

# FACILITIES MAINTENANCE & MANAGEMENT

STANDARD INDUSTRY GROUP [8744] CONTRACT PERIOD [February 10, 2011 to February 9, 2016]



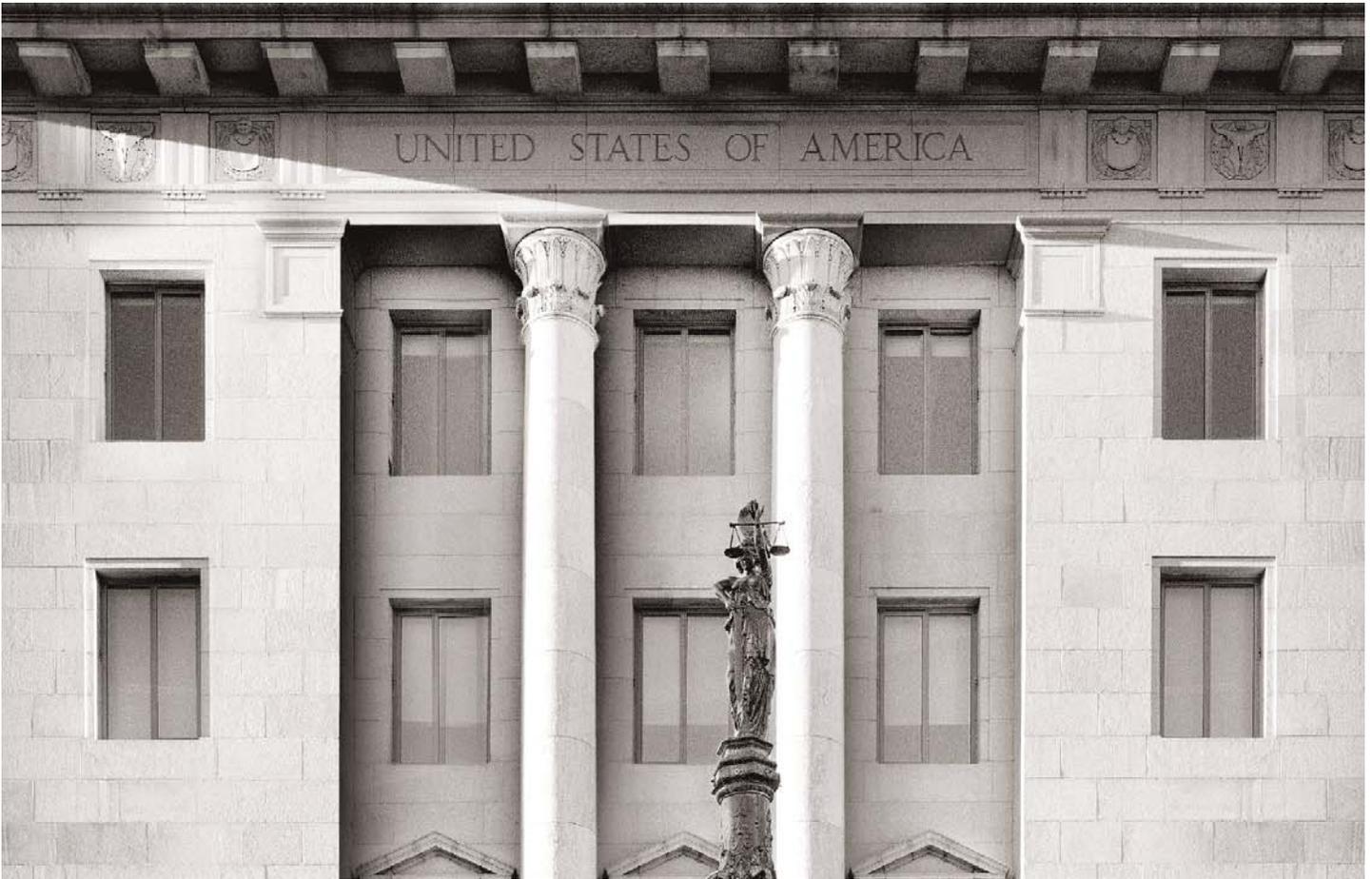
Schedule  
Contract GS-21F-0081X

03FAC

## POINT OF CONTACT

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*“Ravi [M.E. GROUP], let me personally thank you for your support of our very important projects. I know the Federal process can be burdensome at times but you and your firm always came through for us at the time we needed your support. Not only has it been appreciated, but it has been noticed by the ARRA program principals - of which I am a part of. “*

**Bob DeMart**  
Deputy Director  
ARRA Limited Scope Projects  
GSA NCR, Washington DC  
December 2010

## COMPANY OVERVIEW

M.E. GROUP is a consultant and advocate for sustainable high performance buildings. Since 1991, the firm has helped their clients reduce their building’s operational expenses, improve occupant satisfaction & productivity, and manage their carbon (environmental) footprint. The firm employs a multi-disciplinary staff of 75 professionals that include engineers, scientists and analysts. M.E. GROUP provides architects, contractors, and building owners a diverse set of services that include High Performance Engineering, Building Simulation & Analysis, Commissioning & Energy Consulting, Green Building (LEED®) Consulting, and Human Inquiry (human behavioral expertise).

Our commitment to partner with clients, to help them embrace sustainability and benefit from operational efficiencies and social responsibility has extended to projects in 43 States and 5 Countries. Beyond our more than 50 LEED® certified projects and eight (8) tracking Net-Zero, each of M.E. GROUP’s work is a true reflection of the firm’s commitment to high performance.

### High Performance Engineering

Mechanical, electrical, plumbing, and technology (MEP/T) design services, complimented with the use of the latest technologies, which are delivered utilizing an integrated design approach to optimize building performance while reducing life cycle cost.

### Commissioning & Energy Consulting

Total building commissioning services that facilitate and validate a building’s function according to the Owner’s performance and operational requirements. Existing building commissioning & energy consulting services identify, evaluate, implement, & monitor opportunities to improve the building’s operational performance.

### Human Inquiry

Addresses how people & buildings influence one another by utilizing a multi-disciplinary effort, overlapping anthropology, sociology, psychology, architecture, and engineering. Engages existing and potential building populations through surveys, interviews, and observations.

### Green Building (LEED®) Consulting

Consulting services that assist building owners to develop and implement a sustainability action plan. Carbon Footprint Analysis that account for, track and reduce the emissions associated with operating a building. LEED Consulting that facilitate and administer the most cost-effective application of United States Green Building Council’s LEED Rating System.

### Building Simulation & Analysis

Computer-based simulation and economic analysis delivered to aid in the design, operation, or management decision making process. Analysis includes: Energy, Daylight, Lighting, Thermal Comfort and Computational Fluid Dynamics.

## DESCRIPTION OF SERVICES

SIN 871 202 Energy Management Planning and Strategies

M.E. GROUP provides comprehensive energy management solutions consisting of all four of the specific phases of an energy savings related project. These projects include highly innovative levels of energy solutions including renewable energy, sustainable energy, and energy efficient building certification programs such as LEED.



*"BETWEEN 2008 – 2010, M.E. GROUP COMPLETED DETAILED ENERGY ASSESSMENTS, DEVELOPED DETAILED ENERGY MANAGEMENT DESIGNS, IMPLEMENTED ENERGY-EFFICIENT PRACTICES AND PROGRAMS, AND PERFORMED BENCHMARKING ON MORE THAN 25 MILLION SQUARE FEET OF UNITED STATES FEDERAL BUILDINGS. TODAY, THE FIRM CONTINUES TO PROVIDE THESE ENERGY MANAGEMENT PLANNING & STRATEGY SERVICES TO FEDERAL AGENCIES ACROSS WORLD."*

### CONSULTING / AUDITING / ENERGY MGMNT SOLUTIONS

- Provide detailed strategic energy management planning services. The firm has successfully completed detailed facility assessments, feasibility studies, energy audits, and energy management plans for small and large federal buildings throughout the country.
- Energy engineer analyze utility usage and benchmark facility against similar facilities.
- Existing facilities are surveyed by certified energy managers to determine opportunities to save energy.
- Energy conservation measures with life cycling and return on investment costs are developed.

### CONCEPT DEVELOPMENT & REQUIREMENT ANALYSIS

- Conducts analyses of the audit results and outlined requirements to design a detailed energy management project concept. The firm employs Certified Energy Management professionals with hands on experience with facility design and operation to develop energy management projects.
- Detail facility improvement plans help owner prioritize options and make intelligent decisions.

### IMPLEMENTATION & CHANGE PLAN

- Develop an implementation plan to integrate more energy efficient practices and systems. Beyond the implementation of facility measures, M.E. GROUP focuses on operator training and occupant behavior. The firm employs experience O&M Trainers and Behavioral Scientists to ensure effective integration of practices and systems.
- Energy engineer analyze utility usage and benchmark facility against similar facilities.
- Existing facilities are surveyed by certified energy managers to determine opportunities to save energy.
- Energy conservation measures with life cycling and return on investment costs are developed.

### MEASUREMENT & VERIFICATION

- Develop and implement Measurement and Verification plans according to International Performance Measurement and Verification Protocol (IPMVP). The firm has provided long term monitoring, verification of savings and benchmarking for federal buildings.
- Measurements enable effective management.
- By developing benchmarking and the means to measure actual, energy usage performance, potential problem can be identified and corrected before they become serious.

## DESCRIPTION OF SERVICES

SIN 871 205 Energy Program Support Services

M.E. GROUP provides detailed strategic billing and management oversight for the preparation of energy services related Agency Statements of Work. Related energy efficient building certification programs, such as LEED, may be included.



*"M.E. GROUP HAS LED THE LEED & ENERGY STAR CERTIFICATION OF DOZENS OF FEDERAL PROJECTS. AS A CONSULTANT TO THE OFFICE OF FEDERAL HIGH-PERFORMANCE GREEN BUILDINGS, THE FIRM PROVIDED PEER REVIEW IN THE DEVELOPMENT OF THE GUIDING PRINCIPLES FOR FEDERAL LEADERSHIP IN HIGH PERFORMANCE AND SUSTAINABLE BUILDINGS. THE PRINCIPAL'S OF THE FIRM ALSO CO-AUTHORED A LEED 2.2 ACCREDITED PROFESSIONAL EXAM, SERVED ON USGBC TECHNICAL COMMITTEES, AND CO-AUTHORED THE NATIONAL ASHRAE HIGH-PERFORMANCE BUILDING DESIGN PROFESSIONAL CERTIFICATION."*

### ENERGY PROGRAM SUPPORT SERVICES

- Provide detailed strategic energy management planning services. The firm has successfully completed detailed facility assessments, feasibility studies, energy audits, and energy management plans for small and large federal buildings throughout the country.
- Energy engineers analyze utility usage and benchmark each facility against similar facilities.
- Existing facilities are surveyed by certified energy managers to determine opportunities to save energy.
- Energy conservation measures with life cycling and return on investment costs are developed.

## DESCRIPTION OF SERVICES

SIN 871 206 Building Commissioning Services

M.E. GROUP provides comprehensive building commissioning services on new construction, major modernization, and existing energy consuming buildings and facilities. These services ensure the building systems are designed, built and operating as efficiently as possible. Whether total building commissioning, retro-commissioning, re-commissioning or additional commissioning, our professional engineers ensure long-lasting results by understanding facility and organizational needs in order to facilitate discussions regarding return on investment, and develop functional tests that add the greatest value to you. Often, M.E. GROUP's commissioning services include LEED Consulting as provided by our LEED for New Construction or LEED for Existing Buildings Operations and Maintenance specialists.

**Table 1: Top 10 Commissioning firms based on Cx Revenue**

Firm Name	Cx Percentage	Total Cx (\$ millions)	MEP Rank
Sebesta Blomberg	48%	\$15.41	19
EMC Engineers Inc.	40%	\$5.40	43
<b>M.E. GROUP</b>	<b>65%</b>	<b>\$5.19</b>	<b>56</b>
Optimization Technology Inc.	15%	\$3.60	24
Heapy Engineering	15%	\$3.23	30
Genesis Engineers Inc.	25%	\$2.63	50

Consulting - Specifying Engineer | MEP Giants, October 2010

*"IN 2010, M.E. GROUP WAS RECOGNIZED AS THE 3RD LARGEST PROVIDER OF BUILDING COMMISSIONING IN THE UNITED STATES, ACCORDING TO CONSULTING-SPECIFYING ENGINEER MAGAZINE. THE FIRM WAS ALSO ONE OF ONLY SIX TO HOLD A NATIONWIDE IDIQ FOR COMMISSIONING & EXPERT PROFESSIONAL SERVICES WITH THE GENERAL SERVICES ADMINISTRATION FROM 2006-2011."*

### TROUBLESHOOTING SYSTEMS

- Team expertise relates design theory with practical facility operation and delivers good solutions.
- Successful Commissioning of over 30M SF of building space.
- Collaboration with building staff and design team drives the direction.

### BUILDING ENVELOPE DESIGN

- In-house Specialists bring experience in air pressure testing water testing, and thermal imaging of the facility enclosure.
- Review architectural details for possible water and/or air infiltration points and suggest modifications.

### OPERATION & MAINTENANCE TRAINING

- Skilled O+M Specialists provide support for the facility user through occupancy & operations phase.
- Representing the occupant our O+M Specialists enhance users understanding of technical building systems.
- Provide training, occupant interviews, and development of systems manuals, energy management plans, and maintenance plans.

### WRITING COMMISSIONING SPECS

- Our experienced specifications writers define the contractual obligations of the construction team.
- Specification writers reject the "cut and paste" approach to specification writing.
- Communicate and understand written requirements outlined as legal conditions of the contractor.
- Using ASHRAE Guideline 0 as the outline for Commissioning Specifications, define in detail the expectation for all phases of the commissioning process.

### LIFE SAFETY CODES & PROCEDURES

- Professional Engineers are the core makeup of this team.
- Fully integrated professional staff deliver proven success to our projects.
- Life safety influences all building system design as well as the systems interoperability. Our experience with both universal and a variety of local codes facilitates our understanding of life safety intent.

### TESTING / BALANCING

- Commissioning engineers have a design and construction management background.
- Staff review, accept, or suggest changes on the Testing, Adjusting and Balancing (TAB) reports.
- Professional Engineers appreciate the importance of fine tuning and adjusting mechanical systems that punctuate the design.

## DESCRIPTION OF SERVICES

SIN 871 207 Energy Audit Services

Our in-house Certified Energy Managers focus on developing, executing, and providing comprehensive reports on energy and water audit services from simple to large scale complex facilities. The process includes collaborative data collection, analysis and supporting tools such as benchmarking with the industry standard Energy Star Program. M.E. GROUP's Energy Managers, supported by our Professional Design Engineers, provide written recommendations of suggested upgrades of electrical and mechanical infrastructure, including the impact on energy consumption and pollution (greenhouse gasses). Recommendations will consider strategies for using alternative Energy Sources. Energy efficient building certification programs such as LEED, Green Globes, or Energy Star may be included.



*"M.E. GROUP COMBINES THE EXPERTISE OF EXPERIENCED CERTIFIED ENERGY MANAGERS (CEM) WITH PROGRESSIVE HIGH-PERFORMANCE BUILDING DESIGN PROFESSIONALS (HBDP) TO PROVIDE CLIENTS WITH THOROUGH ENERGY AUDITS, HOLISTIC ENVIRONMENTAL ASSESSMENTS, AND PROGRESSIVE RECOMMENDATIONS."*

### ENERGY AUDIT SERVICES

- Our Engineers will analyze energy consumption and benchmark the facility against similar facilities.
- Existing facilities are surveyed by certified energy managers to determine opportunities to save energy design team drives the direction.
- Sustainability master planning that provides a road-map for LEED EB O&M Certification.
- Energy conservation measures with life cycling and return on investment costs are developed.
- Energy conservation measures include low cost no cost measures.

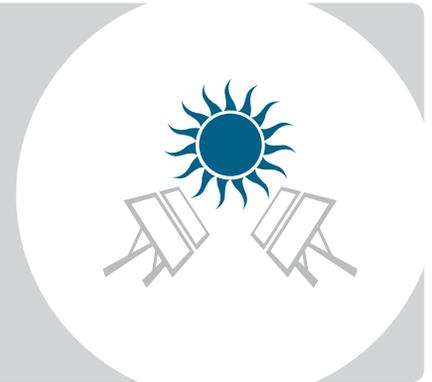
Group One	Group Two	Group Three
Payback 1 - 3 year	Payback 3 - 7 years	Payback 7 - 15 years
ECM 1 • Reduced Ventilation Rate	ECM 5 • Replace Existing Boilers	ECM 6 • Add Pony Boilers (seasonal)
ECM 2 • Reset Hot H <sub>2</sub> O Supply Temperatures		ECM 7 • Install VAV System
ECM 3 • Install CO <sub>2</sub> Sensors in Office Areas		ECM 8 • Install Magna Drives
ECM 4 • Use Task Lighting		ECM 9 • Replace Existing Steam Coils



## DESCRIPTION OF SERVICES

SIN 871 209 Innovations in Energy

M.E. GROUP’s engineers provide clients with innovative approaches to energy. These services include building integrated renewable energy systems (including solar, fuel cell, hydropower, wind, and other sources) and energy conversion systems (including bio mass conversion, geo-exchange, geothermal, or thermal storage systems.) These services lead to more sustainable energy programs 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.



*“M.E. GROUP HAS COMPLETED NUMEROUS COMMERCIAL AND FEDERAL PROJECTS THAT ARE TRACKING NET-ZERO ENERGY USE. EACH OF THESE PROJECTS INCORPORATE INNOVATIONS APPROACHES TO RENEWABLE ENERGY. THE FIRM IS CONTINUALLY DEVELOPING PROGRESSIVE APPROACHES TO THE INTEGRATION OF RENEWABLE AND/OR SUSTAINABLE ENERGY, SUSTAINABILITY SERVICES, AND ENERGY MANAGEMENT TECHNOLOGY AND SERVICES.”*

### RENEWABLE ENERGY RESOURCES

- Providing solutions that include, but are not limited to, 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.

### CLEAN ENERGY RESOURCES

- Providing solutions based on carbon-neutrality, thereby lessening dependence on traditional nonrenewable, fossil fuel sources of energy such as coal, oil, natural gas and propane.

### MANAGEMENT SOLUTIONS

- Providing solutions such as Greenhouse Gas Emission Inventory or Carbon Foot printing and analysis, 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 energymanagement systems and services that utilize Internet Protocol - Next Generation (IPv6) enabled systems.

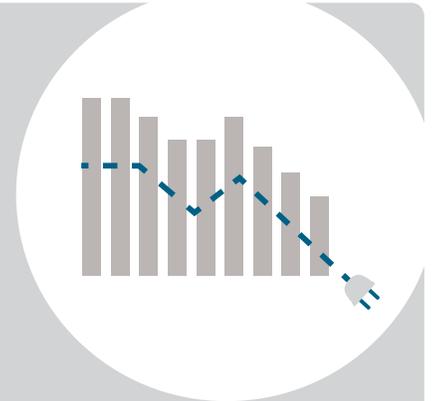
## DESCRIPTION OF SERVICES

SIN 871 211 Energy Consulting Services

For more than 20 years, M.E. GROUP has provided 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.

Energy Consulting services include:

- Energy management or strategy
- Energy program planning and evaluations
- Energy related studies, analyses, benchmarking and reporting (feasibility studies, vulnerability assessments, and energy security)
- Assistance in meeting energy efficient building standards (Leadership in Energy and Environmental Design (LEED), Green Globes and Energy Star)
- 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.



*“ONE OF M.E. GROUP’S FOUNDING PRINCIPAL’S TAUGHT BUILDING SYSTEMS INTEGRATION AT THE UNIVERSITY OF NEBRASKA AFTER THE OIL EMBARGO OF THE 1970’S. SINCE THAT TIME OUR FIRM HAS REMAINED FOCUSED ON ENERGY CONSERVATION, DEVELOPING NET-ZERO HEATING/COOLING BUILDINGS IN THE 80’S, EARNING AN AIA COTE AWARD IN THE 90’S, AND CO-FOUNDING THE CLIMATE REGISTRY IN 2000’S. TODAY, THE FIRM IS AT THE FOREFRONT OF THE BUILDING ENERGY INDUSTRY, AND HAS WORKED WITH THE USGBC, ASHRAE, AND OFFICE OF FEDERAL HIGH-PERFORMANCE GREEN BUILDINGS TO DEVELOP PROGRAMS.”*

### ENERGY PLANNING & ANALYSIS

- Beyond simply adhering to legislation and policy, M.E. GROUP will help agencies determine the path that optimizes performance, life-cycle costs, and future considerations.
- Leveraging the firm’s expertise in high-performance design, energy auditing, building simulation and economic analysis, M.E. GROUP can develop energy programs and standards or execute energy related study, analysis, and contracting projects.

### GREENHOUSE GAS EMISSIONS PROGRAMS

- M.E. GROUP’s greenhouse gas studies and analysis assist agencies who wish to account for, track and ultimately reduce the emissions associated with operating a building and an organization.
- M.E. GROUP is a founding member of the Climate Registry, a nonprofit collaboration that sets consistent and transparent standards to calculate, verify and publicly report greenhouse gas emissions into a single registry.

### ENERGY-EFFICIENT BUILDING STANDARD COMPLIANCE

- M.E. GROUP’s dedicated green building consultants have consulted and administered the certification of countless LEED, Green Globe and Energy Star certified projects.
- Members of the firm have helped develop many of the nationally recognized standards.
- This expertise ensures that the process of certification occurs efficiently.

### HIGH PERFORMANCE SUSTAINABLE (GREEN) BUILDINGS

- By combining the optimization of energy-efficiency the integration of renewable energy sources, many projects have the potential to be a Zero Energy Building (ZEB) or Net-Zero, where they consume no more energy than is generated onsite over the course of a year.
- Having designed some of the highest performing buildings in the country, M.E. GROUP’s staff can provide the analyses to help owners drive better decision-making.

**GSA PRICE (INCLUDING IFF) & LABOR CATEGORIES**

- \$196.30**    **Principal in Charge**

*Responsible for the overall performance and quality compliance of contracts/projects and will coordinate between the government and corporate. This individual holds technical expertise in areas that include engineering, building commissioning, energy management, facility operations, management and sustainability.*
  
- |  |  |  |  |
|--|--|--|--|
| <p><b>\$165.09</b>    <b>Sr. Elec / Sr. Mech Engineer</b></p> <p><i>Responsible for providing senior level engineering services and technical leadership for the delivery of engineering, building commissioning, energy management, facility operations, planning and sustainability related projects. Senior Elec/Mech Engineers are licensed Professional Engineers with significant relevant experience in the delivery of successful past projects. They hold additional expertise in:</i></p> <p><i><b>Electical:</b>      <b>Mechanical:</b><br/>Power,              HVAC/R,<br/>Lighting,          Passive Systems,<br/>Low Voltage,      Building Envelope<br/>Renewables</i></p> | <p><b>Commissioning Agent</b></p> <p><i>Responsible for the management and technical delivery of total building commissioning, retro/re commissioning, additional commissioning, energy audits, measurement and verification, facilities management planning, and LEED consulting services. Commissioning Agents are Certified Commissioning Authorities and degreed engineers. Technical expertise includes integrated building design, energy-efficiency, sustainability, building systems, building automation control systems, lighting system performance and controls, field testing &amp; inspection, O&amp;M maintenance procedures, and owner training.</i></p> | <p><b>Sr. Project Mgr</b></p> <p><i>Responsible for task orders placed against the contract and will be accountable by the government for the technical quality, content, and the results of all projects. Senior Project Managers have proven themselves to be technically sound in the areas in which they manage. Beyond managing the technical delivery of projects Senior Project Managers proactively manage project communications, schedule, and budget in order to ensure satisfaction.</i></p> | <p><b>Specification Writer</b></p> <p><i>Responsible for preparation of contract documents and specifications for technical projects while insuring compatibility with drawings and technical conditions. Provides technical writing function for user/owner manuals, technical reports, and engineering studies. Specification Writers are degreed engineers with at least 10 years of experience in field inspection and MEP design.</i></p> |
|--|--|--|--|
  
- \$123.82**    **Jr. Electrical / Jr. Mechanical Engineer**

*Responsible for providing project level engineering services and technical delivery of engineering, building commissioning, energy management, facility operations, planning and sustainability related projects. Junior Electrical / Mechanical Engineers, at minimum, hold a bachelors degree in engineering with relevant experience in the delivery of successful past projects.*
  
- \$102.68**    **Draft Person / CAD**

*Responsible for generating detailed drawings and building information models utilizing a variety of industry software. Draft persons are experts with software that includes, but is not limited to: BIM (REVIT), AutoCAD, & Google SketchUp.*
  
- \$60.40**    **Administrative Assistant**

*Responsible for assisting the project manager, engineers, and/or commissioning agents with the development of deliverables including reports, work plans, schedules, and other communications. Maintains project filing system.*

**GENERAL INFORMATION**

<b>Maximum Order</b>	\$1,000,000
<b>Minimum Order</b>	\$100
<b>Geographic Area Covered</b>	50 United States; DC; PR
<b>Business Size</b>	Large
<b>NAICS</b>	236220 Commercial & Institutional Building Construction 541330 Engineering Services 541340 Drafting Services 541350 Building Inspection Services 541380 Testing Laboratories 541410 Interior Design Services 541490 Other Specialized Design Services 541618 Other Management Consulting Services 541690 Other Scientific & Technical Consulting Services 541990 All Other Professional, Scientific, & Technical Services
<b>DUNS</b>	793960055
<b>CAGE</b>	1KQJ6
<b>Qty Discounts</b>	1% (\$500,000 - \$749,999) 2% (\$750,000 - \$999,999) 3% (\$1,000,000 + )
<b>Prompt Payment Terms</b>	1/2% 20 days
<b>Payment Method</b>	Government purchase cards
<b>Time of Delivery</b>	As negotiated with ordering activity.
<b>Expedited Delivery</b>	As negotiated with ordering activity.
<b>Overnight &amp; 2-day Delivery</b>	As negotiated with ordering activity.
<b>F.O.B Points</b>	Destination
<b>Warranty provision</b>	None

POINTS OF PRODUCTION & AWARDED SPECIAL ITEM NUMBERS

Lincoln

2820 N. 48th Street  
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Payment Address

Point of Contact

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Fax: (402) 334-6889

SIN 871 202

Energy Management Planning and Strategies

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Building Commissioning Services

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Energy Audit Services

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Innovations in Energy

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Energy Consulting Services