



GENERAL SERVICES ADMINISTRATION

Federal Supply Service

Authorized Federal Supply Schedule Price List

FACILITIES MAINTENANCE AND MANAGEMENT - SCHEDULE 03FAC

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EME CONSULTING ENGINEERING GROUP LLC

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NEW YORK, NY 10001

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Duns Number: 18-6977245

Business Size: Small





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1. Firm Profile

EME Consulting Engineering Group (EME) is a limited liability corporation that was established in 1987. EME is headquartered in New York City with satellite offices in Albany, NY and Philadelphia, PA. EME staff comprises the full range of building professionals including licensed professional engineers and architects, ACG certified commissioning authorities (CxA), ASHRAE certified commissioning process management professionals (CPMP), ASHRAE certified Building Energy Modeling Professionals (BEMP), USGBC LEED accredited professionals, OSHA Construction Safety and Health Certification, and AEE Certified Energy Managers (CEM) with years of experience performing these services.

EME is a vertically integrated firm that provides professional engineering services throughout the country. EME specific expertise is energy-engineering, providing energy management planning and strategies, energy auditing, energy consulting and building commissioning services to governmental, healthcare, educational, utility and commercial clients. EME is at the forefront of technical advances in our industry. Partners and senior staff routinely write articles for trade publications and publish technical reports. EME has been recognized for our contributions to energy efficiency over the years. EME has been featured in *Energy Users News*, *Engineered Systems*, *Cooperator* and *Business Week*. EME staff is members of USGBC, ASHRAE, AEE, ICE, NYEBF and NYPE and routinely attend meetings and seminars.

EME has significant ARRA funded project experience and has implemented nearly \$8-million in ARRA funded energy efficiency projects at Fordham University, 28-New York City public schools and Kingsbrook Jewish Medical Center. We provide one-stop services from identifying energy-efficiency opportunities, development of design documents, overseeing the bidding process and providing construction management services and monitoring the contractors as they implement the various projects

Many of our projects are a result of an initial assessment; an energy audit, or needs assessment, or system troubleshooting issue that identified space comfort issues; space change-outs or capital improvements. EME has provided these services for both the private and public service clients. Examples of energy efficient design include new efficient summer load boilers and upgrading of existing boilers with O₂ trim at NY Presbyterian Hospital. Designing and providing construction administration services (CA) for Pratt Institute's 14th Street Building; a 15-million MEP project that incorporated energy efficient systems including efficient chillers, controls, and lighting systems. Designing and providing CA services for a number of Related Management's properties including replacement of antiquated ac systems as well as implementing purchased steam waste-heat recovery systems at their high-end Manhattan residential buildings.

Please visit our website at www.emegroup.com for a complete listing of our capabilities, past experience and management team.

2. GSA Schedule Services

SIN 871 202-Energy Management Planning and Strategies

EME will work with your organization to develop an energy management strategy that will enable you to proactively manage your energy consuming infrastructure. EME will assemble a team of professionals, according to your requirements, that can gather and organize your facility data, analyze the information and develop a plan to manage and reduce your energy consumption in the future. Specific strategies can include the following:

- Benchmarking facility energy usage
- Utility financial evaluation
- Alternative and renewable energy opportunities
- Performance investigations
- Economic analysis
- Energy auditing
- Detailed feasibility assessments

Project Example: Infrastructure Plan for One Police Plaza, New York, NY

Facility Description: One Police Plaza totals over 1 million sq.ft. in floor area and serves as the headquarters for the New York City Police Department. EME was tasked with developing a long term infrastructure plan for the facility. The building was constructed around 1970 and had undergone multiple renovations that had not significantly modified the perimeter induction units and core air handling units. These systems were largely untouched since the original construction and were in need of upgrade and enhanced control capabilities. The terminal units are self powered variable air volume devices that fail in the open position. The current generation of this equipment is configured entirely differently and cannot be retrofitted into the existing conditions. Complicating their replacements was the fact that the air system operates at high pressure, which few diffuser types can accommodate.



Results: EME developed an Infrastructure Plan that addressed the HVAC system and identified approximately 20 additional energy conservation measures. Implementing all the measures will reduce energy costs by 25%, equivalent to \$774,000 annually at current utility rates. To achieve these savings, a capital investment of \$14,395,000 is necessary, resulting in an overall simple payback of 18.6 years.

SIN 871 206-Building Commissioning Services

EME has significant experience providing building commissioning services. EME will assemble a professional commissioning team that can assist your project from the initial feasibility studies all the way through the post-occupancy phase. We create detailed construction checklists and testing procedures that ensure the systems are constructed and operate according to the Owner's Project Requirements. Specific commissioning activities can include the following:

- Commissioning design review
- Full building or component specific commissioning
- Fundamental commissioning
- Enhanced commissioning
- Retro-commissioning

Project Example: Full Building Commissioning for the Milstein Family Heart Center, New York, NY

Facility Description: The Milstein Family Heart Center, a 105,000 sq. ft. addition at their medical center in New York City. The facility includes 60,000 sq.ft. of medical areas including operating rooms, recovery wards, outpatient wards and consultation areas; 30,000 sq.ft. of office and administration space and 15,000 sq.ft. of public spaces including a lobby, atrium and auditorium. Unique aspects of the construction included a climate wall with motorized shade controls and an advanced building management system.



Results: EME fully commissioned the project following ASHRAE guidelines based on the four primary phases of a project:

Program, Design, Construction and Acceptance. Our services integrated both LEED fundamental and enhanced commissioning requirements so the project achieved LEED Gold. During the Design Phase we completed detailed design reviews with an emphasis on ensuring that the necessary commissioning components were included in the contract documents. This included specific commissioning processes as well as verifying that appropriate levels of training, testing and documentation were included in the contract documents. We completed the construction phase commissioning services including the preparation of detailed construction checklists and testing procedures to ensure that the equipment is properly installed and operating. We spot checked installations and witnessed selected testing reviewed submittals and shop drawings, conducted commissioning phase meetings and maintained an Issues Log that documented the entire commissioning process.

SIN 871 207-Energy Audit Services

EME has been performing energy audits since 1987 for a wide range of facility types. EME has performed walkthrough surveys (ASHRAE Level I) audits for customers looking for quick payback opportunities as well as for large, complex facilities that have used it as the first step in a comprehensive evaluation process (ASHRAE Level III). We have audited virtually every type of building found in the U.S. including simple structures, sophisticated research laboratories, acute care hospitals, large commercial buildings, housing and public safety facilities. EME is familiar with the latest in energy conservation technologies including building system technologies and renewable energy sources. Specific energy auditing services can include the following:

- ASHRAE Level I energy audits
- ASHRAE Level II energy audits
- ASHRAE Level III energy audits

Project Example: Detailed Energy Audits for Eielson Air Force Base, Fairbanks, AK

Facility Description: Eielson AFB, is located approximately 26 miles southeast of Fairbanks, Alaska and is home to the 354th Fighter Wing. Eielson AFB was established in 1943 and covers 63,000 acres with a total building floor area of 7.4-million sq.ft. EME audited over 1,400,000 sq.ft. including aircraft hangers, dining facilities, lodging, maintenance facilities and communication operations. The buildings range in size from 5,000 to 150,000 sq.ft. in floor area can be occupied continuously or intermittently. The base generates 90-psig steam which is distributed underground to provide base-wide heating and service hot water. Each building is equipped with pressure reducing



valves that reduce steam pressure to 11-13 psi which is then converted to heating hot water for distribution in the building through steam-to-hot water heat exchangers. Ventilation is provided through a combination of air-handling units and operable windows. Lighting is mix of T12 and T8 fluorescent, metal halide, T5HO, high pressure sodium and scattered incandescent fixtures.

Results: EME identified energy conservation measures including lighting, HVAC and building envelope opportunities that, when implemented, will reduce energy costs by \$215,000 annually. This is equivalent to 611,001 kWh and 2,044 MMBtu of electricity and steam, respectively. To achieve these savings, a capital investment of \$3,340,000 is required, resulting in an overall simple payback of 15.6 years.

SIN 871-211 Energy Consulting Services

EME can assist agencies comply with the wide range of federal mandates including reduction goals and sustainability requirements. This SIN enables us to provide a wide range of consulting services to assist with governmental, energy efficiency and sustainability requirements. Specific energy consulting services can include the following:

- Energy code compliance
- Energy program development and compliance
- Sustainability program development and compliance
- ESCO project management
- Carbon mitigation strategies
- EPA Energy Star compliance
- USGBC LEED rating system compliance
- Green Globes rating system compliance

Project Example: The Woodner, 3636 16th Street, NW, in Washington, DC Sustainability Program

Facility Description: The Woodner is a 1,080 unit commercial/apartment building located includes 40,000 square feet of commercial space, indoor/outdoor parking, and an outdoor pool and fitness center.

Results: EME developed a sustainability program to improve the project’s environmental footprint that considered energy conservation and enhanced sustainability elements including some of the following elements:

- | | |
|--------------------------------------|--------------------------------|
| • Waste Management | • Hardscape Maintenance |
| • Heat Island Control | • Integrated Pest Management |
| • Light Pollution Reduction | • Reduce Mercury in Lamps |
| • Sustainable Purchasing | • Protect & Restore Open Space |
| • Green Cleaning Policy & Procedures | |



The integrated approach to controlling the heat island effect on the roof and the ground provided added benefits of providing a pedestrian green space on the roof, providing shaded open spaces on the grounds and lessening the storm water run-off. The replacement of the high-power lights on the roof with lower power lights mounted lower to the ground not only has the potential to reduce light pollution into the night sky and at the neighbors, but also to reduce the glare to pedestrians and into apartments and reduce the energy usage.



3. Customer Information

1a. Awarded Special Item Numbers (SIN)

SIN	Title
871 202	Energy Management Planning and Strategies
871 206	Building Commissioning Services
871 207	Energy Audit Services
871 211	Energy Consulting Services

1b. Pricing: See Section 5. "FSS Authorized Schedule Price List".

1c. Labor Categories: See Section 4. "Labor Categories".

2. Maximum Order: \$1,000,000

3. Minimum Order: \$100

4. Geographic Coverage: Domestic

5. Points of Production: New York, New York, New York
Albany, Albany, New York
Philadelphia, Philadelphia, Pennsylvania

6. Discount from List Prices: None

7. Quantity Discounts: None

8 Prompt Payment Terms: 1% 15 Net 30 Government

9a. Government Purchase Cards Accepted Below Micro-Purchase Threshold: Yes

9b. Government Purchase Cards Accepted Above Micro-Purchase Threshold: Yes

10. Foreign Items: None

11. Time of Delivery: Negotiated per Task Order

12. F.O.B. Point: Buyer

13a. Ordering Address: EME Consulting Engineering Group LLC
159 West 25th Street
New York, NY 10001
Attn: Erik Neumann
Tel. 212-529-5969
Fax. 212-529-6023
e-mail: enemann@emegroup.com



13b. Ordering Procedures: See Blanket Purchase Agreements (BPA's) in Federal Acquisition Regulation (FAR) 9.405-3.

14. Payment Address: EME Consulting Engineering Group LLC
159 West 25th Street
New York, NY 10001

15. Warranty Provision: Not Applicable

16. Export Packing Charges: Not Applicable

17. Terms and Conditions of Government Purchase Card Acceptance: Standard

18. Terms and Conditions of Rental, Maintenance and Repair: Not Applicable

19. Terms and Conditions of Installations: 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. Preventive Maintenance: Not Applicable

24a. Special Attributes: Not Applicable

24b. Section 508 Compliance: Not Applicable

25. Data Universal Number System (DUNS) 18-6977245

26. Central Contractor Registration (CCR) Registration: Registered

4. Labor Categories

Partner:	Equity owner, licensed professional engineers, 25+ year's experience
Principal:	Senior Executive licensed professional engineers, 15+ years experience
Senior Associate:	Licensed Engineer and Architects, 15 years experience in related fields of mechanical, electrical engineering and building architectural services. In addition to professional licenses Senior Engineers hold certifications including LEED, Certified Commissioning Agents, Certified Energy Managers, ASHRAE's Building Energy Model Professionals (BEMP), ASHRAE's Commissioning Process Management Professional (CPMP) USGBC LEED AP
Senior Associate Level 1:	Licensed Engineer and Architects, minimum of 10 years experience in related fields of mechanical, electrical engineering and building architectural services. In addition to professional licenses Senior Engineers hold certifications including LEED, Certified Commissioning Agents, Certified Energy Managers, ASHRAE's Building Energy Model Professionals (BEMP), ASHRAE's Commissioning Process Management Professional (CPMP) USGBC LEED AP
Associate:	Degreed engineers with 3 -7+ years experience BSME, BEME, BSEE, BSCE, from accredited universities and colleges. Most Engineering Associates hold certifications identified above except professional licensing. Degreed architects with 5+ years experience from accredited universities and colleges. All Architectural Associates are USGBC LEED APs
Associate Level 1:	Degreed engineers with 2 -5 years experience BSME, BEME, BSEE, BSCE, from accredited universities and colleges. Most Engineering Associates hold certifications identified above except professional licensing. Degreed architects with 2-5 years experience from accredited universities and colleges
Technical Support:	Degreed technicians (AAS, BSBT) in HVAC design and troubleshooting with 5 plus years of experience
Technical Support Level 1:	Degreed technicians (AAS, BSBT) in HVAC design and troubleshooting with 1 plus years of experience
Clerical:	Clerical and general supporting services.



5. FSS Authorized Schedule Price List

Labor Category	Year 1	Year 2	Year 3	Year 4	Year 5
	9/30/11-9/29/12	9/30/12-9/29/13	9/30/13-9/29/14	9/30/14-9/29/15	9/30/15-9/29/16
Partner	\$125.94	\$129.72	\$133.61	\$137.62	\$141.75
Principal	\$125.94	\$129.72	\$133.61	\$137.62	\$141.75
Senior Associate	\$110.83	\$114.15	\$117.58	\$121.11	\$124.74
Senior Associate Level 1	\$81.61	\$84.06	\$86.58	\$89.18	\$91.85
Associate	\$71.78	\$73.93	\$76.15	\$78.44	\$80.79
Associate Level 1	\$45.84	\$47.22	\$48.63	\$50.09	\$51.59
Technical Support	\$62.21	\$64.08	\$66.00	\$67.98	\$70.02
Technical Support Level 1	\$42.11	\$43.37	\$44.67	\$46.01	\$47.40
Clerical	\$33.50	\$34.51	\$35.54	\$36.61	\$37.70

Economic Price Adjustment based on Clause I-FSS-969. The escalation rate negotiated or the market indicator on which price adjustments will be based is 3% annual escalation.