



GSA NATIONWIDE IDIQ CONTRACT FOR
CONSTRUCTION MANAGEMENT (CM) SERVICES
CONTRACT NUMBER **GS-00P-10-CY-D-0068**

FOR MORE INFORMATION ABOUT
THE SCOPE OF SERVICES INCLUDED
UNDER THIS CONTRACT CONTACT:

Jim McLean, Contract Executive

Executive VP, Tishman Construction
One South Wacker Drive, Suite 2300
Chicago, IL 60606
312-577-2310
jmclean@tishman.com

Jeff Barber, AIA, LEED® AP

Managing Director, Gensler
2020 K Street, NW Suite 200
Washington, DC 20006
202-721-5283
jeff_barber@gensler.com



Services under this contract shall include all professional and technical services related to the GSA PBS design and construction delivery process. The services are to be performed in cooperation with GSA (as the owner), building occupants (GSA client agencies), architect-engineers (GSA hired designers), and construction contractors (GSA hired constructors). The contract scope of services includes, but is not necessarily limited to, the following:

PROJECT PRE-PLANNING/PROGRAMMING PHASE SERVICES Such services may include: Initial planning; feasibility studies; economic studies; site studies; environmental studies; site investigations; site surveys; preparation of budget and cost estimates; preparation of preliminary schedules; cost modeling and analysis; and cost control management.

PROJECT DESIGN PHASE SERVICES These services may include: design management; design technical reviews; code compliance reviews; constructability reviews; conducting/participating/evaluating Value Engineering workshops; preparation of cost estimates (including independent check estimates); cost analysis; cost control/monitoring; energy studies; utility studies; site investigations; site surveys; hazardous material surveys/analysis; scheduling (including preparation of schedules and schedule reviews); design problem resolution; review of design scope changes (including analysis of schedule impact); scheduling/conducting/documenting design related meetings; participation in Time of Performance meetings to establish construction durations; participation in all “Partnering” activities during design (workshops, meetings); energy performance analysis in accordance with the Energy Independence and Security Act of 2007 (EISA); recommend, calculate and evaluate LEED credits; and performing market studies (material availability, contractor interest).

PROJECT PROCUREMENT PHASE SERVICES These services may include: providing assistance to the Contracting Officer in contract procurement; answering bid/RFP questions; attending/participating in site visits; attending/participating in pre-bid conferences; preparing and issuing solicitation amendments; and performing cost/bid/proposal analysis.

PROJECT CONSTRUCTION PHASE SERVICES These services may include: establishing temporary field offices; setting up job files, working folders, and record keeping systems; maintaining organized construction files; scheduling and conducting pre-construction meetings; handling/preparing project correspondence to respond to the parties involved with each project, confirm verbal discussions/directives, document actions taken and decisions made;

preparing and maintaining daily dairies for project activities noting events affecting construction progress; maintaining marked up sets of project plans and specifications for future as-built drawings; performing routine inspections of construction as work proceeds, taking action to identify work that does not conform to the contract requirements, and notifying the contractors when work requires correction; compiling, through site inspections, lists of defects and omissions related to the work performed and providing these lists to the contractor for correction; review of construction contractor payment requests; monitoring project financial data and budgetary cost accounting; administration of construction contract change orders; scheduling, conducting, and documenting regular progress meetings with all interested parties to review project status, discuss problems, and resolve issues; scheduling, conducting, and documenting construction related project meetings; monitoring construction contractor compliance with established safety standards; monitoring construction contractor’s compliance with contract labor standards; coordination of construction activities with Building Managers and occupying agency personnel; monitoring the design and construction clarification process and, when appropriate, reminding the A/E and other parties involved of the need for timely actions; participation in all “Partnering” activities during construction (workshops, meetings); preparing special reports and regular project status reports; providing for progress and/or final photographs of project work; perform site surveys using a registered surveyor (establish building lines, elevations, approaches, utility locations); BIM support; provide assistance in obtaining permits; perform hazardous material assessments and monitoring of hazardous material abatement work; and provide cost estimating assistance.

COMMISSIONING SERVICES These services shall include, but are not limited to, providing professional and technical expertise for start-up, calibration, and/or certification of a facility or operating systems within a facility. Commissioning services may require start-up planning, forecasting start-up duration, estimating start-up costs, determining start-up objectives, organizing start-up teams and team assignments, testing building system components, conducting performance tests, obtaining O&M material, plus conducting, scheduling and/or supervising O&M training.

TESTING SERVICES The CM may be tasked to provide the services of an independent testing agency/laboratory to perform project specific quality control testing and inspection services. The services may include, but are not limited to, testing/inspection of soils, concrete, precast concrete connections, steel, steel decking, applied fireproofing, roofing, curtain walls/glazing, and elevator installations.

CLAIMS SERVICES The CM may be tasked to provide Claims Services when and as required by the Government for specific projects. The CM will review disputes and claims from the A/E and/or construction contractor(s) and render all assistance that the Government requirements, including the following:

- 1) Furnishing reports with supporting information necessary to resolve disputes or defend against the claims
- 2) Preparation and assembly of appeal files
- 3) Participation in meetings or negotiations with claimants
- 4) Appearance in legal proceedings
- 5) Preparation of cost estimates for use in claims negotiations
- 6) Preparation of risk assessments/analyses relative to claim exposures
- 7) Preparation of findings of fact and any other documentation required by the Government

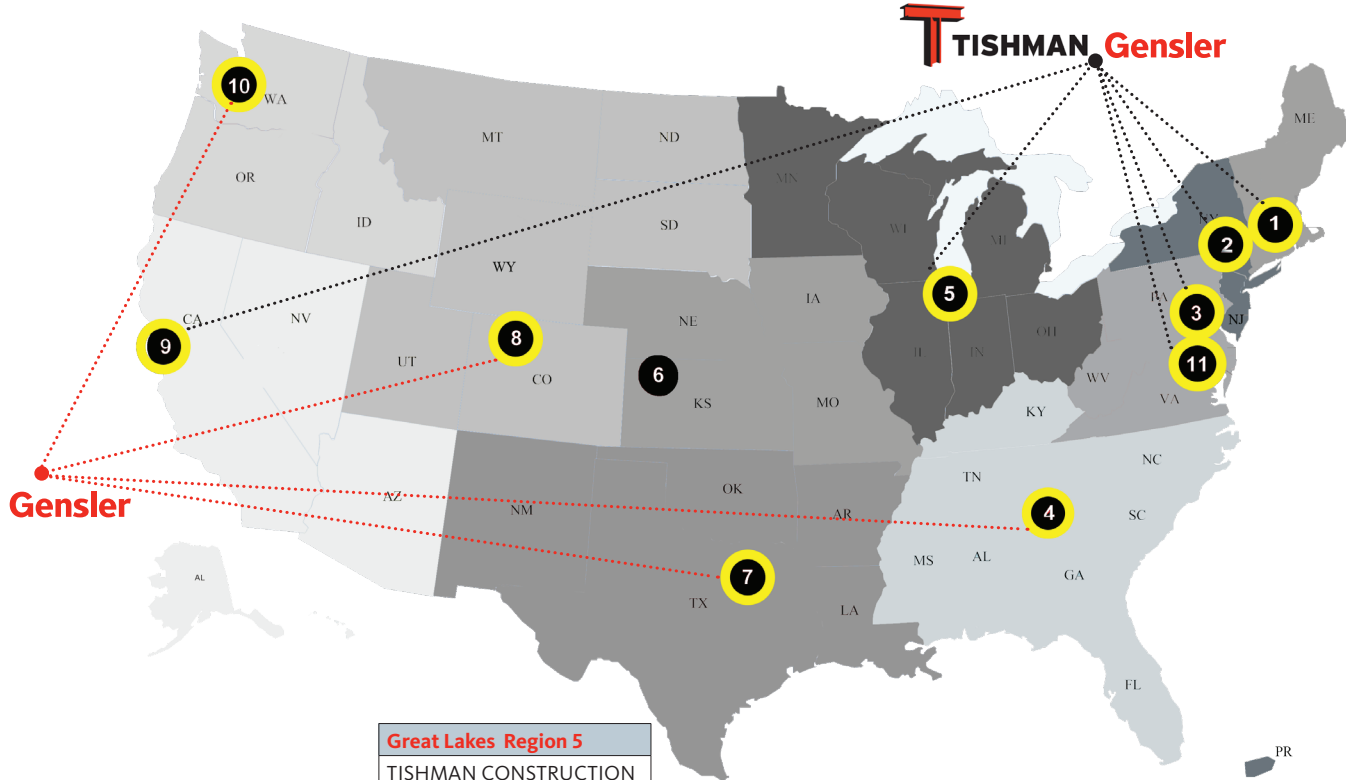
POST CONSTRUCTION SERVICES At or near substantial completion of project construction, the CM may be tasked to provide services such as: performing Post Occupancy Evaluations (POE's), assisting GSA in the formulation of lessons learned, providing occupancy planning including development of move schedules, cost estimates, inventory lists, providing move coordination, relocation assistance, and/or furniture coordination, providing telecommunication and computer coordination.

GENERAL SERVICES During the life of the contract, the CM may be tasked to provide services not related to a specific project. These services may include:

- Developing, updating, and reviewing of GSA Public Buildings Service handbooks, guides, manuals, and/or policies
- Providing special consultant or special inspection services, such as assessments of hazardous materials, an Industrial Hygienist to monitor removal of hazardous material, a historic preservation consultant to review historically significant matters in existing buildings, etc.
- Performing special studies and/or updates to prior studies.

- Performing other specialized services such as updates to master or environmental plans, interior space planning, existing site surveys, site models.
- Providing tenant relocation and moving services at facilities other than those associated with a specific project.
- Providing photographic records beyond the normal scope of presentation and inspection services required.
- Providing expertise as required in unusual situations from specialty disciplines, such as expert testimony for hearings.
- Providing certification services of trade societies, institutes, organizations.
- Providing scheduling and/or estimating services for other GSA functions (leasing projects).
- Performing market research studies.
- Provide functional support/expertise in areas such as sustainability, fire safety, physical security, geotechnical stability, seismic safety, historic preservation, moisture control, accessibility, building automation, materials evaluation

TISHMAN / GENSLER REGIONAL GSA ALIGNMENT



Pacific Rim Region 9

TISHMAN CONSTRUCTION
444 South Flower Street Suite 2500 Los Angeles, CA 90071 (213) 327-3000
3930 Howard Hughes Pkwy Suite 530 Las Vegas, NV 89169 (702) 731-0149
GENSLER
2 Harrison Street Suite 400 San Francisco, CA 94105 (415) 433-3700
2500 Broadway Suite 300 Santa Monica, CA 90404 (310) 449-5600
4675 MacArthur Court Suite 350 Newport Beach, CA 92660 (949) 863-9434
225 Broadway Suite 1600 San Diego, CA 92101 (619) 557-2500
225 West Santa Clara St. Suite 1100 San Jose, CA 95113 (408) 885-8100
6111 Bollinger Canyon Road Suite 540 San Ramon, CA 94583 (925) 904-2100
3883 Howard Hughes Parkway Suite 650 Las Vegas, NV 89169 (702) 893-2800
201 East Washington Street Suite 750 Phoenix, AZ 85004 (602) 523-4900

Northwest/Arctic Region 10

GENSLER
1200 Sixth Avenue Suite 500 Seattle, WA 98101 (206) 654-2100

Greater Southwest Region 7

GENSLER
5420 LBJ Freeway Suite 1100 Dallas, TX 75240 (214) 273-1500
711 Louisiana Street Suite 300 Houston, TX 77002 (713) 844-0000
221 West 6th Street Suite 1150 Austin, TX 8701 (512) 867-8100

Rocky Mountain Region 8

GENSLER
1625 Broadway Suite 400 Denver, CO 80202 (303) 595-8585

Great Lakes Region 5

TISHMAN CONSTRUCTION
One South Wacker Drive Suite 2300 Chicago, IL 60606 (312) 577-2310
GENSLER
11 East Madison Street Suite 300 Chicago, IL 60602 (312) 456-0123
One Woodward Avenue Suite 601 Detroit, MI 48226 (313) 965-1600
300 Second Street North Suite 400 LaCrosse, WI 54601 (608) 796-4343
81 South 9th Street Suite 220 Minneapolis, MN 55402 (612) 333-1113

Southeast Sunbelt Region 4

GENSLER
101 Marietta St. NW Suite 3000 Atlanta, GA 30303 (404) 507-1000
214 North Tryon St. Suite 2320 Charlotte, NC 28202 (704) 377-2725
100 North Tampa St. Suite 2300 Tampa, FL 33602 (813) 204-9000

National Capital Region 11

TISHMAN CONSTRUCTION
1150 18th Street, NW Suite 475 Washington, DC 20036 (202) 966-3444
GENSLER
2020 K Street NW Suite 200 Washington, DC 20006 (202) 721-5200

New England Region 1

TISHMAN CONSTRUCTION
84 State Street Boston, MA 02109 (617) 723-2050
GENSLER
One Beacon Street Third Floor Boston, MA 02108 (617) 619-5700

Northeast and Caribbean Region 2

TISHMAN CONSTRUCTION
666 Fifth Avenue New York, NY 10103 (212) 399-3600
One Riverfront Plaza Newark, NJ 07102 (973) 643-4007
2900 Fire Road Suite 102 Egg Harbor, NJ 08234 (609) 641-0550
GENSLER
1230 Ave of the Americas Suite 1500 New York, NY 10020 (212) 492-1400
10 North Park Place Suite 400 Morristown, NJ 07960 (973) 290-8500

Mid-Atlantic Region 3

TISHMAN CONSTRUCTION
1900 Market Street Suite 617 Philadelphia, PA 19103 (215) 636-0909
GENSLER
11 East Pratt Street Suite 202 Baltimore, MD 21202 (410) 539-8776