



**Project Developers, Inc.**

a global industry leader in security construction



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**PDI Catalogue**

GSA Schedule

# PDI Catalogue

GSA Schedule

## General Services Administration

Federal Supply Service

Authorized Schedule 71-II-K Price List

Comprehensive Furniture Management Services

FSC Group 71, Part II, Section K, Class 712

Special Item Numbers Awarded: 712-1, 712-4, and 712-5

Contract Number: GS-29F-0001T

Price List Number: 001

### Contact Information

Project Developers, Inc.

P.O. Box 440

Sterling, VA 20167-0440

703-709-0000

703-661-4440 (fax)

<http://www.projectdevelopers.com>

### Business Size

Women-Owned Small Business (WOSB)

### Contract Period

October 18, 2006 through October 17, 2011,  
with three 5-year Option periods

### Contract Administrator

Sonya Smith

[ssmith@projectdevelopers.com](mailto:ssmith@projectdevelopers.com)

703-709-0000

703-661-4440 (fax)

Online access to contract information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order is available through GSA Advantage! a menu-driven database system. The Internet address for GSA Advantage! is:  
<http://www.fss.gsa.gov>

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

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**Company Overview**

Project Developers, Inc. is small, woman-owned, Class “A” General Contractor specializing in design/build construction for secure and/or shielded facilities, including Sensitive Compartmented Information Facilities (SCIF), Radio Frequency (RF) enclosures and combined SCIF/RF structures, including temporary SCIF/RF units to order. The company also design/builds Magnetic Resonance Imaging (MRI) suites and performs acoustic, HEMP, and RF testing, plus designs and installs Vindicator/Honeywell ACS/IDS. Project Developers, Inc. unconditionally guarantees government agency accreditation of every secure facility we design and build.

**Special Item Numbers Awarded**
**712-1 Project Management**

Project management teams are as equally adept at interior construction as new construction with more than half of the firm holding SECRET or higher security clearances. We offer a suite of services tailored to meet any client’s level of ability along with the capacity for involvement for projects involving design, design-build or construction management.

**Pre-Design Phase**

- CONUS and OCONUS
- Site evaluation
- Building and space analysis for current and projected needs
- Conceptual design options and cost analysis
- Independent cost estimating and constructability review
- Risk Identification
- Code and zoning analysis
- Regulatory agency accreditation analysis
- Conceptual scope development
- Procurement advice

**Design Phase**

- Interior reconfiguration and new construction
- Swing space planning for relocation of personnel during construction
- Facility engineering (architectural, mechanical, electrical, plumbing and fire protection) for current and projected operational and support systems



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- Architectural design development and review
- Cost management
- Value engineering
- Scope Management
- Furniture, Fixtures and Equipment specifications
- Construction documents in printed and electronic format
- Permitting and approvals
- Permit and utility coordination
- ADA compliance

**Bid and Award Phase**

- Prequalification of bidders
- Solicitation of qualified bidders
- Bid Evaluation

**Construction Phase**

- Full time on-site supervision and daily logs
- Independent quality control monitoring and audits
- GAP analysis
- Schedule management
- Budget management and cost control
- Safety oversight
- Contract management
- Furniture, Fixtures and Equipment installation
- Resolution of claims and disputes
- Punch list management
- Closeout documentation
- Final clean up

**Design-Build Management**

- One-source responsibility
- Positive partnering
- Guaranteed price and schedule
- Accelerated project completion
- Engineering and construction cost savings
- Earlier knowledge of cost "Up Front"
- "Up Front" value engineering and Constructability review
- Total Quality Management  
Occupancy Phase
- Move-in coordination and scheduling



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- Accreditation application and coordination
- Bond and lien release
- Training coordination

**712-4 Design/Layout**

Project Developers, Inc. offers a multitude of innovative design solutions to help clients improve working conditions, increase efficiency and protect millions of dollars of investments here and abroad. With millions of square feet of interior design experience to draw upon, the firm is considered an industry leader in specialty construction design. Services include:

**Pre-Design Phase**

- CONUS and OCONUS
- Site evaluation
- Building and space analysis for current and projected needs
- Conceptual design options and cost analysis
- Independent cost estimating and constructability review
- Risk Identification
- Code and zoning analysis
- Regulatory agency accreditation analysis
- Conceptual scope development
- Procurement advice

**Design Phase**

- Interior reconfiguration and new construction
- Swing space planning for relocation of personnel during construction
- Facility engineering (architectural, mechanical, electrical, plumbing and fire protection) for current and projected operational and support systems
- Architectural design development and review
- Cost management
- Value engineering
- Scope Management
- Furniture, fixtures and equipment specifications
- Construction documents in printed and electronic format
- Permitting and approvals



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- Permit and utility coordination
- ADA compliance
- Regulatory agency accreditation

**Additional Services**

- Security standards and threat analysis
- Intrusion detection systems and access controls
- Alarm monitoring and security system control
- Secure data and communications systems
- Acoustical and sound masking techniques
- Critical power protection
- Relocation planning and move assistance
- Development and review of contractor agreements
- Solicitation of qualified bidders
- Prequalification of bidders
- Bid evaluation
- Contract Management

**712-5 Packaged Environments**

Project Developers, Inc. offers a full suite of packaged environment construction services which can be tailored to meet the needs of any project, regardless of complexity or size.

**Interior Construction Services**

- Feasibility analysis and constructability review
- Site specific criteria assessment
- Floor to ceiling integrated designs, including ADA compliance
- Development of project master plan including scope of work, project team, budget and cost evaluation, risk identification and project delivery
- Temporary or “swing space” planning and design
- Build out of flooring, electrical, mechanical, plumbing, carpet, lighting, fixtures and security systems
- Resource management
- Service provider pre-qualification and selection
- Contract management including development of and review of contractor agreements
- Furniture and fixtures procurement



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- On-site, full time construction management service
- Construction document coordination and control
- Comprehensive cost estimating and value analysis
- Cost management
- Value engineering and GAP Analysis Evaluation of change order requests and dispute resolution
- Permitting and approvals
- Construction conformance and scope management
- Start-up coordination, move-in and project closeout
- Interior Modernization and/or Refurbishment
- Demolition with minimal site disturbance
- Hazardous waste abatement
- Upgrade or complete replacement of existing walls, floors or ceiling
- Hanging and painting of new drywall
- Installation of reflective or acoustical shielding
- Installation of interior finishes including new ceiling tiles, carpeting and vinyl base
- Installation of up-to-date mechanical (HVAC), plumbing and sprinkler systems
- Replacement, bundling and/or re-routing of electrical lines
- Replacing, bundling and/or re-routing data and communications cabling
- Isolation of data or communications cabling used for classified or sensitive information
- Installation of welded man-bars to prevent unauthorized entry
- Installation of access panels on HVAC ductwork
- Installing and/or upgrading infrastructure security systems
- Installation of white noise generators to prevent eavesdropping

**Interior Renovation and/or Alteration**

- Existing facility inspections to evaluate overall office space, furniture and fixture requirements; existing inventory; space standards, functional office environment and work flow; electrical, data, mechanical (HVAC), ADA and interior design requirements



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- Reconfiguration of interior space to accommodate short term and long term equipment and/or personnel needs, facilitate workflow and improve overall office atmosphere
- Replacement of exterior and interior doors, windows, fittings and locks
- Installation of security system monitoring equipment including motion detectors, alarms and closed circuit television
- Replacement of aging HVAC systems with modern, cost-efficient components
- Custom fabrication and installation of Z-shaped ductwork to prevent unauthorized visual access
- Upgrading electrical conduits and outlets to prevent acoustical leaks

**Maximum Order**

In accordance with FAR 8.404 the maximum order under this schedule is \$500,000. Orders in excess of this amount will be considered on a case-by-case basis.

**Minimum Order**

Minimum order under this contract is \$100.

**Geographic Coverage**

Geographic coverage for this contract is worldwide.

**Primary Points of Production**

The primary point of production is Sterling Virginia; however, other points of services such as onsite work will be designated as is appropriate under the project statement of work.

**Statement of Net Price**

There is no discount from the published labor rates.

**Quantity Discounts**

There are no other discounts or terms other than stated in this price list.



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**Government Purchase Cards (Credit Cards)**

Government purchase cards are acceptable for all work above the minimum order.

**Ordering Address**

Project Developers, Inc.  
 P.O. Box 440  
 Sterling, VA 20167-440

**Payment Address**

Project Developers, Inc.  
 P.O. Box 440  
 Sterling, VA 20167-440

**Warrantee Provision**

Unconditional Guarantee – Project Developers, Inc. is serious about design-build projects. The firm takes responsibility for every project no matter how big or small. Our goal is to understand how each project affects a client’s overall strategy and how we can make a positive contribution to that goal. To underscore this commitment, Project Developers, Inc. unconditionally guarantees every secure facility we design and build to meet or exceed regulatory agency accreditation standards.

**Data Universal Number System (DUNS) and Tax Identification Number (TIN)**

DUNS: 618985378  
 TIN: 541509561

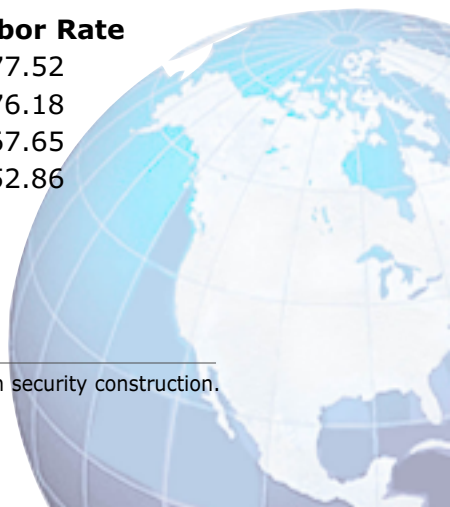
**Central Contractor Registration (CCR)**

Project Developers, Inc. is registered on the CCR.

**Labor Rates**

**CONUS**

<b>Labor Category</b>	<b>Labor Rate</b>
Senior Project Manager . . . . .	\$77.52
Project Manager . . . . .	\$76.18
Quality Control Manager . . . . .	\$67.65
Superintendent . . . . .	\$52.86



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**OCONUS**

<b>Labor Category</b>	<b>Labor Rate</b>
Senior Project Manager . . . . .	\$81.23
Project Manager . . . . .	\$70.91
Quality Control Manager . . . . .	\$103.80
Superintendent . . . . .	\$52.74

**Labor Descriptions**
**Senior Project Manager**

Function: Oversees the technical, business, and personnel requirements of a program or multiple related projects. Directs the activities of one or more project managers and provides leadership, training, and guidance to assigned project team members. Duties may include planning, scheduling, budgeting, subcontract administration, and estimating.

Experience: Eight or more years relevant experience.

Education: A bachelor’s degree or higher in architecture, business, engineering, construction, or other related discipline, relevant experience may be substituted for education on a year-for-year basis.

**Project Manager**

Function: Responsible for planning and directing the technical, business, and personnel requirements of one |or several projects and provides a single point of contact to the customer. Duties may include scheduling, budgeting, subcontract administration, and estimating.

Experience: Five or more years relevant experience.

Education: A bachelor’s degree or higher in architecture, business, engineering, construction or other related discipline, relevant experience may be substituted for education on a year-for-year basis.

**Quality Control Manager**

Function: Provides oversight of level of quality throughout the life-cycle of the project. Develops quality assurance plans and conducts formal and informal reviews at predetermined points.



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Responsible for maintaining and establishing the process for evaluation and documentation as well as coordinating and participating in Quality Audits.

Experience: Five or more years relevant experience.

Education: A bachelor’s degree or higher in business, engineering, construction or other related discipline, relevant experience may be substituted for education on a year-for-year basis.

**Superintendent**

Function: Oversees the day-to-day onsite construction of a project ensuring the work is completed in accordance with plans, specifications, and the scope-of-work.

Responsible for the scheduling of manpower, delivery of materials, and meeting key milestone dates for the project. May attend site progress meetings. Also conducts regular training and safety meetings.

Experience: Eight or more years relevant experience.

Education: High school diploma or equivalent

**Other Information**

- TS Facility Clearance
- CRP
- AIS
- S/TS Cleared Employees

