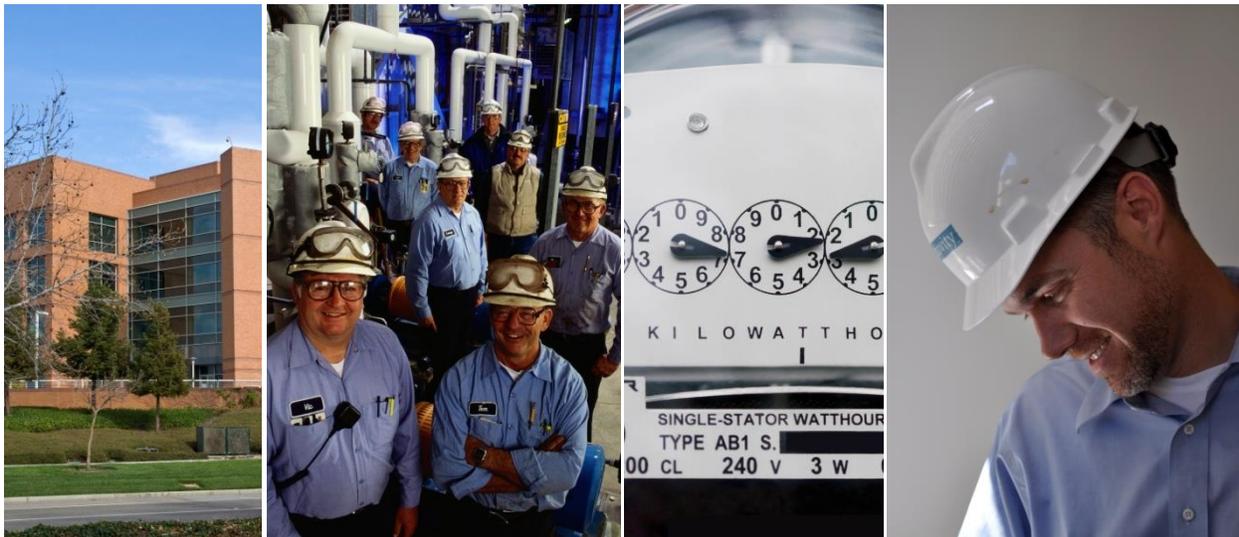

Authorized Federal Supply Schedule Price Catalog

SCHEDULE 03FAC FACILITIES MAINTENANCE AND MANAGEMENT

Contract GS-21F-0032W



energy innovation integrity

www.enovity.com

Updated January 1, 2015

TABLE OF CONTENTS

1.0	FIRM OVERVIEW	1
1.1	Administrative Information	1
1.2	Company Overview	1
2.0	DESCRIPTION OF SERVICES OFFERED	2
2.1	Facility Operation, Maintenance, and Repair	2
2.2	Building Commissioning	2
2.3	Energy Management	3
3.0	AUTHORIZED PRICE LIST	6
4.0	LABOR CATEGORY DESCRIPTIONS	8
4.1	Technical Services (All SINs).....	8
4.2	Facility Operations (SINs 811 002 and 003 97 Only).....	9
5.0	ORDERING INFORMATION	11



1.0 FIRM OVERVIEW

1.1 Administrative Information

Enovity, Inc.	
DUNS Number	120347997
Corporate Address	100 Montgomery Street, Suite 600 San Francisco, CA 94104-4331
Point of Contact (POC)	Jonathan Soper, PE, Principal
POC Email	JSoper@enovity.com
POC Phone / Fax	(415) 974-0390 ext. 100 / (415) 974-0399
Contract Dates	December 1, 2009–November 30, 2019
Business Size	Large

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order are available through GSA Advantage!™, a menu-driven database system. The web address for GSA Advantage is <http://www.gsadvantage.gov>.

1.2 Company Overview

Enovity is a premier energy engineering and facility management firm whose focus is on planning, validating, and maintaining high-performance, sustainable, and energy-efficient buildings. Our strength is in our depth of understanding of building energy and environmental systems' operation and in developing strategies for their optimization and efficiency. Our holistic approach for evaluating and delivering solutions for building energy and operational performance is tailored to our customers' specific needs. Our service offerings are focused on the sustainability of energy and operational savings and the long-term benefits of healthier buildings. As an industry leader, Enovity is committed to providing the highest level of service to our clients.

Enovity employs a team of mechanical, electrical, control systems, and energy engineers; sustainable development professionals; commissioning specialists; facility operations technicians; and administration staff. These include Licensed Professional Engineers, Registered Architects, LEED Accredited Professionals, Certified Energy Managers, and several credentialed Commissioning Professionals. Based in San Francisco, and with offices in Seattle, Sacramento, Irvine, and San Diego, the firm serves a diverse client base that include federal, state, and local governments; public and private entities; and investor-owned and municipal utilities.

Enovity's full line of services are detailed below:

Commissioning	Engineering Consulting	Systems Integration	Turnkey Implementation	Utility Programs	Operations & Maintenance
<ul style="list-style-type: none"> • Building Commissioning • LEED Commissioning • CHPS Commissioning • Whole Building Commissioning 	<ul style="list-style-type: none"> • Energy Audits • Project Design • Systems Troubleshooting • Retro-commissioning • Strategic Energy Plans 	<ul style="list-style-type: none"> • Front End Integration • Network Migration • Controls Upgrades • Metering • Energy Analytics 	<ul style="list-style-type: none"> • Energy Services Performance Contracts • Facility Infrastructure Improvements • Turnkey Project Delivery 	<ul style="list-style-type: none"> • Rebate and Incentive Programs • Utility Energy Services Contract Support • Emerging Technologies 	<ul style="list-style-type: none"> • Complete Facilities Maintenance • Stationary Engineering • Preventive & Predictive Maintenance Programs

2.0 DESCRIPTION OF SERVICES OFFERED

2.1 Facility Operation, Maintenance, and Repair

2.1.1 Special Item Number(s)

SIN	Description
811 002	Complete Facilities Maintenance
003 97	Ancillary Repair and Alterations

2.1.2 Capabilities and Experience

Enovity's operations and maintenance (O&M) services integrate prompt service response; predictive, corrective and preventive maintenance; system upgrades; and troubleshooting services with professional engineering support focused on system optimization to improve energy and operational efficiency. Our stationary and on-call engineers and technicians, together with our consulting mechanical, electrical, and control systems engineers, work closely with our clients to deliver O&M services that save time, energy, and resources to maximize your building's potential. We specialize in providing O&M services for large, high-performance facilities and multiple-building portfolios.

Our approach to O&M is unique in the industry in that we integrate high-level technical and professional services with our O&M offering. The fully integrated technical services approach differentiates Enovity from the vast majority of other O&M service providers. Enovity has in-house departments for building automation, electrical service, energy management, commissioning, and sustainability management.



Enovity has provided O&M services at the 1.4-million-square-foot Phillip Burton Federal Building in San Francisco since 2003.

2.2 Building Commissioning

2.2.1 Special Item Number(s)

SIN	Description
871 206	Building Commissioning Services

2.2.2 Capabilities and Experience

Commissioning for New Construction and Major Renovations

As a leading provider of new construction and existing building commissioning services, our work includes work in LEED® for New Construction, LEED for Core & Shell, LEED for Commercial Interiors, and Collaborative for High-Performance Schools (CHPS) projects. We regularly provide "total building commissioning" that includes not only LEED systems but also systems such as electrical, fire/life safety, plumbing, building envelope, security/access controls, closed-circuit TV, paging, and telecomm systems, as well special systems such as underfloor HVAC and chilled beam systems. The firm has completed or is currently commissioning more than 170 new construction and major renovation projects throughout the Western United States. These projects total more than 20 million square feet and account for more than \$11 billion in construction.

Case Study: San Francisco Federal Building



Client Agency: General Services Administration (GSA)
Building Size: 650,000 square feet; 18 stories
Construction Cost: \$144 million
Completion Date: February 2007
LEED Rating: Silver
Services Provided: LEED Fundamental Commissioning
 LEED Energy Modeling
 LEED Measurement & Verification (M&V)

Existing Building Commissioning: Retrocommissioning and Monitoring-Based Commissioning

Enovity also has extensive experience with retrocommissioning (RCx), monitoring-based commissioning (MBCx) of existing buildings, and commissioning for LEED for Existing Buildings: O&M. Enovity principals and key staff have worked on 10 utility and state-sponsored retrocommissioning programs in California, Arizona, Nevada, and Hawaii since 1997, with more than 200 buildings commissioned during that period. Enovity developed the first monitoring-based, persistence-focused (MBPCx), utility-funded retrocommissioning program for existing buildings in California in 2006 and now executes this incentive-based energy efficiency program in the Southern California Edison and Pacific Gas and Electric Company territories. With an equally extensive list of completed integrated energy engineering consulting and design review projects, Enovity is uniquely qualified within the profession.

We also bring high-level expertise in setting up, collecting, data management and analysis of BAS trends for evaluating proper system operation. Enovity’s commissioning and controls staff has programming-level capability in many modern DDC systems that include Alerton, Automated Logic (ALC), Delta, and Tridium.

2.3 Energy Management

2.3.1 Special Item Number(s)

SIN	Description
871 202	Energy Management Planning and Strategies
871 203	Training on Energy Management
871 204	Metering Services
871 205	Energy Program Support Services
871 206	Building Commissioning Services
871 207	Energy Audit Services
871 209	Innovations in Renewable Energy
871 210	Water Conservation

2.3.2 Capabilities and Experience

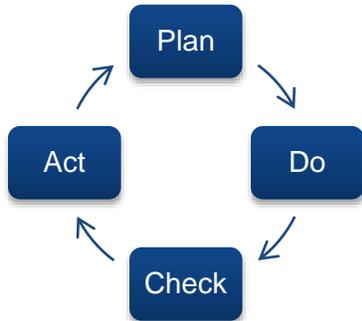
Complete Support from Planning to Execution

Enovity has the full scope of capabilities to help government agencies identify, evaluate, develop, implement, and verify energy and water conservation projects to meet aggressive energy reduction goals. We focus on understanding each agency's criteria for implementation so that we can deliver actionable project recommendations. Furthermore, we can manage the entire implementation process for clients, from concept design and design-build bridging documents to construction management, commissioning, and measurement and verification of energy savings results. Few firms have this combination of skills and

experience to deliver comprehensive energy efficiency solutions to federal agencies through a single source.

Strategic Energy Management Approach

Enovity's approach to strategic energy management follows the best practices of Continuous Energy Improvement (CEI). CEI applies the principles of well-known business continuous improvement programs, such as Six Sigma and International Standards Organization (ISO) standards, to facility energy management. These principles are Commitment, Assessment, Planning, Implementation, Evaluation, and Modification.



CEI is based on the Plan-Do-Check-Act (PDCA) management model.

The CEI approach differs from traditional energy management in that it emphasizes strategic planning and encourages agencies to commit to energy management at every level. Traditional energy management, and the majority of conservation programs, are focused on identifying, developing, and implementing projects. While this approach can yield significant results, it leaves potential improvements on the table through issues with process, timing, spillover between various utility programs, confusion, and lack of follow-through. CEI, on the other hand, aims to develop a structure for strategic and continuous energy management. The key benefits of this approach are that the agency can reduce operating costs and impacts, increase operating efficiency and resilience, and establish visibility as a leader in resource conservation.

Enovity has seen this strategic approach achieve significant success through our past and ongoing efforts with clients such as the General Services Administration and State of California. The long-term goal of the client is to stay at the cutting edge of resource efficiency in all its facilities. Enovity helps them reach that goal by proposing innovative efficiency strategies, identifying opportunities for savings and incentives, and delivering technical assistance to facilitate implementation of each upgrade on time and within budget. We have been providing strategic energy management consulting to key clients since our firm's inception in 2002.

Development of Renewable Energy Opportunities

Achieving significant energy savings requires a substantial effort directed toward renewable energy systems, including solar, geothermal, and wind. Our engineers will then work collaboratively to develop alternative strategies, supported by life cycle cost analyses, of renewable energy solutions that will interact to meet the energy savings target, after first analyzing all energy conservation strategies. Since most renewable energy strategies have higher capital costs and longer paybacks, we will attempt to dramatically lower the energy footprint of the building first with measures that generally have much shorter paybacks.

Energy Program Support

As an implementer of utility-sponsored energy efficiency programs, Enovity is familiar with the variety of funding sources and mechanisms that apply to energy projects. Enovity designs and is currently implementing several innovative and successful energy efficiency programs for California utilities that include a Boiler Efficiency Program, a Monitoring-Based Persistence Commissioning (MBPCx) Program for large commercial buildings, a Comprehensive Commercial and Industrial Energy Efficiency Program, and a large commercial customer-focused Continuous Energy Improvement (CEI) Program. Enovity provides all services required to manage and execute these programs, including program design, management, facility assessments, baseline measurements, energy strategy development and detailed analyses, implementation assistance, incentive application administration, commissioning, and M&V.

Integration of Advanced Controls Technologies

Enovity has in-house expertise in today's advanced building automation and energy management control systems (BAS/EMCS). Our staff capabilities include the design, specification, installation, programming, commissioning, and troubleshooting of proprietary and enterprise-level integrated control solutions that



include Tridium, ALC, Alerton, Siemens, Johnson Controls, and Delta. Enovity personnel also have field experience with most of the major control vendors, both those now offered in the marketplace today, as well as legacy systems. Our proficiency with these systems has been clearly demonstrated in our commissioning, retrocommissioning, and monitoring-based commissioning projects that involved energy performance monitoring, BAS trending, and re-programming of most brands of control systems. The firm often leverages the capabilities of fault detection and diagnostic (FDD) toolsets to identify efficiency-robbing equipment and control sequence issues, and is equally capable with implementation of energy management information systems (EMIS).

Case Study: Pacific Rim Region Federal Building Retrofit Program

- Client Agency:** GSA Region 9
- Buildings:** 22 sites totaling 4.3 million square feet
- Project Cost:** \$62 million
- Energy Savings:** 22.3 million kWh
360,000 therms
2,700 kW (peak demand)
- Services Provided:** Energy Studies
Life-Cycle Cost Analyses
Concept Design and Specification
Project/Construction Management
Commissioning
Measurement and Verification



Retrofits at the Robert E. Coyle U.S. Courthouse in Fresno will save GSA \$218,500 annually in energy costs



3.0 AUTHORIZED PRICE LIST

SIN(s)	Service (Job Title)	PRICE OFFERED through 11/30/2019
811 002 871 202 871 203 871 204 871 205 871 206 871 207 871 209 871 210	Principal	\$206.55
811 002 871 202 871 203 871 204 871 205 871 206 871 207 871 209 871 210	Director	\$174.55
811 002 871 202 871 203 871 204 871 205 871 206 871 207 871 209 871 210	Technical Manager	\$156.52
811 002 871 202 871 203 871 204 871 205 871 206 871 207 871 209 871 210	Project Manager	\$149.61
811 002 871 202 871 203 871 204 871 205 871 206 871 207 871 209 871 210	Senior Engineer, Mechanical Engineer, Engineer III, or Professional Engineer	\$139.54



SIN(s)	Service (Job Title)	PRICE OFFERED through 11/30/2019
811 002 871 202 871 203 871 204 871 205 871 206 871 207 871 209 871 210	Project Engineer II	\$134.50
811 002 871 202 871 203 871 204 871 205 871 206 871 207 871 209 871 210	Project Engineer I	\$116.87
811 002 871 202 871 203 871 204 871 205 871 206 871 207 871 209 871 210	Administrator	\$79.34
811 002	Chief Engineer / Trades Supervisor	\$74.30
811 002	Electrician, Maintenance	\$52.00
811 002	Stationary Engineer	\$72.29
811 002	HVAC Technician	\$51.13
811 002	Maintenance Technician	\$34.51
003 97	Chief Engineer / Trades Supervisor	\$104.02
003 97	Stationary Engineer	\$86.90
003 97	HVAC Technician	\$108.81
003 97	Maintenance Technician	\$34.51
003 97	Electrician, Licensed	\$109.06
003 97	Plumber	\$140.04
003 97	Carpenter	\$89.42
003 97	Painter	\$81.10



4.0 LABOR CATEGORY DESCRIPTIONS

4.1 Technical Services (All SINS)

4.1.1 Principal

Role	Bears overall executive responsibility for all of Enovity's business lines. Reviews and signs all contracts, reviews technical deliverables, reviews monthly invoices, hires resources.
Qualifications	Bachelor's degree in engineering, architecture, or business and professional accreditation.
Experience	Minimum 15 years of experience.

4.1.2 Director

Role	Responsible for one or more of Enovity's business lines and/or responsibility for satellite office. Has exceptional skills in client relations, has exceptional technical and/or business skills and detailed knowledge of one or more of Enovity's business lines. High level review of project deliverables. Reports to Principal.
Qualifications	Bachelor's degree in engineering, architecture, or business and professional accreditation.
Experience	Minimum 10 years of experience.

4.1.3 Technical Manager

Role	Has exceptional technical ability and high level of expertise in engineering disciplines that are related to one or more of Enovity's business lines. Reviews all technical deliverables, trains and mentors Enovity technical staff.
Qualifications	Bachelor's degree in engineering and professional accreditation.
Experience	Minimum 10 years of experience.

4.1.4 Project Manager

Role	Responsible for delivery of projects and is generally the main point of contact for the contracting officer and client. Responsible for all aspects of a project including technical content, management of manpower to complete work on schedule, generating invoices. Manages a team of engineers and administrative staff.
Qualifications	Bachelor's degree and professional accreditation, for example Professional Engineer or MBA.
Experience	Minimum 7 years of experience.

4.1.5 Project Engineer III (Senior Engineer, Mechanical Engineer)

Role	Technical lead on projects and mentors engineers. Can fully execute a project from start to finish with minimal supervision.
Qualifications	Bachelor's degree in engineering and Professional Engineer license.
Experience	Minimum 5 years of experience.

4.1.6 Project Engineer II

Role	Performs technical work including site surveys, control system programming, control system installation, concept designs, energy analysis, project costing, cost analysis, energy modeling, system monitoring, system troubleshooting. Performs work with some supervision.
Qualifications	Bachelor's degree in engineering from an accredited college or university.



Experience	Minimum 3 years of experience.
-------------------	--------------------------------

4.1.7 Project Engineer I

Role	Performs technical work including site surveys, concept designs, energy analysis, project costing, cost analysis, energy modeling, system monitoring, system troubleshooting. Performs work with substantial supervision.
Qualifications	Bachelor's degree in engineering from an accredited college or university.
Experience	Entry level.

4.1.8 Administrator

Role	Responsible for performing administrative functions of a project including maintaining project files, data tracking, data entry, answering phone and other administrative activities.
Qualifications	N/A
Experience	Minimum 3 years of experience as an Administrator.

4.2 Facility Operations (SINs 811 002 and 003 97 Only)

4.2.1 Chief Engineer / Trades Supervisor

Role	Provide daily direction and supervision of all maintenance and operations staff working at a facility. Responsible for all aspects of building operations, maintenance and repair and for ensuring the highest quality of work is delivered. Responsible for ensuring all maintenance records, operating procedures and equipment lists are maintained and up to date. Coordinate and supervise sub-contractors employed by Enovity to perform specialist maintenance, repair and upgrades in the facility. Respond to emergencies outside of normal working hours.
Qualifications	Completion of a Journeyman Apprenticeship.
Experience	Minimum 13 years of experience in a Class A Building.

4.2.2 Electrician, Maintenance

Role	Perform a variety of electrical trade functions including the installation, maintenance, and repair of equipment. Responsible for locating and diagnosing problems in the electrical system or equipment, installing and repairing equipment, and working standard computations relating to load requirements of wiring or electrical equipment. Skilled with a variety of electrician's hand tools, measuring and testing instruments and reading engineering drawings. Respond to emergency calls outside of normal working hours.
Qualifications	Completion of Electrical Apprenticeship.
Experience	Minimum 3 years of experience in a Class A Building after completion of Apprenticeship.

4.2.3 Electrician, Licensed

Role	Oversee and self-perform a variety of electrical trade functions including the installation, maintenance, and repair of equipment. Responsible for locating and diagnosing problems in the electrical system or equipment, installing and repairing equipment, and working standard computations relating to load requirements of wiring or electrical equipment. Skilled with a variety of electrician's hand tools, measuring and testing instruments, and reading engineering drawings.
Qualifications	Licensed Electrician
Experience	Minimum 3 years of experience.



4.2.4 Stationary Engineer

Role	Perform a variety of trade functions including the installation, maintenance, and repair of all types of equipment that can be found in a building. Responsible for locating and diagnosing problems in building systems or equipment, installing and repairing equipment. Skilled with a variety of hand tools, measuring and testing instruments and reading engineering drawings. Respond to emergency calls outside of normal working hours.
Qualifications	Completion of HVAC or equivalent Apprenticeship and EPA Universal CFC Certification.
Experience	Minimum 3 years of experience in a Class A Building after completion of Apprenticeship.

4.2.5 HVAC Technician

Role	Assists Electricians and Stationary Engineers with maintenance tasks and minor equipment repairs.
Qualifications	High School Diploma or equivalent and EPA Universal CFC Certification.
Experience	Minimum 3 years of experience in a Class A Building.

4.2.6 Maintenance Technician

Role	Assists Electricians and Stationary Engineers with maintenance tasks, change lamps and ballasts, general cleaning duties, minor equipment repairs.
Qualifications	High School Diploma or equivalent.
Experience	Minimum 3 years of experience in a Class A Building.

4.2.7 Carpenter

Role	Perform construction related to retrofit, tenant improvement, and rebuild of commercial spaces. Examples of work include framing of interior walls and ceilings, repair of ceilings and walls, installation of sheetrock, roof repairs, furniture build and repair.
Qualifications	High School Diploma and at least two years of trade school.
Experience	Minimum 5 years of experience.

4.2.8 Plumber

Role	Troubleshoot, maintain, and install piping, boilers, all types of bathroom fixtures (faucets, showers, water closets, urinals).
Qualifications	High School Diploma and completion of Apprenticeship
Experience	Minimum 5 years of experience.

4.2.9 Painter

Role	Perform interior and exterior painting of commercial buildings and systems.
Qualifications	High School Diploma and at least two years of trade school.
Experience	Minimum 6 years of experience.



5.0 ORDERING INFORMATION

Special Item Numbers Awarded	003 97 Ancillary Repair and Alterations 811 002 Complete Facilities Maintenance 871 202 Energy Management Planning and Strategies 871 203 Training in Energy Management 871 204 Metering Services 871 205 Energy Program Support Services 871 206 Building Commissioning Services 871 207 Energy Audit Services 871 209 Innovations in Energy 871 210 Water Conservation
Identification of the Lowest Priced Model Number and Lowest Unit Price for That Model for Each Special Item Awarded in the Contract	N/A
Descriptions of All Corresponding Exempt Commercial Job Titles with Experience, Functional Responsibility and Education	See Section 4.0 above.
Maximum Order	\$1,000,000
Minimum Order	None
Geographic Coverage	48 contiguous states, Alaska, Hawaii, Puerto Rico and Washington, DC
Point of Production	N/A
Prices Shown in the Pricelist are Net	Yes
Quantity Discount	None
Prompt Payment Discount	None
Prompt Payment Terms	Net 30
Government Purchase Cards	Accepted below and above the micro-purchase threshold
Foreign Items	None
Time of Delivery	Determined at task order level
Expedited Delivery	Determined at task order level
Overnight/2-Day Delivery	N/A
Urgent Requirements	Consult with contractor
FOB Point	FOB Destination
Ordering Address	Enovity, Inc. 100 Montgomery Street, Suite 600 San Francisco, CA 94104
Ordering Procedures	For supplies and services, the ordering procedures and information on Blanket Purchase Agreements (BPAs) are found in Federal Acquisition Regulation (FAR) 8.405-3.
Payment Address	Enovity, Inc. 100 Montgomery Street, Suite 600 San Francisco, CA 94104
Warranty Provisions	Standard Warranty



Export Packing Charges	N/A
Terms and Conditions of Government Purchase Card Acceptance	Contact Enovity for terms and conditions of Government Purchase Card acceptance
Terms and Conditions of Rental, Maintenance, and Repair	N/A
Terms and Conditions of Installation	Enovity shall deliver or perform services in accordance with the terms negotiated in an agency's order
Terms and Conditions of Repair Parts Indicating Date of Parts Price List and Any Discounts From List prices (if applicable)	N/A
Terms and Conditions of Other Services (if applicable)	N/A
List of Service and Distribution Points	N/A
List of Participating Dealers	N/A
Preventive Maintenance	N/A
Special Attributes Such as Environmental Attributes	N/A
Section 508 Compliance Information	N/A
Data Universal Number System (DUNS) Number	120347997
Central Contractor Registration (CCR)	Enovity, Inc. is registered in the System for Award Management (SAM).