



AFG Group, Inc.

Program Management | Project Management | Construction Management

Multiple Award Schedule (MAS) | CONTRACT No. 47QRAA20D009J

General Services Administration

Federal Acquisition Service

Authorized Federal Supply Schedule FSS Price List

MULTIPLE AWARD SCHEDULE (MAS)

Professional Services - Technical and Engineering Services (non-IT), Logistical Services

Furniture & Furnishings - Furniture Services

Office Management - Office Services

FSC/PSC Code: R425, R706, N071

CONTRACT No. 47QRAA20D009J

Contract Period: 10/01/2020 - 09/30/2030

Price list current as of Modification #PS-0024 effective May 8, 2025

AFG Group, Inc.

950 Herndon Parkway, Suite 200

Herndon, VA 20170

Telephone: (703) 435-0029

Fax Number: (703) 435-0056

www.afgcm.com

Contract Administrator: Cheryl O'Connor

Telephone: (703) 435-0029

Fax Number: (703) 435-0056

Email: coconnor@afgcm.com

Business POC: Paul S. Cook, AIA

Telephone: (703) 435-0029

Fax Number: (703) 435-0056

Email: pcook@afgcm.com

Business Size: Small Business, Woman-Owned Small Business

Online access to contract ordering information, terms and conditions, pricing, and the option to create an electronic delivery order are available through GSA Advantage!®. The website for GSA Advantage!® is:

<https://www.GSAAdvantage.gov>

For more information on ordering go to the following website: <https://www.gsa.gov/schedules>



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GENERAL CONTRACT INFORMATION

1a. Special Item Numbers (SINs):

<u>SIN</u>	<u>Description</u>
541330ENG	Engineering Services
541420	Engineering System Design and Integration Services
541715	Engineering Research and Development and Strategic Planning
541614	Deployment, Distribution and Transportation Logistics Services
541614CF	Comprehensive Furniture Management Services
541614OR	Office Relocation and Reconfiguration
OLM	Order-Level Materials (OLM)
ANCILLARY	Ancillary Supplies and Services
ANCRA	Ancillary Repair and Alterations

1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. This price is the Government price based on a unit of one, exclusive of any quantity/dollar volume, prompt payment, or any other concession affecting price. Those contracts that have unit prices based on the geographic location of the customer, should show the range of the lowest price, and cite the areas to which the prices apply. **See Price List**

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. **See Price List**

2. Maximum Order Threshold:

541330ENG, 541420, 541614, 541715 (\$1,000,000)
541614OR (\$500,000); 541614CF, OLM, ANCILLARY,
ANCRA (\$250,000).

3. Minimum Order:

The minimum dollar value per order is \$100.00

4. Geographic Coverage:

Domestic Only

5. Point(s) of Production:

Not Applicable

6. Discount from List Price:

Prices Shown Herein Are Net (Discount Deducted)



7. Quantity Discounts: 2% Volume Discount for all orders in excess of \$500,000

Note: Quantity or Volume Discount is awarded to this contract. For any task order(s) or Blanket Purchase Agreement(s) (BPAs) with a value of \$500,000.00 or more is awarded against this Schedule contract, a 2.0% Quantity or Volume Discount is applied on the final invoice. If a task order or BPA with the original awarded value of \$499,999.99 or less is awarded to this Schedule contract, but the customer agency increased the task order's or BPA's awarded value at \$500,000.00 or more through a modification process, then the 2.0% Quantity or Volume Discount is applied to the follow-on invoice(s) for the respective task order(s) or BPA(s). Finally, for whatever reason, if the contractor did not apply the applicable Quantity or Volume Discounts to the respective invoice(s) of the awarded task order(s) or BPA(s) which were awarded against this Schedule contract, then the contractor shall resolve and reconcile this issue with the customer agency. The contractor shall provide substantiating information to the Schedule Contracting Officer or its representative(s) (e.g. Contract Specialist or Administrative Contracting Officer or Industrial Operations Analyst, etc.) that maximum effort was made to resolve and reconcile the issue, in order to determine the action for resolution was acceptable. If no effort and action is taken by the contractor to resolve and reconcile the issue, then this Schedule contract will be cancelled.

8. Prompt Payment Terms: Net 30 days. Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9. Foreign Items: None

10a. Time of Delivery: As negotiated with Ordering Activity

10b. Expedited Delivery: Contact Contractor

10c. Overnight and 2-day delivery: Contact Contractor

10d. Urgent Requirements: Contact Contractor

11. F.O.B. Point(s): Destination

12a. Ordering address:

AFG Group, Inc.
Attn: Cheryl O Connor
950 Herndon Parkway, Suite 200
Herndon, VA 20170

12b. Ordering procedures: See Federal Acquisition Regulation (FAR) 8.405-3.



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13. Payment Address:

AFG Group, Inc.
c/o Sandy Springs Bank
11636 Plaza America Drive
Reston, VA 20190
703-919-9000 x7542
Attn: Mr. Thomas S. Davis, SVP



NIH Bayview

14. Warranty Provision:

Standard Commercial Warranty

15. Export Packing Charges:

Not Applicable



NIAD - Fernwood

16. Terms and conditions of rental, maintenance, and repair:

Not Applicable

17. Terms and conditions of installation (if applicable):

Contact Business POC listed above.

18a. Terms and conditions of repair parts indicating date of parts, price lists and any discounts from list prices:

Not Applicable

18b. Terms and conditions for any other services (if applicable):

Not Applicable



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19. List of service and distribution points (if applicable):

Not Applicable

20. List of participating dealers (if applicable):

Not Applicable

21. Preventative maintenance (if applicable):

Not Applicable

22a. Special attributes:

Not Applicable

22b. If applicable, indicate that Section 508 compliance information is available for the information and communications technology (ICT) products and services offered and show where full details can be found (e.g., Contractor's website or other location). ICT accessibility standards can be found at <https://www.section508.gov/>

Not Applicable

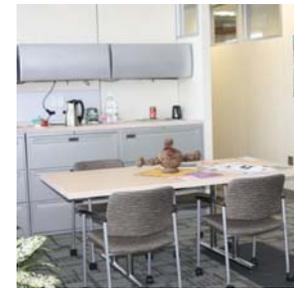
23. Unique Entity Identifier (UEI) Number:

JQ6WC2EM82Q3

24. AFG Group, Inc. is registered in the System for Award Management (SAM).



NIAID Workspace



NIAID Break Out Area



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OVERVIEW OF AFG GROUP INC.

AFG Group, Inc. is a woman-owned small business staffed by architects, engineers and construction professionals who specialize in providing a broad range of Project and Construction Management Services. Our primary focus is serving facility owners and users from federal, state, and other municipalities.

What stands AFG apart from the others?



Steam Line Replacement

Unique

- Successfully manage projects in very unique environments
- Medical, Research, Colleges & Education all demand special care
- Have the temperament, skill & discipline

Responsive

- Devote a lot of effort & time caring for clients
- Senior leadership is constantly assessing the satisfaction of customers
- Quick in preventing, and when necessary, resolving issues

Experienced

- Experienced in the needs of an owner
- Perspective beyond design & construction
- Understand full aspects: planning, budgeting, design, construction & operations
- As facility managers, public works officer and landlords
- We are well-equipped

Cost Effective

- Save you money
- Anticipate issues & prevent problems
- Competitively priced
- Clients always ask us back



NIH Bayview



ORDERING PROCEDURES FOR SERVICES

The following ordering procedures were developed to assist our customer agencies in the purchase of services that are priced at hourly rates.

Procedures for Services Priced on GSA Schedules at Hourly Rates

The GSA has determined that the rates for services contained in our price list on the Federal Supply Schedule are fair and reasonable.

However, the ordering office using this contract is responsible for considering the level of effort and mixes of labor proposed to perform specific tasks being ordered and making a determination that the total firm-fixed price (FFP) or ceiling price is fair and reasonable. Delivery orders may be placed by either the Federal agency or the GSA Federal Supply Service. These ordering procedures take precedence over FAR 8.404.

When ordering services, ordering offices shall:

1. **Prepare a Request for Quote (RFQ):**
 - A. Prepare a statement of work (SOW) outlining the work to be performed, location of work, period performance, deliverables schedule, applicable standards, acceptable criteria, and any special requirements (i.e., security clearances, travel, special knowledge).
 - B. Include the SOW, a request for contractors to submit either a FFP or a ceiling price to perform the services described in the SOW. The FFP shall be based on the hourly rates in the Federal Supply Schedule contract and shall consider the mix of labor categories and level of effort required to perform the services described in the statement of work.
 - C. The FFP of the order may include any other incidental costs related to performance of the services ordered.
 - D. A firm-fixed price order shall be requested unless the ordering office makes a determination that it is not possible to estimate accurately the extent or duration of



GSA Steam Line Replacement



DC Court

work or to anticipate cost with any reasonable degree of confidence. When such a determination is made, a labor hour quote may be requested. A ceiling price must be established for labor hour and time-and-material orders.

- E. Reimbursements of travel costs at the rates provided in the Federal Travel or Joint Travel Regulation rates, or as a fixed-price incidental line item.
- F. If necessary, contractors may be requested to submit a project plan and/or information on the contractor's experience and past performance on similar tasks.
- G. Include information on the selection criteria and intended use of past performance factors. Ordering offices should strive to minimize the contractor's cost associated with responding to RFQs. Tailor the RFQ to the minimum level necessary to make a best value selection. Oral presentations should be considered whenever possible.



NIH Research Lab



DC Courts

2. Transmit the Request for Quote to Contractors

- A. Evaluate catalogs and price lists to identify the contractors that appear to offer the best value.

3. Provide the RFQ to at least three (3) contractors if the order exceeds the micro-purchase level. If the order exceeds the maximum purchase threshold, send the RFQ to more than three contractors. Evaluate quotes and select the contractor to receive an order

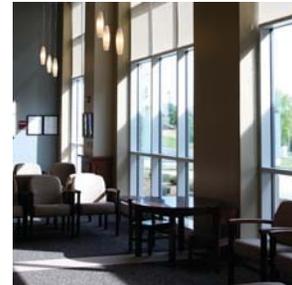
- A. Evaluate contractors based on the factors identified in the RFQ.
- B. Select the contractor that represents the best value to meet the Government's needs

SUPPLEMENTAL INFORMATION

- A. FAR 8.402 contemplates that GSA may occasionally find it necessary to establish special ordering procedures for individual Federal Supply Schedules or for some Special Item Numbers (SINs) within a Schedule. GSA has established special ordering procedures for services that are priced Federal Schedule contract at hourly rates. These special ordering procedures take precedence over the procedures in FAR 8.404.
- B. When the ordering office's requirement involves both products as well as professional services, the ordering office should total the prices for the products and the firm-fixed price for the services and select the contractor that represents the greatest value in terms of meeting the ordering offices total needs.
- C. The ordering office should document orders purchased from the contractor and the amount paid. If other than a FFP order is placed, such documentation should include the basis for the determination to use a labor hour order. For agency requirements in excess of the micro-purchase threshold, the order file should document the evaluation of contractors quotes that formed the basis for the selection of the contractor that received the order and the rationale for any trade-offs made in making the selection.



Winchester Diagnostic
Treatment Pavilion MRI
Winchester Diagnostic



Treatment Pavilion Lobby

SERVICE DESCRIPTIONS

STRATEGIC PLANNING FOR TECHNOLOGY PROGRAMS/ACTIVITIES

Services provided include the defining and interpreting of high-level organizational engineering performance requirements such as projects, systems, missions, etc., and the objectives and approaches to their achievement. Typical associated tasks include, but are not limited to an analysis of mission, program goals and objectives, requirements analysis, organizational performance assessment, special studies and analysis, training, privatization, and outsourcing.

CONCEPT DEVELOPMENT AND REQUIREMENTS ANALYSIS

Services provided include abstract or concept studies and analysis, requirements definition, preliminary planning, the evaluation of alternative technical approaches and associated costs for the development or enhancement of high-level general performance specifications of a system, project, mission, or activity. Typical associated tasks include, but are not limited to requirements analysis, cost/cost-performance trade-off analysis, feasibility analysis, regulatory compliance support, technology conceptual designs, training, privatization, and outsourcing.

SYSTEM DESIGN, ENGINEERING, AND INTEGRATION

Services provided include the translation of a system (or subsystem, program, project, activity) concept into a preliminary and detailed design (engineering plans and specifications), performing risk identification/analysis/mitigation, traceability, and then integrating the various components to produce a working prototype or model of the system. Typical associated tasks include, but are not limited to computer-aided design, design studies and analysis, high level detailed specification preparation, configuration management and document control, fabrication, assembly and simulation, modeling, training, privatization, and outsourcing



National Institutes of Health



NIH Roof Repair

INTEGRATED LOGISTICS SUPPORT

Services provided include analysis, planning and detailed design specific logistics support including material goods, personnel, and operational maintenance and repair of systems throughout their life cycles.

Typical associated tasks include but are not limited to ergonomic/human performance analysis, feasibility analysis, logistics planning, requirements determination, policy standards/procedures development, long-term reliability and maintainability, training, privatization, and outsourcing.

ACQUISITION AND LIFE CYCLE MANAGEMENT

Services provided include all of the planning, budgetary, contract and systems/program management execution functions required to procure and/or produce, render operational and provide life cycle support (maintenance, repair, supplies, engineering specific logistics) to technology-based systems, activities, subsystems, projects, etc. Typical associated tasks include, but are not limited to operation and maintenance, program/project management (including, but not limited to, construction management) technology transfer/insertion, training, privatization and outsourcing.

CONSTRUCTION MANAGEMENT

Construction managers advise on or manage the process regardless of the project delivery method used. The Construction Manager assumes the position of professional adviser or extension of staff to the customer agency and frequently helps the customer agency identify which delivery method is the best for the project. The construction management approach utilizes a firm (or team of firms) with construction, design and management expertise to temporarily expand the customer agency's capabilities, so that they can successfully accomplish their program or project. The Construction Manager also provides expert advice in support of the customer agency's decisions in the implementation of the project. The following are some of the tasks to be covered under Construction Management:

Design Phase Services: Includes design reviews; constructability reviews; analysis of Value Engineering proposals; cost estimates; studies and surveys; scheduling; review of design changes; and performing market studies.



Virginia Federal Courthouse



Virginia Courthouse



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Procurement Phase Services: Includes assistance to the Contracting Officer answering bid/RFP questions; participating in site visits and pre-bid conferences; preparing solicitation and amendments; and performing cost/bid/proposal analysis.

Construction Phase Services: Includes establishing record keeping systems; conducting preconstruction meetings; submittal reviews; scheduling, phasing, and work flow analysis; assisting in problem resolution (including development of Government position); maintaining plans and specifications; perform inspections, and notifying the contractors when work requires correction; compiling and review of payment requests; monitoring financial data; administrating contract change orders; conducting and documenting progress meetings; monitoring contractor compliance; coordination of construction activities; “Partnering”; preparing reports, and photographs; assessments and abatement; and providing cost estimates.

Commissioning Services: Includes but are not limited to providing expertise for start-up, calibration, and/or certification of a facility or operating systems within a facility. **Testing Services:** Includes the services of an independent testing agency/laboratory to perform project specific quality control testing and inspection services.

Claims Services: Includes reviewing disputes and claims from the A&E and/or contractor(s) and rendering all assistance that the Government may require.

Post Construction Services: Provide services such as: Post Occupancy Evaluations (POEs); formulation of lessons learned; occupancy planning; move scheduling, cost estimating, and developing inventory lists, etc.; move coordination, relocation assistance, and/or furniture coordination; providing telecommunication and computer coordination.

AFG Group, Inc. was awarded the following Primary Engineering Disciplines (PEDs):

Civil, Electrical & Mechanical Engineering



NCI Research Laboratory



NIH Bayview



LABOR CATEGORY DESCRIPTIONS

AFG’s commercial practices include the education/experience substitutions identified below.

No Education plus 5 years experience	Equals	AA Degree
10 years experience	Equals	Bachelor’s Degree
15 years experience	Equals	Master’s Degree

Commercial Job Title: Construction Manager

Minimum/General Experience: 8 years experience in managing design and construction of facility projects.

Functional Responsibility: The key senior level on-site representatives who is responsible for the delivery of the day-to-day construction management services for the duration of project. Responsible for managing, supervising, and motivating of all CM staff on the project, including forecasting and fulfilling staffing needs. Oversees A/E and contractor s performance, including quality control, requests for information, change orders, schedule and reviewing and making recommendations for all pay requests.

Minimum Education: Bachelor’s degree or equivalent in Architecture, Engineering or Construction Management.

Commercial Job Title: Contract Manager

Minimum/General Experience: 10 years experience in contract management and negotiations.

Functional Responsibility: Confirms the basic scope of work, tasks required, the performance and key dates, and required deliverables. Analysis of the project requirements, prepares a proposal identifying project staff and hours required to complete the work. Oversees negotiations for the work and completes the agreement. Will negotiate the specifics prior to any additional services being performed and will oversee the submission of billings according to the approved payment schedule.

Minimum Education: Bachelor’s Degree or equivalent.



Commercial Job Title: Cost Engineer

Minimum/General Experience: 15 years experience.

Functional Responsibility: Experience in accomplishing technical work required to support costing programs such as programming, planning and program development for facilities design and construction. At least ten years experience as estimating project manager for projects valued at more than \$10 million. More than ten years experience in cost estimating for one or more major disciplines, including: general construction, architectural, structural, civil, mechanical, electrical, environmental, plumbing, process or HTRW.

Minimum Education: Bachelor's Degree in Engineering, Architecture or Construction, or related discipline or equivalent.

Commercial Job Title: Cost Estimator

Minimum/General Experience: 5 years experience.

Functional Responsibility: Experience in accomplishing technical work required to support engineering and architecture programs for facilities design and construction. Experience in cost estimating for one or more major disciplines, including: general construction, architectural, structural, civil, mechanical, electrical, environmental, plumbing, process or HTRW. In engineering, architecture or construction, or related discipline or equivalent years of education and related experience.

Minimum Education: Bachelor's Degree in Engineering, Architecture or Construction, or related discipline or equivalent.

Commercial Job Title: Engineering Technician

Minimum/General Experience: 8 years experience in mechanical/electrical construction techniques.

Functional Responsibility: Specializing in the mechanical and electrical systems, performs estimating; inspection, monitoring and supervision of trades and design and bid reviews. Interprets plans and specifications, prepares cost breakdowns and negotiates and change orders. Responsible for construction progress monitoring and preparation of progress reports, his experience includes new construction and renovations.

Minimum Education: Associates degree in engineering, engineering technology or equivalent experience.

Commercial Job Title: Inspector

Minimum/General Experience: 4 years general experience in the design and construction industry.

Functional Responsibility: Performs estimating; inspection, and monitoring of trades. Interprets plans and specifications, prepares cost breakdowns and assists in negotiating change orders. Performs construction progress monitoring and preparation of progress reports.

Minimum Education: High school diploma or equivalent.



Commercial Job Title: Program Director

Minimum/General Experience: 15 years experience specializing in complex technical facility projects.

Functional Responsibility: Manages planning, programming, program development and implementation for facilities design and construction. Experience includes interaction with various levels of personnel within the operations and acquisitions activities of a major agency like the General Services Administration or the Department of Defense or equivalent agency or owner.

Minimum Education: Bachelor's Degree in Engineering discipline or equivalent. Masters Degree in Engineering, Technical Management or related field or professional license or registration in a related professional field.

Commercial Job Title: Program Manager

Minimum/General Experience: 12 years experience in managing facility projects.

Functional Responsibility: Manages planning, programming, program development and implementation for facilities design and construction. Experience includes interaction with various levels of personnel within the operations and acquisitions activities of a major agency like the General Services Administration or the Department of Defense or equivalent agency or owner.

Minimum Education: Bachelor's Degree in Engineering, Technical Management or related field.

Commercial Job Title: Project Administrator

Minimum/General Experience: 4 years experience in performance of administrative duties.

Functional Responsibility: Provides administrative support to the members of the project team.

Minimum Education: Bachelor's Degree or equivalent work experience.

Commercial Job Title: Project Manager

Minimum/General Experience: 12 years general experience in the design and construction industry.

Functional Responsibility: Specializing in managing and directing of design and construction phases; performs estimating inspection, monitoring and coordination of trades and design and bid reviews. Interprets plans and specifications, prepares cost breakdowns and negotiates and change orders. Responsible for construction progress monitoring and preparation of progress reports, his experience includes new construction and renovations.

Minimum Education: Bachelor's degree in Architecture, Engineering, Construction Management or related discipline. Preferred professional license or registration in a related professional field.



Commercial Job Title: Resident Architect/Engineer

Minimum/General Experience: 8 years general experience.

Functional Responsibility: Performs constructability and contract documents review, CPM scheduling and estimating during the construction phase. Assists in managing project teams to meet stringent schedule, budget, and quality requirements. Interprets plans and specifications, prepares project cost breakdowns and change orders. Responsible for construction progress monitoring and preparation of progress reports.

Minimum Education: Bachelor's degree or equivalent.

Commercial Job Title: Scheduler

Minimum/General Experience: 5 years experience in the scheduling of design and construction projects.

Functional Responsibility: Experience in accomplishing technical work required to support engineering and architecture programs such as programming, planning and program development for facilities design and construction. More than three years experience in scheduling and/ or cost estimating for one or more major disciplines, including: general construction, architectural, structural, civil, mechanical, electrical, environmental, plumbing, process.

Minimum Education: Bachelor's degree or equivalent.

Commercial Job Title: Senior Planner

Minimum/General Experience: 10 years professional experience and expert knowledge of database software.

Functional Responsibility: Documents functional requirements and space needs and maintains a detailed database of space requirements, critical operating issues and related support systems for office and special area and specialized systems and technical areas.

Minimum Education: Bachelor's degree in Architecture, Engineering or Interior Design or equivalent.

Commercial Job Title: Senior Project Manager

Minimum/General Experience: 15 years experience in managing complex technical facility projects.

Functional Responsibility: Plans and directs the work of design teams and consultants. Serves as the day-to-day contact between design team and Customer Agencies on technical matters; communicates the progress and status of work; coordinates the exchange of all information between all project entities. Identifies project constraints and major planning considerations; responsible for the control of work including quality, schedules and budgets.

Minimum Education: Bachelor's Degree in Engineering discipline or equivalent. Masters Degree in Engineering, Technical Management or related field or professional license or registration in a related professional field.



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Service Contract Labor Standards

The Service Contract Labor Standards, formerly the Service Contract Act (SCA), is applicable to this contract as it applies to the entire Multiple Award Schedule and all services provided. While no specific labor categories have been identified as being subject to SCLS 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 SCLS eligible labor categories. If and/or when the contractor adds SCLS labor categories/employees to the contract through the modification process, the contractor must inform the Contracting Officer and establish a SCLS matrix identifying the GSA labor category titles, the occupational code, SCLS labor category titles and the applicable WD number. Failure to do so may result in cancellation of the contract.