

Request for Information
U.S. General Services Administration Federal Acquisition Service (FAS)
Potential Federal Strategic Sourcing Initiative (FSSI)
Building Maintenance and Operations (BMO)

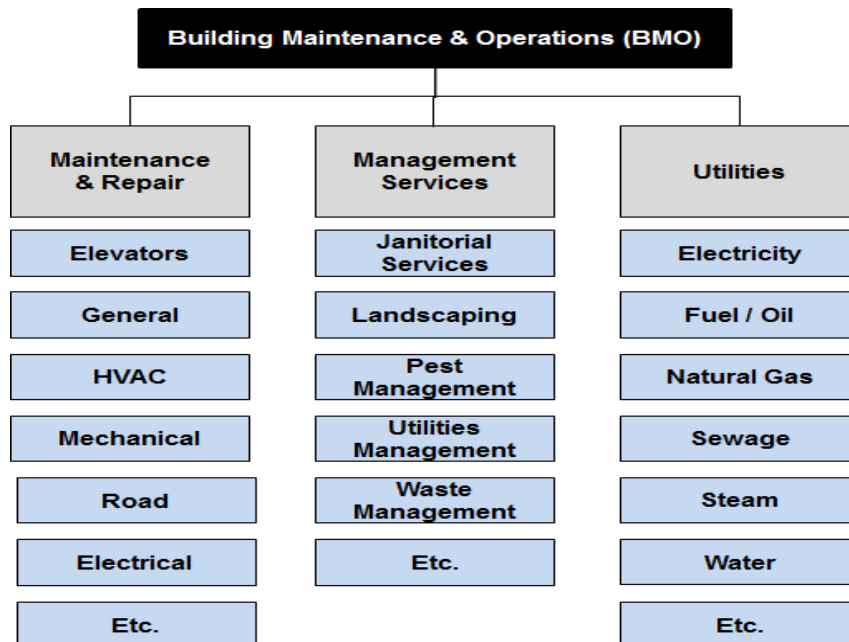
Background

The U.S. General Services Administration (GSA), Federal Acquisition Service (FAS) has identified services relating to Building Maintenance and Operations (BMO) as an area to examine with the thought that it may or may not lend itself to a Federal Strategic Sourcing Initiative (FSSI) government-wide solution. GSA is inviting contractors and associations in the related service industries to become part of the development process. In coming weeks, we will make broad use of the GSA BMO Interact site (<https://interact.gsa.gov/group/FSSIBMO>) to begin a broad dialogue and we will announce a Listen to Industry Day event. Following the Industry Day, GSA will provide the opportunity for interested industry stakeholders to meet with members of GSA. This meeting can be in person in the Kansas City, MO metro area, or virtual, as preferred by the requestor.

BMO services have been successfully acquired in the private sector by many leading firms. Such firms report significant savings achieved by taking a strategic sourcing approach to building related services.

In the federal sector, BMO services cover a broad range of service categories (see Figure 1 below).

Figure 1



As part of the market research process, GSA is looking to learn where and how savings can be achieved through a strategic sourcing solution, be it in demand management strategies, better acquisition, or improved performance management.

The BMO commodity team has recommended that one possible starting point is through a menu of best practices with associated cost potential savings.

The commodity team envisions making such a menu of best practices available to all federal agencies with each agency selecting practices which fit their situation and needs.

As part of this RFI, GSA is looking to learn whether industry can provide some best practices that have appropriately been identified, and what is the best way to harvest and measure cost savings. GSA is also looking to learn about private sector best practices which could be implemented in federal space and again, how to measure savings.

If this moves into an acquisition vehicle, GSA is looking for thoughts and concepts about how to structure an acquisition, taking into account the need for cost savings, increasing opportunity for small business, for AbilityOne, and enhancing sustainability.

Description/Scope

Section 1.0

Information is being requested from industry to provide feedback on the following list of BMO best practices, as well as additional input on industry BMO best practices:

Best Practices Menu	Description of Best Practice
Computer Night Shutdowns	<ul style="list-style-type: none"> • New power management software makes it possible for IT departments to “wake up” and put computers “to sleep” remotely • Allows all machines to be powered down at the end of the day or when not in use • If patches, upgrades, or new virus definitions are needed, IT can “wake up” the machines, push the software, and then put them “back to sleep”
Use Advanced Power Strips	<ul style="list-style-type: none"> • Implement the use of advanced power strips • Allows electronics to be powered down when not in use
Set Seasonal Building Temperatures	<ul style="list-style-type: none"> • Enforce set temperatures based on seasonal climates to reduce energy consumption for HVAC systems
Set Boiler/Water Heater Settings	<ul style="list-style-type: none"> • Enforce boiler/water temperature standard (120°F recommended)
Janitorial Service Standards	<ul style="list-style-type: none"> • Custodial standards defining levels of service across the agency • Reduction in service levels in order to align with budgetary realities is being discussed • Reduce variances in service between installations

Pay for Cleanable vs. Gross Space	<ul style="list-style-type: none"> • Define and only pay for cleanable square footage vs. gross square footage
Peak Energy Smoothing	<ul style="list-style-type: none"> • Work with electricity provider to forecast high-usage times • Proactively remove or power down excess, non-critical energy consumption for peak periods • Receive a reduced rate for the energy that is consumed • Improves provider's ability to manage capacity

Please provide the following:

- Feedback and suggestions on any or all of the above mentioned best practices
- Additional examples of industry BMO best practices that can demonstrate quantifiable cost savings; include examples of savings calculations and determinations
- Other suggestions on ways government can achieve savings with BMO related services
- Industry concerns related to the implementation of a menu of best practices which could be used by many different federal agencies, across the United States and/or overseas

Section 2.0

As the next step in this engagement process, GSA plans to host an Industry Day event in late January 2014 for the purposes of listening to industry and getting feedback on the BMO team's findings.

Specific timing and information about this event will be announced through the Interact site (<https://interact.gsa.gov/group/FSSIBMO>)

Following the Industry Day, GSA will host individual meetings with vendors, associations, or stakeholders who make a request, and who also provide a white paper response to this RFI.

In preparing your white paper, please address several of the following topics:

- Comments on strengths and weaknesses of the best practices listed
- Savings metrics to use in the best practices listed
- Additional best practices the government should consider for the menu of best practices. Means of measuring savings on these best practices
- Changes in government policy or acquisition which would drive savings, and a means to measure the savings
- Suggestions on BMO service categories that would be suitable (or not suitable) for a government-wide acquisition vehicle

- Suggestions for geographic coverage of a solution, for example, national vs. multi-state vs. metro region, and include factors such as small business capabilities, regional labor rate differences, etc.
- Suggestions on methods for acquiring BMO service categories, for example, going through a Complete Facilities Maintenance contractor vs. direct to BMO service provider, etc.
- Industry concerns related to the implementation of a government-wide acquisition solution
- Industry suggestions on best means on ensuring small business opportunity as well as opportunity for participants in the AbilityOne program

Request for Clarification

A responder may request clarification, in writing, from the Contracting Officer via email at fssi.bmo@gsa.gov. Requests for clarification must be submitted no later than **January 15, 2014**.

Public Records and Request for Confidentiality

Any document submitted that contains confidential information must be marked in the subject line as containing confidential information, and each page upon which confidential information appears must be marked as containing confidential information. The confidential information must be clearly identifiable to the reader wherever it appears.

Copyrights

By submitting a response, the vendor agrees that the government may copy the response for purposes of facilitation of review or to respond to requests for public records. The vendor represents that such copying will not violate any copyrights in the materials submitted.

Content of Responders

Responses should be based on the material contained in this RFI and any other relevant information the vendor thinks is appropriate. Responses will not be returned.

Cost to Vendors

The government is not responsible for any costs incurred by a vendor in relation to the preparation of a response to this RFI.

No Obligation to Issue Request for Quote (RFQ)

This notice is for informational purposes only. Responses to these notices are not offers and cannot be accepted by the Government to form a binding contract. The issuance of this RFI does not obligate the Government in any way to issue an RFQ.

Format

Please provide the requested information in an electronic format (MS Word, PDF, etc.).

Submission of Document

To be guaranteed an individual meeting with the contracting team, your response to this RFI must be received by **January 24, 2014**.

To the maximum extent possible, GSA will also offer meetings with responders who submit information after the due date; however, availability may be limited.

Responders shall provide an electronic copy of the above requested information to the contracting office at the following email:

fssi.bmo@gsa.gov