



U.S. General Services Administration

Federal Acquisition Service

Industry Day
for
DeCA Facility Maintenance Requirement
8/9/2018



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Agenda

- Introductions and Purpose
- Description of Requirement
- Technical Instruction (TI) Process
- PWS Discussion/Q&A



Introductions

- DeCA Team
 - Joaquin “Jack” Hernandez, Chief, Facility Sustainment Div
 - Oscar Tey, Lead Field Engineer West/Pacific & PM for Mx contract
 - Tino Henderson, Lead Field Engineer, East/Central Areas
 - Other Field Engineers located at Ft. Lee, VA, Ft Knox, KY, Sacramento, CA, McChord AFB, WA, Buckley AFB, CO, Kadena AB, Japan and Lackland AFB, TX
 - DeCA Facility Sustainment Div office is at Lackland AFB, TX



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Purpose

- Provide interested vendors an overview of the DeCA facility maintenance program and requirements
- Opportunity for industry to provide input and feedback on the project and upcoming solicitation



Ground Rules for the Day

- This is an open forum seeking industry input on requirements and processes. Ideas and information presented may be recorded and publicized (FedBizOpps) or otherwise recorded for this event
- No agreements, promises or other commitments are made or implied by the Government or Contractors participating in Industry day
- The Government will acknowledge each attendee and attempt to provide equal opportunity and time to speak. Please allow others to express themselves without interruptions



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Ground Rules

- Questions will be answered to the best of the DeCA's knowledge of plans, desires, and general situation as it exists at this time. Please recognize that this project is in acquisition planning stage. Contractor recommendations may or may not be incorporated into Government documents
- Discussions will not venture into classified information
- To ensure everyone has access to the same information, non-proprietary questions and answers will be recorded and may be placed on the web (FedBizOpps)
- The public forum portion of Industry day is not appropriate for proprietary disclosures

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Description of Requirement

➤ Scope

- Provide facility maintenance and repair/replacement services to the Defense Commissary Agency (DeCA) commissaries (supermarkets) throughout the United States, to include Alaska and Hawaii, and the U.S. territories of Guam and Puerto Rico.
- Major facility systems included but not limited to: Air conditioning, supermarket refrigeration systems, fire and security alarms systems, plumbing, electrical, doors, roofs, floors, specialty systems include balers, forklifts, ovens, hoods, refrigeration monitoring services, etc.



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Description of Requirement

➤ Description of Services

- The essential requirement of this contract is to provide an aggressive equipment and facilities maintenance regimen enabling DeCA to meet its mission while ensuring the individual stores experience minimal non-disruptive sales operations.
- Allow DeCA to obtain maintenance, repair support and construction, repair and alteration to conduct a variety of tasks quickly.
- The Contractor will be responsible for a wide variety of services necessary to provide a safe, sanitary, and sustainable environment for both patron shopping and DeCA operational personnel.
- The goal of this contract is also for the contractor to provide the appropriate level of technical maintenance expertise and repair resources, in a timely manner at the most reasonable price, so DeCA can continue to provide grocery services to DeCA customers around the world.



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Existing format

- One solicitation for multiple award of contract by geographic maintenance groups
 - 8 Maintenance Groups—8 current contracts
 - Base year plus 4 option years (awarded: 1Jul 2015)
 - 30 day non-billable transition period prior to Fully Operation Base Year
- Performance Work Statement and Quality Assurance Surveillance Plan (QASP) with required Preventive Maintenance checklist and annual submittal requirements



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Existing Strategy- Pricing

- Price Schedule
 - Firm Fixed Price for Preventative Maintenance - monthly
 - Firm Fixed Price for Service Orders- based on fixed labor rates
 - Unscheduled Maintenance
 - Service Contract Act or Davis-BA wage determination will apply
- Construction TIs
 - Fixed price post award through RFQ to contract

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Technical Instruction (TI) Process– DeCA

- What is a TI process-Technical Instructions (TI) issued by the Government will be Statements of Objectives (SOO) that represent the overall scope of service required. The contractor is required to respond to the TI with a detailed scope of work and detailed cost proposal providing RS Means references when possible and manufacturer cut sheets for all major components being replaced (i.e. Cut sheets for compressor, pumps, etc., but not for electrical switches, light bulbs, piping, etc.)
- Avg: >9,000 EM/yr from \$11 to \$350,000 over the past few years
- Avg: >7,000 UM/yr from \$12 to \$100,000 over the past few years
- Reference TI Manual



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Performance Work Statement (PWS)

- Question & Answer
- Thank you