ISES Corporation
Optimizing Your Investment in Facility Operations

Multiple Award Schedule
Facilities Services

Schedule GS-21F-0045W
General Services Administration, Federal Supply Service
Authorized Federal Supply Schedule Price List

Price List

Online access to contract ordering 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: www.gsaadvantage.gov.

For more information on ordering from Federal Supply Schedules, click on the FSS Schedule button at: www.fss.gsa.gov.

Standard Industry Group Number: Facilities
Contract Number: GS-21F-0045W
Contract Period: 12/15/2009-12/14/2024
DUNS Number: 180546798

Contract Administration:
Mr. Robert S. Gasaway
GSA FSS Contract Administrator

ISES Corporation
Office: 3100 Breckinridge Blvd., Suite 400
Duluth, GA 30096
Telephone: 770.674.3102 (direct)
770.879.7376 (reception)
Fax: 770.879.7825
Email: robg@isescorp.com
www.isescorp.com

Business Size: Small
CUSTOMER INFORMATION

1a. AWARDED SPECIAL ITEM NUMBERS (SINS):

SIN 561210FAC: Complete Facilities Maintenance and Management
SIN 541690E: Energy Consulting Services
SIN OLM: Order Level Materials

1b. LOWEST PRICE MODEL NUMBER AND LOWEST UNIT PRICE:

<table>
<thead>
<tr>
<th>SIN</th>
<th>BUILDING</th>
<th>UNIT</th>
<th>LOW</th>
<th>HIGH</th>
</tr>
</thead>
<tbody>
<tr>
<td>561210FAC, OLM</td>
<td>Basic Office Buildings</td>
<td>Sq. Ft.</td>
<td>$0.08</td>
<td>$0.17</td>
</tr>
<tr>
<td>541690E, OLM</td>
<td>Basic Office Buildings</td>
<td>Sq. Ft.</td>
<td>$0.08</td>
<td>$0.99</td>
</tr>
</tbody>
</table>

1c. DESCRIPTION OF HOURLY RATES: Not applicable

2. MAXIMUM ORDER: $1,000,000

3. MINIMUM ORDER: $1000

4. GEOGRAPHIC COVERAGE: Domestic and Overseas

5. POINTS OF PRODUCTION: 3100 Breckinridge Blvd., Suite 400
Duluth, Georgia, 30096

6. DISCOUNT FROM LIST PRICES OR STATEMENT OF NET PRICE: 1%-11%

7. QUANTITY DISCOUNTS: None

8. PROMPT PAYMENT TERMS: ½% 20 days

9a. GOVERNMENT PURCHASE CARDS: Are accepted at or below the micro-purchase threshold

9b. GOVERNMENT PURCHASE CARDS: Are accepted above the micro-purchase threshold

10. FOREIGN ITEMS (LIST ITEMS BY COUNTRY ORIGIN): Not applicable

11a. TIME OF DELIVERY: As negotiated with ordering activity

11b. EXPEDITED DELIVERY: As negotiated with ordering activity

11c. OVERNIGHT & 2 DAY DELIVERY: As negotiated with ordering activity

11d. URGENT REQUIREMENTS: As negotiated with ordering activity

12. F.O.B. POINT(S): Destination

13a. ORDERING ADDRESS AND PAYMENT ADDRESS:
3100 Breckinridge Blvd., Suite 400
Duluth, Georgia 30096
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.

14. **PAYMENT ADDRESS:**
   3100 Breckenridge Blvd., Suite 400
   Duluth, Georgia 30096

15. **WARRANTY PROVISION:** Not applicable

16. **EXPORT PACKING CHARGES:** Not applicable

17. **TERMS AND CONDITIONS OF GOVERNMENT PURCHASE CARD:** Not applicable

18. **TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR:** Not applicable

19. **TERMS AND CONDITIONS OF INSTALLATION:** Not applicable

20/20a. **TERMS AND CONDITIONS OF REPAIR PARTS AND OTHER SERVICES:** Not applicable

21. **LIST OF SERVICE AND DISTRIBUTION POINTS:** Not applicable

22. **LIST OF PARTICIPATING DEALERS:** Not applicable

23. **PREVENTATIVE MAINTENANCE:** Not applicable

24a. **ENVIRONMENTAL ATTRIBUTES:** Not applicable

24b. **SECTION 508 COMPLIANCE:** Not applicable

25. **DATA UNIVERSAL NUMBER SYSTEM (DUNS) NUMBER:** 180546798

26. **SYSTEM FOR AWARD MANAGEMENT:** ISES Corporation is registered in the System for Award Management (SAM) database, with a valid date of 04/22/2021
DESCRIPTION OF SERVICES OFFERED

ISES Corporation is a facilities engineering consulting firm that has served public and private sector clientele for over 30 years. ISES works with multiple government agencies (Federal, State and Local), hundreds of higher education clients, as well as numerous healthcare and for-profit corporations. ISES has assessed over 2 billion GSF of facilities, offering numerous services including:

- Facility Condition Assessments
- Infrastructure Assessments
- Energy Audits
- ADA Compliance
- Operations and Maintenance Programming
- Capital Planning
- Organizational Studies
- Lifecycle Modeling
- Web-based Software Management Tools
- Facility Performance Evaluation

Our flagship service involves the preparation of comprehensive Facility Condition Assessment (FCA) studies. This provides a quantitative analysis of the condition of your buildings and constructs a long-term facilities renewal program for your assets. ISES specializes in the development of FCA reports providing individual condition assessment reports for each facility inspected. Each report includes a comprehensive checklist of recommended facility renewal needs. The FCA service is also accompanied by a mature web-based database management system which we host and support. This allows you to have multiple users throughout your organization working with the same data provided by an FCA for long-term planning.

ISES is a quality driven, service-oriented provider of facility condition assessment services. We constantly reexamine our internal processes and procedures to improve customer support. We seek to augment the capabilities of our client facility management organizations, not supplant them. Through this process, we establish long-term partnership arrangements that work to the benefit of all parties involved.

ISES is certified as an SBA SDB and minority-owned firm.

Please visit our website at www.isescorp.com for more information on our capabilities, to request our full brochure, for a complete reference list, or to run a live demonstration of the ISES AMS (Asset Management System) software.
SIN DESCRIPTIONS

**SIN 561210FAC**
Complete Facilities Maintenance and Management

- This category covers services related to the complete operations, maintenance and repair of federal facilities and may include the supply or use of environmentally sustainable products such as U.S. Environmental Protection Agency-designated Comprehensive Procurement Guidelines (recycled content) products, U.S. Department of Agriculture-designated BioPreferred (biobased) products, Energy Star certified or other energy efficient products, and WaterSense or other water efficient products. The following facilities maintenance services can be ordered as stand-alone or in multiple combinations.

**SIN 541690E**
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 EPACT 2005, Executive Orders 13423 and 13514.

**SIN OLM**
Order Level Materials

- OLMs are supplies and/or services acquired in direct support of an individual task or delivery order placed against a Schedule contract or BPA. OLM pricing is not established at the Schedule contract or BPA level, but at the order level. Since OLMs are identified and acquired at the order level, the ordering contracting officer (OCO) is responsible for making a fair and reasonable price determination for all OLMs.

OLMs are procured under a special ordering procedure that simplifies the process for acquiring supplies and services necessary to support individual task or delivery orders placed against a Schedule contract or BPA. Using this new procedure, ancillary supplies and services not known at the time of the Schedule award may be included and priced at the order level.
**PRICE LIST**

ISES Corporation’s GSA Approved Pricing for our (MAS) - Facilities Services contract is shown in the table below. It is current through 12/14/24. The table provides our consulting rates for each SIN. Under this Federal Supply Schedule, ISES can provide the following services:

- **SIN 561210FAC:** Complete Facilities Maintenance and Management
- **SIN 541690E:** Energy Consulting Services
- **SIN OLM:** Order Level Materials

*The pricing as shown is a **RANGE** of pricing. Pricing varies depending on the variable factors.*

<table>
<thead>
<tr>
<th>SIN</th>
<th>SERVICE</th>
<th>UNIT OF ISSUE (e.g. Hour, Task, Sq ft)</th>
<th>PRICE Lowest Rate</th>
<th>PRICE Highest Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>561210FAC, OLM</td>
<td>Basic Office Buildings</td>
<td>Sq. Ft.</td>
<td>$0.08</td>
<td>$0.17</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Historic Buildings</td>
<td>Sq. Ft.</td>
<td>$0.11</td>
<td>$0.30</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Laboratories</td>
<td>Sq. Ft.</td>
<td>$0.13</td>
<td>$0.90</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Infrastructure</td>
<td>Sq. Ft.</td>
<td>$0.08</td>
<td>$0.49</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Healthcare Buildings</td>
<td>Sq. Ft.</td>
<td>$0.14</td>
<td>$0.74</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Energy Plants</td>
<td>Sq. Ft.</td>
<td>$0.14</td>
<td>$0.82</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Secure Facilities</td>
<td>Sq. Ft.</td>
<td>$0.24</td>
<td>$0.98</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Educational Buildings</td>
<td>Sq. Ft.</td>
<td>$0.08</td>
<td>$0.21</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Individual Building</td>
<td>Sq. Ft.</td>
<td>$0.23</td>
<td>$0.46</td>
</tr>
<tr>
<td>561210FAC, OLM</td>
<td>Unique Building</td>
<td>Sq. Ft.</td>
<td>$0.08</td>
<td>$0.99</td>
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* Square footage is the primary pricing factor. Range of GSF base pricing has a range of cents per GSF to multiple dollars per GSF depending on inclusion of unique factors.

* ISES will ensure that GSA will receive best rates offered when considering all factors involved, including but not limited to:

  * Type of services required (assessments, audit, inspection, staffing, programming, etc.).
  * Type of structure for project (military assets, barracks, office building, laboratory, heating plant, school, etc.).
  * Pilot study or full portfolio project.
  * Use and age of structure (offices, research, production, energy, housing, etc.)
  * Security concerns (access and escort/badging requirements).
  * Physical location which determines number of staff and hours per day and travel time.
  * Building personnel availability with access keys, codes, etc.
  * BIM, records, drawings, contracts, blueprints, CAD availability for review.
  * Regulatory and code requirements (Federal, State and Local)
  * ADA compliance, retrofit
  * Energy initiatives, executive orders, DOD and Federal energy reduction policies.
  * Commissioning/Retro-commissioning
  * Asset management database system (uploads, selection, implementation, etc.)
  * Availability and compatibility of CMMS/WINS
  * Capital renewal planning with cost projections and lifecycle assessments.
  * Length of performance time and project followup reporting.
  * Training on database management, staff training, recurrent training, etc.
  * Published report documents (number of/updating as requested).
  * Inclusion or reference to BER, PCS and safety/environmental reports.
  * Personnel assigned by Project Manager.
INSTRUCTIONS for Placing Order Based on GSA Schedule Rates

GSA provides a streamlined, efficient process for ordering the services you need. GSA has already determined that ISES Corporation meets the technical requirements and that our prices offered are fair and reasonable. Agencies may use written orders; facsimile orders, credit card orders, blanket purchase agreement orders, or individual purchase orders under this contract. If it is determined that your agency needs an outside source to provide Schedule MAS-Facilities Services, follow these simple steps:

Step 1. Develop a Statement of Work (SOW); In the SOW, include the following information:
- Work to be performed
- Location of work
- Period of performance
- Deliverable schedule
- Special standards and any special requirements, where applicable

Step 2. Select Contractor and Place Order
- If the order is at or below the micro-purchase threshold, select the contractor best suited for your needs and place the order
- If the order is exceeding, but less than the maximum order threshold (MOT), prepare a RFQ
- If the order is in excess of the MOT, prepare a RFQ; Consider expansion of competition and seek price reductions

Step 3. Prepare a Request for Quote (RFQ)
- Include the SOW and evaluation criteria
- Request fixed price, ceiling price, or, if not possible, labor hour or time and materials order
- If preferred, request a performance plan from contractors and information on past experience; Include information on the basis for selection
- May be posted on GSA’s electronic RFQ system, e-Buy

Step 4. Provide RFQ to at least Three Contractors

Step 5. Evaluate Offers, Select Best Value Contractor, and Place Order
Blanket Purchase Agreements (BPAs)

This information will help ordering offices understand how to use Blanket Purchase Agreements (BPAs) under GSA Federal Supply Schedule contracts.

Blanket Purchase Agreements (BPAs) are a simplified method of filling anticipated repetitive needs for services and products. BPAs are "charge accounts" that ordering offices establish with GSA Schedule contractors to provide themselves with an easy ordering tool. In accordance with Federal Acquisition Regulation (FAR) 8.404, ordering offices may establish BPAs under any GSA Schedule contract.

Benefits and Advantages of Using BPAs
Contractual terms and conditions are contained in GSA Schedule contracts and are not to be renegotiated for GSA Federal Supply Schedule BPAs. Therefore, as a purchasing option, BPAs eliminate such contracting and open market costs as the search for sources, the need to prepare solicitations and the requirement to synopsize the acquisition.

BPAs also—
- Satisfy recurring requirements
- Reduce acquisition costs through quantity discounts
- Save time by eliminating repetitive, individual purchases and payments
- Reduce administrative efforts and paperwork
- Obtain better value by leveraging an ordering office's buying power through volume purchasing
- Enable an ordering office to use streamlined ordering procedures with no dollar limitations on individual task/delivery orders
- Permit an ordering office to incorporate Contractor Team Arrangements
- Allow for quicker turnarounds on orders
- Permit an ordering office to incorporate terms and conditions not in conflict with the underlying contract

A BPA can be set up for field offices across the nation to use, thus allowing them to participate in an ordering office's BPA and place orders directly with GSA Federal Supply Schedule contractors. In doing so, the entire agency reaps the benefits of additional discounts negotiated into the BPA. In addition, the ordering office reduces the administrative burden of writing numerous task/delivery orders, while still being able to order as much as it wants and as often as it wants. The flexibility and advantages are endless when setting up a BPA.

Setting up a BPA
BPAs are established directly with GSA Schedule contractors. In accordance with FAR 8.404, an ordering office may request a price reduction based on the total estimated volume of the BPA, regardless of the size of individual orders. The Request For Quotation (RFQ) should specify the ordering office's requirements, including estimated quantities and work to be performed, and should advise GSA Schedule contractors whether the ordering office intends to establish a single BPA or multiple BPAs.

Generally, a single BPA should be established when the ordering office can easily define its services and/or products requirements and a firm-fixed price or ceiling price can be established. Since a best value selection is made when the single BPA is established, the ordering office does not need to make a separate best value selection for each order under the BPA.

Multiple BPAs should be established when the ordering office cannot easily define its services and/or products requirements, or it determines that more than one BPA is needed to meet its needs. First determine which GSA Schedule contractors are technically qualified and then establish BPAs with them. When multiple BPAs are
established, each order must be competed among all BPA holders and a best value selection must be made each
time an order is placed.

All BPAs must contain certain information, such as:

- Name of the GSA Schedule contractor
- GSA Schedule contract number
- BPA number assigned by the ordering office
- Description of the requirement, to include estimated quantities and work to be performed
- Prices and/or discounts
- Extent of the obligation
- Any additional price reductions negotiated by the ordering office, based on the proposed dollar value of
  the BPA
- Listing of individuals authorized to purchase under the BPA
- Delivery or performance time frames
- Location of deliveries
- Frequency of ordering and invoicing
- Date of BPA expiration
- Statement that all other terms and conditions are contained in the GSA Federal Supply Schedule contract

Note: Prices under GSA Federal Supply Schedule contracts have already been determined to be fair and
reasonable.
In the spirit of the Federal Acquisition Streamlining Act, _____ (Agency)____ and ISES Corporation enter into a cooperative Blanket Purchase Agreement to further reduce the administrative costs of acquiring commercial items from the General Services Administration (GSA) Federal Supply Schedule Contract(s) GS-21F-0045W.

Federal Supply Schedule contract BPAs eliminate contracting and open market costs such as: the search for sources, the development of technical documents and solicitations, and the evaluation of bids and offers. Contractor Team Arrangements are permitted with Federal Supply Schedule contractors in accordance with Federal Acquisition Regulation (FAR) Subpart 9.6.

This BPA will further decrease costs, reduce paperwork, and save time by eliminating the need for repetitive, individual purchases from the Schedule contract. The end result is to create a purchasing mechanism for the Government that works better and costs less.

Signatures:

AGENCY __________________________ DATE ___________ CONTRACTOR __________________________ DATE ___________
Pursuant to GSA Federal Supply Schedule Contract Number(s) GS-21F-0045W, Blanket Purchase Agreements, ISES Corporation agrees to the following terms of a Blanket Purchase Agreement (BPA) EXCLUSIVELY WITH:

_________ (Ordering Agency)

1. The following contract services/products can be ordered under this BPA. All orders placed against this BPA are subject to the terms and conditions of the contract, except as noted below:

<table>
<thead>
<tr>
<th>TYPE OF SERVICE</th>
<th>BPA DISCOUNT/PRICE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Delivery:

<table>
<thead>
<tr>
<th>DESTINATION</th>
<th>DELIVERY SCHEDULE/DATES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. The Government estimates, but does not guarantee, that the volume of purchases through this agreement will be ____________.

4. This BPA does not obligate any funds.

5. This BPA expires on __________ or at the end of the contract period, whichever is earlier.

6. The following office(s) is hereby authorized to place orders under this BPA:

<table>
<thead>
<tr>
<th>OFFICER</th>
<th>POINT OF CONTACT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. Orders will be placed against this BPA via Electronic Data Interchange (EDI), FAX, paper, or oral communications.
8. Unless otherwise agreed to, all deliveries under this BPA must be accompanied by delivery tickets or sales slips that must contain the following information as a minimum:

- Name of Contractor
- Contract Number
- BPA Number
- Model Number or National Stock Number (NSN)
- Task/Delivery Order Number
- Date of Purchase
- Quantity, Unit Price, and Extension of Each Item
  o (unit prices and extensions need not be shown when incompatible with the use of automated systems; provided, that the invoice is itemized to show the information)
- Date of Shipment

9. The requirements of a proper invoice are as specified in the Federal Supply Schedule contract. Invoices will be submitted to the address specified within the task/delivery order transmission issued against this BPA.

10. The terms and conditions included in this BPA apply to all purchases made pursuant to it. In the event of an inconsistency between the provisions of this BPA and the Contractor’s invoice, the provisions of this BPA will take precedence.

*IMPORTANT* – A new feature to the Federal Supply Schedules Program permits contractors to offer price reductions in accordance with commercial practice. Contractor Team Arrangements are permitted with Federal Supply Schedule contractors in accordance with FAR Subpart 9.6.