



Contract # GS21F0022V

## **General Services Administration Federal Supply Service Authorized Federal Supply Schedule Price List**

On-line 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 <http://www.gsa.gov>.

**Schedule Title:** Energy Management Services, Federal Supply Schedule  
**Contract Number:** GS-21F-0022V

For More information on ordering from Federal Supply Schedules click on the FSS Schedules button at <http://www.fss.gsa.gov>

**Contract Period:** December 15, 2008 to December 15, 2013

**Contractor's name, address, and phone number:** Abraxas Energy Consulting, 811 Palm Street, San Luis Obispo, CA 93401 Phone: 805-547-2050 Fax: 805-456-0180

**Federal ID No.:** 77-0582580  
**Contract Administrator:** Dawn Turner, Program Manager  
**Business Size:** Small, 8(a), HUBZone

### **Customer Information**

#### **Table of awarded special item numbers:**

- SIN 871-202
- SIN 871-205
- SIN 871-206
- SIN 871-207
- SIN 871-210



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**Maximum Order:** \$750,000

**Geographic Coverage:** Domestic/Worldwide

**Discount from list prices or statement of list price:** Prices shown are net prices.

**Quantity Discounts:** 1% on orders over \$500,000

**Prompt Payment Terms:** Net 30

**Govt Purchase Cards:** Accepted above micro-purchase threshold

**Time of Delivery:** To be negotiated with ordering agency on each task order

**F.O.B. Point:** Destination negotiated

**Ordering Address:** Same as Contractor's address

**Payment Address:** Same as Contractor's address

**Warranty Provision:** N/A

**Terms and Conditions of Govt purchase card acceptance:** Abraxas accepts the maximum level authorized by relevant government agency

**DUNS No.:** 130695385

**Special Attributes such as environmental attributes:** Abraxas Energy Consulting has a company-wide policy to use recycled materials

**CCR Registration Notification:** Abraxas Energy Consulting has current registration in the Central Contractor's Registry (CCR)



## Company Overview

Abraxas Energy Consulting (Abraxas) was founded in October 2001 in the San Luis Obispo area of California by John Avina, CEM, CxA and CMVP.

Abraxas now supplies services to energy managers throughout the world. Abraxas has customers on five continents, and has taught energy efficiency across the globe. Our customer list includes ESCOs (Johnson Controls, Siemens, Honeywell, NORESKO, Chevron, Custom Energy, Ameresco, MCW, BC Hydro, Toronto Hydro), C&I (Chase Manhattan Bank, Accor, Pfizer, Purina, Macys), and Government (GSA, Fish & Wildlife Services, Veterans Administration, US Marine Corps, Navy Medicine, NAVFAC, states of South Dakota, New Mexico, Colorado, Cities of Regina and Saskatchewan, Toronto Housing Authority, Cincinnati Municipal Housing Authority, the Navajo Nation, PanTex).

Abraxas offers the following services:

- ASHRAE Level I, II and III Energy Audits
- Water Audits
- Utility Bill Audits
- Retro-Commissioning/Commissioning
- Rate Analysis
- Measurement and Verification
- Utility Bill Tracking Services and Software
- Alternative Energy Analysis

In the past five years Abraxas has provided energy audits and retro-commissioning services of over forty million square feet and has found savings of over eleven million dollars. These audits covered retail, offices, hospitals, public housing, universities and city, county, and federal government.



## Summary of Services under the Energy Management Services Schedule

### SIN 871-202 ENERGY MANAGEMENT PLANNING AND STRATEGIES

|  |   |
|--|---|
| <p><b>Utility Bill Tracking Software and Services</b></p>        | <p>We sell Metrix Utility Accounting System. Metrix is used by energy managers to track energy savings from energy conservation projects. Metrix creates thousands of energy reports.</p> <p>We can set up your bill tracking database. We can create custom reports are available to meet your needs.</p>  |
| <p><b>Consulting, Auditing / Energy Management Solutions</b></p> | <p>We perform energy audits, Retro-Commissioning Strategic planning and energy assessments involving various software applications.</p> <p>Develop detailed assessments, energy audits, billing analysis and energy management solutions.</p>   |
| <p><b>Implementation &amp; Change Management</b></p>             | <p>We provide energy management and facility management training to implement more energy efficient practices and systems.</p>  |
| <p><b>Metering Services</b></p>                                  | <p>We provide a full range of short term and long term metering services that allow our customers to establish load profiles, manage demand, allocate energy consumption to different areas, allocate energy costs, negotiate with suppliers, monitor energy savings from energy conservation measures or performance contracts</p>               |
| <p><b>Measurement &amp; Verification (M&amp;V)</b></p>           | <p>We can determine the most cost effective and optimal M&amp;V approach to ensure validation of energy conservation measure performance.</p> <p>In addition, we can determine energy and cost savings from your energy conservation projects using all IPMVP M&amp;V Options, from data-logging and spreadsheets to utility bill comparison.</p> |



**SIN 871-205 ENERGY PROGRAM SUPPORT SERVICES**

|  |   |
|--|---|
| <p><b>Utility Bill Tracking Software and Services</b></p>        | <p>We sell <u>Metrix Utility Accounting System</u>. Metrix is used by energy managers to track energy savings from energy conservation projects. Metrix creates thousands of energy reports.</p> <p>We can set up your bill tracking database. We can create custom reports are available to meet your needs.</p>                                 |
| <p><b>Consulting, Auditing / Energy Management Solutions</b></p> | <p>We perform energy audits, Retro-Commissioning Strategic planning and energy assessments involving various software applications.</p> <p>Develop detailed assessments, energy audits, billing analysis and energy management solutions.</p>   |
| <p><b>Implementation &amp; Change Management</b></p>             | <p>We provide energy management and facility management training to implement more energy efficient practices and systems.</p>  |
| <p><b>Metering Services</b></p>                                  | <p>We provide a full range of short term and long term metering services that allow our customers to establish load profiles, manage demand, allocate energy consumption to different areas, allocate energy costs, negotiate with suppliers, monitor energy savings from energy conservation measures or performance contracts</p>               |
| <p><b>Measurement &amp; Verification (M&amp;V)</b></p>           | <p>We can determine the most cost effective and optimal M&amp;V approach to ensure validation of energy conservation measure performance.</p> <p>In addition, we can determine energy and cost savings from your energy conservation projects using all IPMVP M&amp;V Options, from data-logging and spreadsheets to utility bill comparison.</p> |

**SIN 871-206 BUILDING COMMISSIONING SERVICES**

|   |  |
|---|--|
| <p><b>Retro-commissioning/<br/>Re-commissioning</b></p> | <p>When retro-commissioning a building we typically:</p> <ul style="list-style-type: none"> <li>• Benchmarking the building against similar type buildings in the same region,</li> <li>• Examine the building automation system,</li> <li>• Diagnose trended temperature and power data for control issues,</li> <li>• Meter all power consuming equipment,</li> <li>• Examine mechanical and electrical drawings,</li> <li>• Interview facility staff and inspect HVAC equipment,</li> <li>• Create list of energy conservation measures ECMs,</li> <li>• Quantify energy savings, provide cost estimates and calculate simple payback numbers for each ECM, with the focus on low-cost, no-cost measures</li> <li>• Create tables of energy consuming equipment,</li> <li>• measurement and verification of savings</li> <li>• impact of ECM on maintenance procedures, pollution prevention, and occupant comfort</li> </ul> |
| <p><b>LEED-EB support services</b></p>                  | <p>Through the following services we support the LEED-EB process and assist in LEED-EB certification:</p> <ul style="list-style-type: none"> <li>• Retro-commissioning, focusing on non-capital intensive energy conservation opportunities RCx is worth 2 points. (Satisfies LEED-EB credit EA 2.1, Option A)</li> <li>• From our energy audits and/or retro-commissioning, may increase Energy Star Rating and gain up to 12 points (LEED-EB Credit EA 1)</li> <li>• On-going Commissioning plans assist building management to proactively address changes in building parameters. On-going commissioning plan is worth 2 points. (LEED-EB Credit EA 2.3)</li> <li>• Emissions reduction reporting is worth 1 point (LEED-EB Credit EA 6)</li> </ul>  |

**SIN 871-207 ENERGY AUDIT SERVICES**

|  |  |
|--|--|
| <p><b>Energy Auditing</b></p>                          | <p>We perform all levels of energy audits from preliminary to investment grade audits. Depending upon customer needs our audits may include:</p> <ul style="list-style-type: none"> <li>• utility bill analysis,</li> <li>• utility bill audit,</li> <li>• benchmarking,</li> <li>• data logging, interval data analysis,</li> <li>• instantaneous measurements of power, temperature, pressures, lighting levels, etc.,</li> <li>• air compressor analysis, boiler efficiency testing,</li> <li>• energy balance,</li> <li>• cataloging and measurement of energy using equipment,</li> <li>• list of energy conservation measures ECMs,</li> <li>• savings estimates, implementation costs, and financial analysis for each ECM,</li> <li>• design and scope of work documents for contractors,</li> <li>• measurement and verification strategy</li> <li>• impact of ECM on maintenance procedures, pollution prevention, and occupant comfort</li> </ul> |
| <p><b>Metering Services</b></p>                        | <p>We provide a full range of short term and long term metering services that allow our customers to establish load profiles, allocate energy consumption to different areas, allocate energy costs, negotiate with suppliers, monitor energy savings from energy conservation measures or performance contracts.</p>  |
| <p><b>Measurement &amp; Verification (M&amp;V)</b></p> | <p>We can determine the most cost effective and optimal M&amp;V approach to ensure validation of energy conservation measure performance.</p> <p>In addition, we can determine energy and cost savings from your energy conservation projects using all IPMVP M&amp;V Options, from data-logging and spreadsheets to utility bill comparison.</p>  |



**SIN 871-210 WATER CONSERVATION SERVICES**

|                                    |   |
|------------------------------------|---|
| <p><b>Water Audit Services</b></p> | <p>We perform services and consulting related to the reduction of water usage, reduction of potable water consumption intensity, reduction of industrial, landscaping water consumption, promoting, and implementing water reuse strategies, recycling of water for multiple purposes, and retention of water.</p> <p>Depending upon customer needs our services may include:</p> <ul style="list-style-type: none"> <li>• consultation</li> <li>• facility water audits</li> <li>• water balance</li> <li>• water system analysis</li> </ul> |
|------------------------------------|---|

**Services Labor Rate Information**

The Abraxas engineering staff are is populated with a variety of experts to ensure the appropriate skill-level and discipline is available to meet customer needs.

Many of our staff hold professional certifications and registrations including: Certified Energy Manager (CEM), Certified Measurement and Verification Professional (CMVP), Commissioning Authority (CxA), Professional Engineers (PE) in many states, and LEED Accredited Professional (LEED-AP).

**Labor Categories and Rates**

|                          | CY2011              | CY 2012             | CY2013              |
|--------------------------|---------------------|---------------------|---------------------|
| <u>Position Category</u> | <u>Hourly Rates</u> | <u>Hourly Rates</u> | <u>Hourly Rates</u> |
| Engineer                 | \$120.97            | \$127.02            | \$133.71            |
| Project Manager          | \$ 91.78            | \$ 92.38            | \$ 97.24            |
| Energy Auditor           | \$ 76.98            | \$ 81.65            | \$ 85.09            |
| Energy Analyst           | \$ 71.49            | \$ 75.06            | \$ 79.01            |
| Clerical                 | \$ 54.99            | \$ 60.78            | \$ 60.78            |





## Software & Software-Related Pricing

(All software and related equipment is ancillary to the services applicable)

| Item Descriptions and Pricing |   |  |         |
|-------------------------------|---|--|---------|
|                               | Product   | Details  | Price   |
| <b>Software</b>               | Metrix 4 - User License<br>(2 user minimum)         | Utility bill analysis software; industry standard for M&V  | \$3600  |
|                               | Report Maker - User License<br>(2 user minimum)     | Energy and cost reporting tool; interface with Metrix;<br>hundreds of report combinations  | \$2000  |
|                               | FastData Deluxe - User License<br>(2 user minimum)  | Advanced data entry and processing; interface with<br>Metrix; custom automated bill processing<br>(first 2 user licenses include one FastData Level 1<br>Add-in) | \$1500  |
|                               | MarketManager<br>2 User Licenses                    | Building Simulation Software   | \$2190  |
| <b>Support</b>                | Metrix Online Seminar Videos                        | topical training videos for online training  | \$100   |
|                               | Onsite Introductory 2 Day<br>Metrix Training        | Available for 13 attendees   | \$8500  |
|                               | Regional Metrix Training                            | single attendee for Intro or Advanced course   | \$1195  |
|                               | Onsite Introductory 2 Day<br>MarketManager Training | Available for 13 attendees   | \$8,500 |
|                               | Yearly Maintenance<br>Subscription                  | tech support and software upgrades (for 1 computer)  | \$450   |



|                          |   |   |        |
|--------------------------|---|---|--------|
|                          | Weather Data  | Per site year   | \$95   |
| <b>Software Services</b> | Metrix Project Set-up<br>(per meter; \$1,000 minimum)                           | includes electronic data processing, historical weather data for all sites, 2 of each modeling item, 2 custom variables, 2 report groups and a complete baseline setup  | \$15   |
|                          |   |   |        |
|                          | Detailed Meter Analysis<br>(per meter; \$1,000 minimum)                         | includes Metrix project and Energy Star Portfolio setup; 24 month rate model, energy usage audit and analysis, and bill audit; analysis results presented in a final report<br>(not included: alternate rates and paper bill entry) | \$300  |
|                          | Process Utility Tracking Report<br>(per report per database; 3 reports minimum) | option for Abraxas to maintain your database; includes updating bill data in electronic format, quality assurance checks; 2 rounds of reporting if necessary to correct any data processing issues                                  | \$100  |
|                          | Custom Metrix Report  | add your own report to the Report Maker to show customized info   | \$2500 |
|                          | FastData Add-In<br>(Level 1 Routine)  | automatically process data from one format to another; simple data processing routine   | \$500  |
|                          | FastData Add-In<br>(Level 2 Routine)  | automatically process data from one format to another; mid level data processing routine  | \$700  |
|                          | FastData Add-In<br>(Level 3 Routine)  | automatically process data from one format to another; high level data processing routine   | \$900  |
|                          | Database Maintenance<br>(per hour; 150 \$/mo minimum)                           | includes updating energy measure models, modifications, variables, report groups; adjusting reporting; user support for software and any custom routines  | \$70   |
|                          | Energy Measure Model  | modeled in Metrix project; used to set energy savings targets or track expected savings from retrofits  | \$100  |



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|  |                             |   |       |
|--|-----------------------------|---|-------|
|  | Baseline Modification Model | modeled in Metrix project; these can be used to account for changes in energy patterns or facility modifications                | \$100 |
|  | Utility Rate Model          | modeled in Metrix project; includes last 12 months of rate adjustments; some rates that are available online are less expensive | \$150 |
|  | Custom Variable             | create any possible user variable in Metrix project   | \$100 |
|  | Report Group                | setup a report group within your Metrix project   | \$ 50 |