

**Karges-Faulconbridge, Inc. (KFI)**  
“Global Skills – Minnesota Values”

Karges-Faulconbridge, Inc. (KFI) is an engineering and commissioning firm that also provides technical and consulting services to the commercial real estate industry. Founded in 1996, KFI brings a new approach – one that focuses on energy efficiency and environmental mitigation – to the way facilities are designed, constructed and managed. With a proven track record in the commercial, state and local sectors, we are now positioned to provide solutions to the Federal government.

KFI has a national footprint and has licensed professional engineers in all 50 states. We are *National Environmental Balancing Bureau (NEBB) certified* and are at the forefront of the *Leadership in Energy and Environmental Design (LEED)* movement. Our firm sets the standard for our customers by example. Our headquarters – located in St. Paul, Minnesota – is an original LEED Gold certified facility and is one of the most energy-efficient commercial buildings in the Twin Cities. KFI was also one of the first engineering firms to establish a separate Commissioning Services Department within the overall organization to ensure the integrity of the commissioning (and recommissioning) process.

While our firm is on the cutting edge of environmental innovation, we also recognize the importance of fiscal responsibility, especially in these times of budgetary constraint. Our firm’s highly trained staff of engineers, technicians, and consultants prides itself on project execution – establishing and maintaining the highest quality facilities on schedule and on budget. In that endeavor, our team provides the following comprehensive services:

- Mechanical/Electrical/Chemical Engineering
- Estimating
- Commissioning/Re-commissioning
- Energy Auditing
- Construction Management
- Procurement Services
- Testing & Modeling
- Owner’s Representative

KFI has been awarded GSA Contract No. GS-21F-0094V and is available to you through Schedule 03FAC, Facilities Maintenance and Management, for the full array of energy services as described in **SINs 871-202 through 871-210**.

KFI is ready to partner with Federal customers to assist them in reaching their energy and operational efficiency goals.

## **GSA Contract Number: GS-21F-0094V**

**Contract Period: June 2014 – June 2019**

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### **Special Item Numbers Offered:**

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 003 97	Ancillary Repair and Alterations

## Special Item Numbers Offered:

### **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. 1. Consulting/Auditing/Energy Management Solutions - This includes the strategic planning, energy assessments e.g. feasibility, vulnerability and other detailed assessments, developing and executing of energy audits, audit plans, renewable energy surveys and energy management solutions. 2. Concept Development and Requirements Analysis? This includes the analysis of the audit results and outlined requirements to design a detailed energy management project concept. 3. Implementation and Change Management - This includes the implementation and integration of more energy efficient practices and systems and training in using them effectively. 4. Measurement and Verification - This includes the performance assessment and measurement of the effectiveness and energy efficiency of the project and can include long term monitoring, verification of savings and benchmarking.

### **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.

### **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 to ensure facility 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 performing 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, and 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, 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, recycling of water for multiple purposes, retention of water, improvement of water quality and water flow. These services can include, but are not limited to, facility water audits, water balance, and water system analysis.

**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 noncomplex in nature, such as routine painting or carpeting, simple hanging of drywall, basic electrical or plumbing work, landscaping, and similar noncomplex services.

## Rate Information

Labor Category	Description	Education and Experience	Effective June 2014 GSA Hourly Rates	SIN 871 202	SIN 871 203	SIN 871 204	SIN 871 205	SIN 871 206	SIN 871 207	SIN 871 208	SIN 871 209	SIN 871 210	SIN 871 211	SIN 003 97
Principal Registered Professional Engineer	Responsible for coordinating all aspects of major engineering projects and supervising senior project managers	B.S. in Engineering, 15+ years Experience	\$134.00	X	X	X	X	X	X	X	X	X	X	
Registered Professional Engineer	Responsible for preparing engineering documents and equipment specifications to meet contracted scope of work and ensure code compliance	B.S. in Engineering, 8+ years Experience	\$123.42	X	X	X	X	X	X	X	X	X	X	
Project Manager/ Construction Manager	Responsible for the completeness and accuracy of work and the coordination of activities with other departments to ensure that the project scope of work is properly completed	B.S. in Engineering, 10+ years Relevant or Related Experience	\$117.88	X	X	X	X	X	X	X	X	X	X	X
Professional Engineer II	Responsible for preparing engineering documents and equipment specifications to meet contracted scope of work and ensure code compliance	B.S. in Engineering, 4+ years Experience	\$112.59	X	X	X	X	X	X	X	X	X	X	
Engineer I	Responsible for assisting the preparation of engineering documents and equipment specifications to meet contracted scope of work and ensuring code compliance	B.S. in Engineering, 0-4 years Relevant Experience	\$101.76	X	X	X	X	X	X	X	X	X	X	
Senior Designer	Responsible for preparing contract drawings in accordance with specified departmental procedures	A.A.S. in Design/Drafting, 4+ years or Relevant Experience	\$101.76	X				X	X			X	X	
Designer II	Responsible for assisting in preparing engineering documents in accordance with specified departmental procedures	A.A.S. in Design/Drafting, 2+ years or Relevant Experience	\$94.20	X				X	X			X	X	
Designer I	Responsible for specified system layout and subsystems design of assigned projects	A.A.S. in Design/Drafting, 0-2 years or Relevant Experience	\$83.62	X				X	X			X	X	
Senior CAD Drafter	Responsible for specified system layout and subsystems design of assigned projects	A.A.S. in Design/Drafting, 4+ years Relevant Experience	\$83.62	X				X	X			X	X	
CAD Drafter	Responsible for selecting details for design layout and documentation of project	High School Diploma, 0-4 years Relevant Experience	\$72.79	X				X	X			X	X	
Senior Controls Technician	Responsible for performing energy studies, commissioning, and re-commissioning project tasks	B.S. in Engineering, 4+ years Relevant Experience	\$117.88	X	X	X		X	X	X	X	X		X
Senior Commissioning Technician	Responsible for performing energy study, commissioning, and re-commissioning project tasks including analyzing data	B.S. in Engineering, 4+ years Relevant Experience	\$112.59	X	X	X		X	X	X	X	X	X	X

## Rate Information (Continued)

Labor Category	Description	Education and Experience	Effective June 2014 GSA Hourly Rates	SIN 871 202	SIN 871 203	SIN 871 204	SIN 871 205	SIN 871 206	SIN 871 207	SIN 871 208	SIN 871 209	SIN 871 210	SIN 871 211	SIN 003 97
Senior Field Technician	Responsible for performing energy study, commissioning, and re-commissioning project tasks and performing building operation assessment, test and balance measurements and preparing project report documents	B.S. in Engineering, 4+ years Relevant Experience	\$107.30	X	X	X		X	X	X	X	X	X	X
Field Technician	Responsible for assisting in performing energy study, commissioning, and re-commissioning project tasks performing building operation assessments, test and balance measurements and preparing project report documents under direct supervision	B.S. in Engineering, 0-4 years Relevant Experience	\$101.76	X	X	X		X	X	X	X	X	X	X
Clerical	Responsible for typing letters, reports, specifications, correspondence. Proposal and interview preparation, marketing support. Additional administration support duties as required	A.A. Degree , High School Diploma, 0-4 years Relevant Experience	\$58.94	X	X	X	X	X	X	X	X	X	X	

## Customer Information

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1a.	Awarded Special Item Numbers	Shown herein
1b.	Lowest Price/Lowest Unit	'Not Applicable'
1c.	Hourly Rates/Job Descriptions	Shown herein
2.	Maximum Order	\$1,000,000
3.	Minimum Order	None
4.	Geographic Coverage	North America
5.	Points of Production	'Not Applicable'
6.	Discounts	Prices Reflect Net Price for Services
7.	Quantity Discounts	None
8.	Prompt Payment Terms	Net 30 Days
9.a.	Government Purchase Cards	Are Accepted
10.	Foreign Items	'Not Applicable'
11a.	Time of Delivery	Per Order
11b.	Expedited Delivery	Negotiated
11c.	Overnight/2-day Delivery	Negotiated
11d.	Urgent Requirements	Negotiated
12.	FOB Point	Origin
13a.	Ordering Address	Karges-Faulconbridge, Inc. 670 County Road B W St. Paul, MN 55113
13b.	Order Procedures	Negotiated
14.	Payment Address	Karges-Faulconbridge, Inc. 670 County Road B W St. Paul, MN 55113
	Ordering Email	<a href="mailto:GSA@kfi-eng.com">GSA@kfi-eng.com</a>
15.	Warranty Provision	None
16.	Export Packing Charges	'Not Applicable'
17.	Term & Conditions of Gov. Purchase Card	Accepted
18.	Terms & Conditions Rental/Repair	'Not Applicable'
19.	Terms & Conditions Installation	'Not Applicable'
20.	Terms & Conditions Repair	'Not Applicable'
20a.	Terms & Conditions Other Services	'Not Applicable'
21.	List of Service & Distribution Points	'Not Applicable'
22.	List of Participating Dealers	'Not Applicable'
23.	Preventative Maintenance	'Not Applicable'
24a.	Special Attributes	'Not Applicable'
24b.	Section 508 Compliance	'Not Applicable'
25.	DUNs Number	039869792
26.	Central Contractor Registration	KFI is Registered
27.	Uncompensated Overtime	'Not Applicable'