum Experience: 5 years
Education: High School Diploma

Administrative Assistant

Position requires individual with experience in office general administrative functions. This individual will support the Project Team in the general administrative functions. Individual will be experienced in telephones/receptionist duties, data entry, scheduling, filing, Microsoft Products (Word, Excel, Power point and Access), travel arrangement/claims, and the Internet, and have a general familiarity with building construction.

Minimum Experience: 2 years
Education: High School Diploma

***Equivalent Education Experience**

In lieu of a Bachelor’s Degree in architecture, engineering, or construction management from colleges recognized by the U.S. Department of Education, and accredited by ABET, ACCE, or NAAB, an individual may have an additional 8 years of design/construction experience above and beyond the minimum experience noted. In lieu of an Associate’s Degree in architecture, engineering or construction management from colleges recognized by the U.S. Department of Education, and accredited by ABET, ACCE, or NAA, an individual may have an additional 4 years of design/construction experience above and beyond the minimum experience noted.



- 2. **Maximum Order Threshold:** \$1,000,000.00
- 3. **Minimum Order:** \$100.00
- 4. **Geographic Coverage (Delivery Area):** Domestic and Overseas
- 5. **Point(s) of Production:** Orlando, FL (Orange County)
- 6. **Discount from List Prices or Statement of Net Price:** Prices shown in item 1b are Government net prices (discounts already deducted). Prices include the GSA Industrial Funding Fee (IFF) of which 0.75% is to be forwarded by Kraus-Manning to GSA quarterly.
- 7. **Quantity Discounts:** No other discounts are available in this Price List.
- 8. **Prompt Payment Terms:** Net 30 Days
- 9. **Government Purchase Cards:**
 - a. **Government Purchase Cards accepted at or below the micro-purchase threshold:** Yes
 - b. **Government Purchase Cards accepted or not accepted above the micro-purchase threshold:** Will accept over \$3,000.00
- 10. **Foreign Items:** None
- 11. **Delivery:**
 - a. **Time of Delivery:** Specified on Task Order
 - b. **Expedited Delivery:** Contact Contractor
 - c. **Overnight and 2-day Delivery:** Contact Contractor
 - d. **Urgent Requirements:** Contact Contractor
- 12. **F.O.B. Point(s):** Destination
- 13. **Ordering:**
 - a. **Ordering Address(es):**
Kraus-Manning, Inc.
7233 Lake Ellenor Dr., Suite 100
Orlando, FL 32809
P: (407) 251-0085 or (888) 540-4910
F: (407) 251-1150

- b. **Ordering Procedures:** For supplies and services. Ordering procedures, information on Blanket Purchase Agreements (BPA's) and a sample BPA, visit the GSA/FSS Schedule Homepage (fss.gsa.gov/schedules)

- 14. **Payment Address(es):**
Kraus-Manning, Inc.
7233 Lake Ellenor Dr., Suite 100
Orlando, FL 32809
- 15. **Warranty Provision:** Contractor's standard commercial warranty
- 16. **Export Packing Charges:** 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:** N/A
- 19. **Terms and Conditions of Installation:** N/A
- 20. **Terms and Conditions of Repair Parts:** N/A
- 21. **List of Service and Distribution Points:** N/A
- 22. **List of Participating Dealers:** N/A
- 23. **Preventative Maintenance:** N/A
- 24. **Special Attributes and Section 508 Compliance:**
 - a. **Special Attributes:** N/A
 - b. **Section 508 Compliance Information on Electronic and Information Technology (EIT) Supplies and Services:** N/A
- 25. **Data Universal Numbering System (DUNS) number:** 12-5637848
- 26. **Notification Regarding Registration in Central Contractor Registration (CCR) database:** Registered
- 27. **Acceptance of FFP Contracts for Services:** Yes

Service Contract Act Provision:

The Service Contract Act (SCA) is applicable to this contract and it includes SCA applicable labor categories. The prices for the cited SCA labor categories are based on the U.S. 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.

SCA Matrix:

SCA ELIGIBLE CONTRACT LABOR CATEGORY	SCA EQUIVALENT CODE TITLE	WD NUMBER
Inspectors – Civil/Structural	30083 Engineering Tech III	052123
Inspectors – Electrical	30083 Engineering Tech III	052123
Inspectors – Mechanical	30083 Engineering Tech III	052123
Contract Administrator	01020 Administrative Assistant	052123
Administrative Assistant	01312 Secretary II	052123

