

SEPTEMBER 23, 1966.

MEMORANDUM

To: All Regional Administrators, GSA (attention all Regional Directors, PBS).
 From: Acting Commissioner, Public Buildings Service.
 Subject: Market survey.

In numerous instances we have been receiving bids on construction projects higher than the Government and/or AE estimates, and frequently in excess of the appropriation or the funds budgeted for the project. Private industry also has been experiencing high bids, due to the extremely tight labor market, but their procedures are more flexible than those of the Government.

Because the construction industry is subject to great fluctuation, our statistics on construction manpower are inadequate and we must depend upon local sources for accurate and timely information regarding market conditions.

Before any project involving \$200,000 or more (new construction, R&I or transfer) is put on the market, I want to be advised as to the AE and GSA estimates, the funds available, and current market conditions. This market survey shall include the following:

(1) Labor market, including the availability or shortage of the various trades involved,

(2) Construction bid results, including information obtained from local AE's, local governments, and private industry regarding contracts recently awarded, with comparison between the contract price and the pre-award estimate, together with information as to the general escalation of costs in the immediate area within the past twelve months, and

(3) Work presently contemplated, including a list of projects which are scheduled and which may affect the market conditions for GSA projects.

With respect to R&I projects involving \$200,000 or more, it is requested that the above information be transmitted to the Construction Division thirty (30) days in advance of placing the specific project on the market.

Market Survey information for new construction projects will continue to be obtained on an individual basis by a telephone call from the Construction Division.

This procedure shall be effective immediately and shall continue until rescinded.

WILLIAM A. SCHMIDT.

OCTOBER 3, 1966.

MEMORANDUM

To: All Regional Administrators, GSA.
 From: Commissioner, Public Buildings Service.
 Subject: Market survey.

In reference to my memorandum of September 23 concerning subject above, an administrative procedure has been established to insure that complete and timely information is provided regarding Central Office projects.

When the region receives notification from the Professional Services Contract Division that a specific project will be issued, the region shall submit within ten (10) days after this notice a market survey. The market survey shall include the information as described in items (1), (2), (3) and (4) of my previous memorandum.

Since the AE and GSA estimates, and the funds available for Central Office projects are not normally available in the regions, I shall obtain this data from the Central Office Estimates Division.

It is desired that the market survey information be submitted directly to me in the sample format attached.

WILLIAM A. SCHMIDT.

MARKET SURVEY INFORMATION

(1) Labor market:

(a) Engineering News Record reports shortages in several critical trades.

(b) Region reports that there is a critical shortage of the following trades: bricklayers, carpenters, iron workers, marble setters, reinforcing steel workers, stonemasons. There is an acute shortage of electricians, steamfitters, and