



Energy Savings Performance Contracting Services

Contract No. 1158

Pricing Attachments include:

Schedule 3.1 Rates- original

Amendment Number 2: Add Energy and Infrastructure as a Service (E/laaS)

Amendment Number 3: Add the following Technical Services:

- Commissioning Services (Cx)
- New Construction Commissioning (NCCx)
- Retro-Commissioning (RCx)
- Monitor-Based Commissioning (MBCx)
- Building Envelope Commissioning (BECx)
- Transitional Services (TSO)
- Facility Condition Assessments (FCA)
- Master System Integration (MSI)
- Active Operations

Amendment Number 4: Updated rates of Amendment Number 3

Amendment Number 5: Amended Schedule 3.1 a5

**SCHEDULE 3.1
RATES**

Audits Only	Fee
Preliminary Audit	No Charge
Technical Energy Audit - 0-100,000 sq. ft.	\$0.18 – \$0.30
Technical Energy Audit – 100,000 – 500,000 sq. ft.	\$0.10 - \$0.20
Technical Energy Audit - 500,000 + sq. ft.	\$0.06 - \$0.12
Note: 1) Technical Energy Audit costs are \$1,500 plus the calculated square footage. 2) A per square foot range is provided due to Technical Energy Audit cost variables included in the scope of the audit.	
Project Component	Fee
Design/Engineering	6-10%
Project Contingency	5-10%
Investment Grade Energy Audit and Project Development	Costs included in Technical Energy Audit
Project/Construction Management	5-8%
Commissioning/Construction Completion	3-6%
Solicit and Evaluate Financing Proposals	Cost included in Technical Energy Audit
Pre-Construction Services	1.5-3%
Other Pre-Construction Services	1-3%
Project Engineering	1-3%
General Conditions	1-2%
Other Construction Costs	3-8%
Profit	8-12%
Permits	Costs included in Other Construction Costs
Performance Bond	Costs included in Other Construction Costs
Warranty Service	Costs included in Other Construction Costs
Measurement and Verification	Costs included in Commissioning/Construction Completion Costs
Note: 3) All percentages are based on overall ESCO project costs. 4) Project Component fees apply only if Energy Savings Performance Contract is initiated. 5) Multiple year Measurement and Verification will be shown as a separate recurring cost.	

Amendment Number 2: Add Energy and Infrastructure as a Service (E/laaS)

D. PRICING

Assessment	Fee
Preliminary Assessment (PA)	No Charge
Design and Detailed Assessment (DDA) - 0 to 100,000 SF	\$0.18 - \$0.30
Design and Detailed Assessment (DDA) - 100,000 to 500,000 SF	\$0.10 - \$0.20
Design and Detailed Assessment (DDA) - 500,000+ SF	\$0.06 - \$0.12
Pre-Construction, Project/Construction Management, General Conditions, Permits, Overhead & Profit, Performance Bonds, Construction, Commissioning and Warranty Services	Included in Energy/Infrastructure as a Service Fee
Financing/Funding Costs	
Measurement and Verification	

1. The following schedule shall apply for the Energy/Infrastructure as a

er ce er n :

2. The following schedules, described in Schedule 3.1 in the Contract, shall

apply to Amendment 2:

- a. Schedule 3.4 – Travel Expense Reimbursement Guidelines
- b. Schedule 4.2.1 – Sample Invoice
- c. Schedule 14.5.1 – Sam le n urance ert cate
- d. Schedule 16.3 – n ct ntere t – Waivers

Amendment Number 3: Add the following Technical Services:

- Commissioning Services (Cx)
- New Construction Commissioning (NCCx)
- Retro-Commissioning (RCx)
- Monitor-Based Commissioning (MBCx)
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- Active Operations

Amendment Number 4: Updated rates of Amendment Number 3

Section 3.1 Rates is amended to add 2024 labor rates for Technical Services as follows:

TECHNICAL SERVICES HOURLY PRICING RATES	CONTRACT RATE
POSITION TITLE	
Building Energy Engineer - Staff	
Lead Building Energy Engineer - TS	\$ 202.70
Sr. Building Energy Engineer - TS	\$ 195.50
Building Energy Engineer - TS	\$ 189.33
Building Energy Specialist - TS	\$ 169.78
Building Energy Analyst - TS	\$ 149.20
Commissioning Staff	
Cx Project Director	\$ 226.37
Cx Lead	\$ 189.33
Sr. Cx Engineer	\$ 182.12
Cx Engineer	\$ 169.78
Cx Specialist	\$ 154.34
Cx Technician	\$ 135.82
TAB Technician	\$ 198.59
Start-up Technician	\$ 211.95
Facility Assessment - Staff	
Lead Facility Assessment Consultant - TS	\$ 202.70
Sr. Facility Assessment Consultant - TS	\$ 190.35
Facility Assessment Consultant - TS	\$ 169.77
Facility Assessment Specialist - TS	\$ 149.20
Master System Integration - Staff	
Lead Technical Solution Engineer - TS	\$ 206.81

Sr. Technical Solution Engineer - TS	\$ 190.35
Technical Solution Engineer - TS	\$ 174.91
Technical Solution Specialist - TS	\$ 149.20
Transition to Sustainable Operation - Staff	
Lead Facility Operations Consultant - TS	\$ 203.72
Sr. Facility Operations Consultant - TS	\$ 190.35
Facility Operations Consultant - TS	\$169.77
Facility Operations Specialist - TS	\$149.20
Project Management - Staff	
Project Manager Team Lead - TS	\$224.30
Senior Project Manager - TS	\$202.70
Project Manager - TS	\$190.35
Associate Project Manager - TS	\$163.60
Sr. Business Operations Analyst	\$144.05
Business Operations Analyst -TS	\$140.96
Business Operations Specialist -TS	\$119.35
Regional Operations Director - TS	\$304.55
Operations Director - TS	\$299.41
Principal Engineer-TS	\$234.00
Operations Manager - TS	\$230.47
Sr Program Manager - TS	\$218.13
Program Manager - TS	\$210.92
NOTES:	
* Rates include labor burden for items such as: FICA, FUTA, SUTA, workers comp, training, safety, tech support, medical, pension, life insurance & PTO.	

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* Rates do not include travel, subsistence, or other travel and relocation expenses.

Sta t n d n t nclude all the t n that ma be u ed n a r ect r that ma be billed to a client.

Amendment Number 5: Amended Schedule 3.1a5**Schedule 3.1a5****TECHNICAL SERVICES HOURLY PRICING RATES**

Position Title	Contract Rate
Building Energy Engineer - Staff	
Lead Building Energy Engineer - TS	\$208.17
Sr. Building Energy Engineer - TS	\$200.78
Building Energy Engineer - TS	\$194.44
Building Energy Specialist - TS	\$174.36
Building Energy Analyst - TS	\$153.23
Commissioning Staff	
Cx Project Director	\$232.48
Cx Lead	\$194.44
Sr. Cx Engineer	\$187.04
Cx Engineer	\$174.36
Cx Specialist	\$158.51
Cx Technician	\$139.49
TAB Technician	\$203.95
Start-up Technician	\$217.67
Facility Assessment - Staff	
Lead Facility Assessment Consultant	\$208.17
Sr. Facility Assessment Consultant	\$195.49
Facility Assessment Consultant	\$174.35
Facility Assessment Specialist	\$153.23
Master System Integration - Staff	
Lead Technical Solution Engineer - TS	\$212.39
Sr. Technical Solution Engineer - TS	\$195.49
Technical Solution Engineer - TS	\$179.63
Technical Solution Specialist - TS	\$153.23
Transition to Sustainable Operation - Staff	
Lead Facility Operations Consultant - TS	\$209.22
Sr. Facility Operations Consultant - TS	\$195.49
Facility Operations Consultant - TS	\$174.35
Facility Operations Specialist - TS	\$153.23
Project Management - Staff	
Project Manager Team Lead - TS	\$230.36

Senior Project Manager - TS	\$208.17
Project Manager - TS	\$195.49
Associate Project Manager - TS	\$168.02
Sr. Business Operations Analyst	\$147.94
Business Operations Analyst -TS	\$144.77
Business Operations Specialist -TS	\$122.57
Regional Operations Director - TS	\$312.77
Operations Director - TS	\$307.49
Principal Engineer-TS	\$240.32
Operations Manager - TS	\$236.69
Sr Program Manager - TS	\$224.02
Program Manager - TS	\$216.61