



GENERAL SERVICES ADMINISTRATION

Federal Supply Schedule
Price List

03FAC
FACILITIES MAINTENANCE AND MANAGEMENT
GSA Contract No.: GS-21F-0004U

Rev. 08/20/2014

DEI Consulting

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About DEI Consulting (DEI)

DECON Engineering, Inc. (DBA: DEI Consulting) is a small business company. The company was founded in 1991 and specializes in energy management, energy use evaluation, and building commissioning (Cx)/retro-commissioning (RCx) services. DEI has the expertise and experience in all aspects of building commissioning/retro-commissioning services, energy audits and energy consumption surveys. We have a long history of performing Cx/RCx for various facility types, and have provided our clients with recommendations on optimizing building performance and reducing energy costs by identifying energy efficiency improvements and demand reduction strategies. DEI has been successfully guiding its clients to better manage their facilities and more efficiently operate their buildings for more than 20 years. DEI has a long history of providing energy audits and surveys, condition assessments, feasibility studies, and system performance metering, monitoring, measurement and verification for a variety of government and corporate clients. Some of DEI's qualifications and credentials related to energy support services are as follows:

- ❑ **AABC Commissioning Group (ACG) Certified**
DEI Cx Authorities are certified by the AABC Commissioning Group (ACG).
- ❑ **U.S. Green Building Council (USGBC) LEED AP Certification**
DEI has in-house LEED Accredited Professionals Certified by the USGBC.
- ❑ **U.S. Green Building Council (USGBC) Member**
DEI is a registered member of USGBC.
- ❑ **Certified Energy Managers (CEM)**
DEI employs Certified Energy Managers (CEM), certified by the Association of Energy Engineers.
- ❑ **Professional Engineering Licenses**
DEI's Principals and personnel hold professional engineering licenses in several states.
- ❑ **Qualified Department of Energy (DOE) Contractor**
DEI is on the list of U.S. Department of Energy (DOE) qualified energy service companies

Commissioning - DEI has been a pioneer in Building Commissioning and has internationally recognized building commissioning experts. The Company employs its own unique approach to building Commissioning and final project documentation. DEI's integrated Commissioning process provides owners with best practices on how to procure and operate new facilities. The Company's Commissioning staff represents some of the industry's most recognized experts in the field. DEI's staffs hold Professional Engineering licenses in several States and are Certified Commissioning Authority by the American Commissioning Group (ACG) and the American Air Balancing Council (AABC). DEI's innovative approach to Commissioning includes tools and techniques applied during planning, design, construction, and operation and maintenance.

Retro-Commissioning - Retro-commissioning evaluates existing building performance and identifies improvements to optimize energy usage. DEI has been in the forefront of Retro-Commissioning and has developed useful and unique techniques to minimize energy usage while maximizing occupant comfort.

Energy Management - Energy use management has always been the cornerstone of DEI Consulting. Our focus has been on energy because we know how important it is to the bottom line of every building owner, business, and organization. Energy can affect occupant comfort, employee productivity, and business overhead. DEI's Energy Management services goes beyond traditional energy audits and incorporates energy research and development into its program to find the most innovative and cost-effective energy systems and programs for building owners. DEI's goal has been to maximize building performance, find ways

to reduce energy consumption, and maximize the owner's investment. DEI is a U.S. Department of Energy's (DOE) approved contractor.

GSA Schedule Title: [Energy Management Program Support & Energy Audit Services](#)
 FSC Group: [871](#)
 Schedule category: [03FAC](#)
 Contract Number: [GS-21F- 0004U](#)
 Contract Period: [October 4, 2007 to October 3, 2012 – Extended to October 3, 2017](#)
 Contractor Name: [DEI Consulting](#)
 Address: [8381 Old Courthouse Road, Suite 340, Vienna VA 22182](#)
 Phone Number: [703-205-0775](#)
 Fax Number: [703-205-0774](#)
 Web Site: [www.dei-consulting.com](#)
 Contact: [Amir Malek](#)
 Business Size: [Small](#)

Schedule Detail:

GSA Approved Price Schedule					
HOURLY RATES					
For All Approved SINs					
Labor Category	Oct. 2012- Sept. 2013	Oct. 2013- Sept. 2014	Oct. 2014- Sept. 2015	Oct. 2015- Sept. 2016	Oct. 2016- Sept. 2017
Principal	\$251.37	\$261.43	\$271.88	\$282.76	\$294.07
Senior Energy Manager	\$154.26	\$160.43	\$166.84	\$173.52	\$180.46
Project Manager	\$131.40	\$136.66	\$142.12	\$147.81	\$153.72
Senior Engineer	\$116.55	\$121.21	\$126.06	\$131.10	\$136.35
Engineer	\$105.12	\$109.33	\$113.70	\$118.25	\$122.98
Utility Analyst	\$97.12	\$101.00	\$105.04	\$109.24	\$113.61
Technical Writer/Editor	\$89.13	\$92.69	\$96.40	\$100.26	\$104.27
Junior Engineer	\$70.84	\$73.67	\$76.62	\$79.69	\$82.87
Communications Specialist	\$73.12	\$76.05	\$79.09	\$82.26	\$85.55
Administrative Assistant	\$52.56	\$54.66	\$56.85	\$59.12	\$61.49

1.a. Special Item Numbers (SINs)

DEI's Federal Supply Schedule covers the following SINs

- SIN 003 97 Ancillary Repair and Alterations
- SIN 871 100 Ancillary Supplies and/or Services
- SIN 871 202 Energy Management Planning and Strategies
- SIN 871 203 Training on Energy Management
- SIN 871 204 Metering Services
- SIN 871 205 Energy Program Support Services
- SIN 871 206 Building Commissioning Services
- SIN 871 207 Energy Audit Services
- SIN 871 208 Resource Efficiency Management (REM)
- SIN 871 209 Innovations in Energy
- SIN 871 210 Water Conservation
- SIN 871 211 Energy Consulting Services

1.b. Category Description

- 003 97** Ancillary Repair and Alterations - Repair and Alterations ancillary to existing SINs under this Schedule. Ancillary Repair and Alterations projects are those (1) solely associated with the repair, alternation, delivery or installation of products or services also purchased under this Schedule, and which are (2) routine and non-complex in nature, such as routine painting or carpeting, simple hanging of drywall, basic electrical or plumbing work, landscaping, and similar noncomplex services. This SIN EXCLUDES: (1) major or new construction of buildings, roads, parking lots and other facilities; (2) complex R&A of entire facilities or significant portions of facilities, and (3) Architect-Engineering Services subject to Public Law 92-582 (Brooks Act).
- 871 100** Ancillary Supplies and/or Services - Ancillary supplies and/or services are support supplies and/or services which are not within the scope of any other SIN on this schedule. These supplies and/or services are necessary to compliment a contractor's offerings to provide a solution to a customer requirement. This SIN may be used for orders and blanket purchase agreements that involve work or a project that is solely associated with the supplies and/or services purchased under this schedule. This SIN excludes purchases that are exclusively for supplies and/or services, already available under another schedule. Special Instructions: The work performed under this SIN shall be associated with existing SIN(s) that are part of this schedule. Ancillary supplies and/or services shall not be the primary purpose of the work ordered, but be an integral part of the total solution offered. Ancillary supplies and/or services may only be ordered in conjunction with or in support of supplies or services purchased under another SIN(s) of the same schedule. Offerors may be required to provide additional information to support a determination that their proposed ancillary supplies and/or services are commercially offered in support of one or more SIN(s) under this schedule.
- 871 202** Energy Management Planning and Strategies - A four-phase Comprehensive Energy Management Solution consisting of all four phases of an energy project and could pertain to

a variety of energy projects that include, but are not limited to, renewable energy, sustainable energy, and energy efficient buildings certification programs such as LEED.

- 871 203** Training on Energy Management - Including, but not limited to, reducing energy consumption, mitigating risk with energy systems, operating systems efficiently, making energy efficient system choices, and energy efficient buildings certification programs such as LEED.
- 871 204** Metering Services - Including, but not limited to, the installation of metering equipment and software used for the collection of data and measurement of energy consumption through electric, gas, water or steam utilities, the utilization of data to ensure energy conservation goals are being met, and allows for the measurement and tracking of the cost effectiveness of energy technology investments. This could include basic metering services, advanced metering services, maintenance, installation, removal and disposal of new or existing equipment. Security clearances such as HSPD-12 may be required.
- 871 205** Energy Program Support Services - Energy Program Support Services - Including, but not limited to, energy choice analysis and/or feasibility studies; billing and management oversight to include utility bill auditing; utility bill data base set up and management; reporting; bill itemization and allocation; bill payment and assistance in preparing energy services related agency statements of work. Energy efficient buildings certification programs such as LEED may be included.
- 871 206** Building Commissioning Services - Including, but not limited to, comprehensive building commissioning services on new construction, major modernization projects, and existing energy consuming buildings and facilities designed to ensure the building systems are designed and built to operate as efficiently as possible. This includes re-commissioning and retro-commissioning services. Energy efficient buildings certification programs such as LEED may be included.
- 871 207** Energy Audit Services - Including, but not limited to, developing, executing, and reporting on audit plans and/or perform energy and water audit services. Energy audits may range from cursory to comprehensive. Including, but not limited to data collection, data analysis, benchmarking with tools such as Energy Star, and written recommendations of suggested upgrades of electrical and mechanical infrastructure, including their impact on energy consumption and pollution can include recommendations for using alternative Energy Sources. Energy efficient buildings certification programs such as LEED may be included.
- 871 208** Resource Efficiency Management (REM) - Including, but not limited to, providing information on possible steps that will improve energy efficiency. This information shall include estimates of cost savings and environmental benefits. This includes onsite analysis of current operations, equipment, and energy purchasing patterns. This may include the services of a resource efficiency advocate for individual or aggregated building(s) in order to maximize resource efficiency. Energy efficient buildings certification programs such as LEED may be included.
- 871 209** Innovations in Energy - Innovative approaches to renewable and/or sustainable energy, sustainability services, and energy management technology and services. These might

include, but are not limited to, new developments or improvements in providing renewable energy and managing energy through biomass conversion, solar energy, fuel cells, geothermal energy, hydropower (tidal power, wave power, tidal stream power, waterwheels, and hydro electricity), wind power or other sources. These approaches should be capable of providing renewable and/or sustainable energy and sustainability services that are more carbon-neutral, thereby lessening dependence on traditional non-renewable, fossil fuel sources of energy such as coal, oil, natural gas and propane. This could include sustainability and carbon management solutions such as analysis, foot printing, measuring, mitigation, verification and management, training on new energy technologies and systems, life-cycle costing, and maintenance and operational support of renewable energy systems; and the implementation, testing and evaluation of networked energy management systems and services that utilize Internet Protocol - Next Generation (IPv6) enabled systems that are configured using open standards architecture that can include Power over Ethernet (POE) implementation, wireless configurations, data security using IPSEC or 128 DES Encryption standards, high reliability, NIST compliant, and demonstrated energy efficiencies or cost savings, and are capable of integrating with existing information systems data infrastructure and backbone.

871 210 Water Conservation - Water Conservation: Services and consulting related to the reduction of water usage, reduction of potable water consumption intensity, reduction of industrial, landscaping and agricultural water consumption, promoting, and implementing water reuse strategies, recycling of water for multiple purposes, retention of water, improvement of water quality and water flow. Also includes consulting on storm water run-off and property hydrology maintenance and restoration. These services can include, but are not limited to, consultation, facility water audits, water balance, and water system analysis.

871 211 Energy Consulting Services - Contractors shall provide expert advice, assistance, guidance or counseling on energy related projects or initiatives to assist agencies in adhering to energy legislation and policy such as EPACK 2005, Executive Orders 13423 and 13514. Consulting services covered by this SIN include:

- Energy management or strategy
- Energy program planning and evaluations
- Energy related studies, analyses, benchmarking and reporting such as feasibility studies, vulnerability assessments, and energy security
- Assistance in meeting energy efficient building standards such as Leadership in Energy and Environmental Design (LEED), Green Globes and Energy Star.
- Advisory services in obtaining alternative financing for energy projects such as Energy Savings Performance Contracts, Power Purchase Agreements or Enhanced Use Leases
- Consulting on carbon emissions trading programs
- Consulting on where to obtain renewable energy credits/certificates
- Consulting on greenhouse gas measurement and management
- Strategic sustainability performance planning
- Consulting on obtaining high performance sustainable buildings
- The implementation, testing and evaluation of networked energy management systems and services that utilize Internet Protocol - Next Generation (IPv6) enabled systems

1.c. Labor Category Descriptions

- **Principal:**
 - Responsibilities: Executive Senior Level position responsible for contractual issues as well as efficient delivery of quality services on time and within established cost parameters. Has authority to enter into binding contractual agreements. Has final responsibility for the overall firm Quality Control.
 - Serves as company's senior operations manager and the in-house technical expert.
 - Education/Training Requirements: Bachelor's Degree / Registered Professional Engineer
 - Experience: 15 – 25 years minimum, including executive level responsibilities.

- **Senior Energy Manager:**
 - Responsibilities: Senior Level position responsible for project-specific program/project management for the firm's project team. Tasked to ensure performance and on time and within established cost parameters of specific project effort in all disciplines.
 - Serves as lead project team Quality Control manager.
 - Education/Training Requirements: Bachelor's Degree
 - Experience: 10 -- 20 years minimum, including management responsibilities.

- **Project Manager:**
 - Responsibilities: Senior Level position responsible for overall project implementation and project-specific program/project management. Serves as the client contact for project coordination and completion efforts.
 - Education/Training Requirements: Bachelor's Degree
 - Experience: 5 – 15 years minimum, including project management responsibilities.

- **Senior Engineer:**
 - Responsibilities: Senior Level position responsible for project-specific program/project implementation and technical analysis and evaluations related to Engineering Systems.
 - Education/Training Requirements: Bachelor's Degree; Registered Professional Engineer or equivalent experience.
 - Experience: 5 – 20 years minimum, including senior engineering responsibilities.

- **Engineer:**
 - Responsibilities: Responsible for assigned, project-specific, implementation tasks and providing assistance to the Senior Engineer during the evaluation, analysis, and completion of a project.
 - Education/Training Requirements: Bachelor's Degree
 - Experience: 2 – 7 years minimum

- **Utility Analyst:**
 - Responsibilities: Responsible for project-specific utility related analysis and evaluation. Reviews historical energy consumption data and develops analytical charts for current and future energy consumption evaluations. Helps the other project team members towards the completion of specific tasks related to the project.
 - Education/Training Requirements: Bachelor's Degree
 - Experience: 5 – 10 years minimum, including utility analysis responsibilities.

- ❑ **Technical Writer/Editor:**
 - Responsibilities: Responsible for reviewing and editing company's technical submissions. Provide technical writing assistance during the preparation of company proposals. Assist other project team members in editing and preparing final project technical submissions.
 - Education/Training Requirements: Bachelor's Degree
 - Experience: 5 – 15 years minimum, including technical writing responsibilities.
 - ❑ **Junior Engineer:**
 - Responsibilities: Junior Level position responsible for assigned, project-specific, engineering tasks and providing assistance to the project manager and project Senior Engineer during the evaluation, analysis, and completion of all assigned task orders.
 - Education/Training Requirements: Bachelor's Degree
 - Experience: 0 – 5 years minimum
 - ❑ **Communication Specialist:**
 - Responsibilities: Responsible for project-specific and in-house communications support and related activities. Tasks include support in the preparation of project documentation and status reports and coordinating between other office staff in the completion of their assigned task orders and daily activities.
 - Education/Training Requirements: Bachelor's Degree
 - Experience: 3 – 6 years minimum
 - ❑ **Administrative Assistant:**
 - Responsibilities: Staff position responsible for all clerical support required by specific project team members. Tasks include but not limited to word processing, filing, mailing, binding, and document distribution.
 - Education/Training Requirements: Bachelor's Degree or equivalent experience
 - Experience: 0 - 2 years minimum
2. Maximum order. [The maximum order for all SINs 871-202, 871-203, 871-204, 871-205, 871-206, 871-207, 871-208, 871-209, 871-210, 871-211 is \\$10,000,000. The maximum order for SIN 003 97 and 871-100 is \\$250,000. The maximum order is the suggested renegotiation point whereby agencies should seek additional concessions if orders exceed this amount. In accordance with FAR 52.216-19, DEI may honor any order exceeding the maximum order amount.](#)
 3. Minimum order: [\\$100.00](#)
 4. Geographic coverage (delivery area): [Worldwide](#)
 5. Point(s) of production (city, county, and state or foreign country): ["Not Applicable"](#)
 6. Discount from list prices or statement of net price: [Prices shown herein are Net.](#)
 7. Quantity discounts: [Additional 1% for orders > \\$1,000,000](#)
 8. Prompt payment terms: [1% Ten days; Net 30](#)
 - 9a. Notification that Government purchase cards are accepted at or below the micro-purchase threshold. [DEI accepts Government purchase cards for amounts that are below the current micro-purchase threshold of \\$2,500.](#)
 - 9b. Notification whether Government purchase cards are accepted or not accepted above the micro-purchase threshold. [Government purchase cards are not accepted](#)
 10. Foreign items: ["Not Applicable"](#)
 - 11a. Time of delivery: [Per Task Order](#)
 - 11b. Expedited delivery: ["Items available for expedited delivery are noted in this price list"](#)

- 11c. Overnight and 2-day delivery: "Not Applicable"
- 11d. Urgent requirements: Per Task Order.
12. F.O.B. point(s): "Not Applicable"
- 13a. Ordering address:
DEI Consulting
8381 Old Courthouse Road, Suite 340
Vienna VA 22182
- 13b. Ordering procedures:
For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPAs) are found in Federal Acquisition Regulation (FAR) 8.405-3. Also, a sample BPA can be found at the GSA/FSS Schedule homepage (www.fss.gsa.gov/schedules).
14. Payment address:
DEI Consulting
8381 Old Courthouse Road, Suite 340
Vienna VA 22182
15. Warranty provision: "Not Applicable"
16. Export packing charges: "Not Applicable"
17. Terms and conditions of Government purchase card acceptance (any thresholds above the micro-purchase level): Government Purchase Cards not accepted
18. Terms and conditions of rental maintenance, and repair: "Not Applicable"
19. Terms and conditions of installation: "Not Applicable"
20. Terms and conditions of repair parts: "Not Applicable"
- 20a. Terms and conditions for any other services: "Not Applicable"
21. List of service and distribution points: "Not Applicable"
22. List of participating dealers: "Not Applicable"
23. Preventative maintenance:
- 24a. Special attributes such as environmental attributes: "Not Applicable"
- 24b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information technology (EIT) supplies and services and show where full details can be found (e.g. contractor's website or other location.) The EIT standards can be found at www.Section508.gov/.
25. Data Universal Number System (DUNS) number: 603720793
26. Notification regarding registration in Central Contractor Registration (CCR) database: DEI Consulting has an active registration in the CCR database.
27. Uncompensated Overtime: "Not Used"