

SOLICITATION FOR OFFERS
QUALIFYING
ENVIRONMENTAL PROVISIONS

GENERAL SERVICES ADMINISTRATION
FOR
THE ENVIRONMENTAL PROTECTION AGENCY
IN
DENVER, COLORADO

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The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

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Attachment A – Assignable Option Agreement
Attachment B – GSA Form 3518 – Representations and Certifications

1.0 GENERAL PROJECT DESCRIPTION

1.1 AMOUNT AND TYPE OF SPACE REQUIRED

- A. The General Services Administration (GSA) is interested in leasing approximately 250,000 gross square feet of space for the Environmental Protection Agency, (EPA), for general office and related uses on a full service basis. The gross square footage must yield 231,000 ANSI/BOMA Office Area (previously Usable) square feet, available for use by tenant for personnel, furnishings, and equipment. Refer to the "ANSI/BOMA Office Area Square Feet" in Paragraph 3.16 of this Solicitation for Offer (SFO).
- C. The proposed building will be a state of the art facility. It should be an environmentally sustainable project that publicly reflects the environmental protection mission of the U.S. Environmental Protection Agency: conserving resources in its construction and operation, being energy efficient, water conserving, having good indoor air quality, having as minimal as possible negative impacts on the environment, and having a positive impact on the environment where possible. The building should also provide a safe, highly productive, inviting and efficient work environment. The building will be required to achieve, at a minimum, a Leadership in Energy and Environmental Design version 2.1 (LEED™) silver rating, as described in the United States Green Building Council Web site <http://www.usgbc.org/>, LEED™ Rating System.

2.0 AWARD AND SELECTION FACTORS – PHASE ONE

2.1 HOW TO OFFER, PHASE ONE

- A. The project will be a two-step source selection process. The first phase is a competition among interested development teams. Up to five teams will be selected to proceed to the next step in the process. In PHASE ONE, teams will be evaluated based on the proposed members of the team, their qualifications, financial strength, past experience on similar projects and past experience on sustainable projects.

2.4 ELABORATION OF THE TECHNICAL EVALUATION FACTORS – PHASE ONE

FACTOR I. DEVELOPMENT TEAM QUALIFICATIONS

Demonstrating team professional history, credentials, licenses held, specialized experience, awards/recognition received and LEED experience is a crucial component of this factor.

The following information for evaluation of "qualifications" should be included for each company proposed as a team member and **TABBED** as follows:

- 2. Company history including all LEED certified or other green building rating system certifications of projects.
- 8. Building commissioning experience.

FACTOR II. DEVELOPMENT TEAM PAST PERFORMANCE AND REFERENCES

The following information is to be included for each project:

- 9. LEED and Sustainable building accomplishments and certification (where applicable).
- 11. Demonstrate team experience on past efforts by providing a summary matrix of experiences of all proposed team members. Include the LEED certification level achieved for each project.
- 14. Narrative description of the proposed HVAC system design and operation.

FACTOR III. SUSTAINABLE DESIGN AND PAST PROJECTS

Demonstrate the development team's successful experience within the last five years in the incorporation of energy efficiencies and sustainable design criteria in projects of similar size and scope. Favorable consideration will be given to projects in which members of the proposed team have worked together. Demonstrating the types of energy efficiencies, sustainable design and operations criteria that were incorporated in other projects is a crucial component of this factor.

"Sustainable Design" is similar if the functions, responsibilities and controls, as well as services performed as part of the lease, are essentially the same as those noted in the SFO. Submit the LEED scorecard and a narrative for each building in the matrix describing how all the criteria were met.

This factor will be evaluated on past experience in meeting the U.S. Green Building Council LEED Sustainable Design Criteria or other widely recognized sustainable or green building design criteria and is to be included for each project listed in the matrix as stated in Factor II above. The following information shall be provided and **TABBED** as follows:

- 1. LEED (or other widely recognized sustainable or green building) certification, scorecard and sustainable attributes narrative
- 2. Actual Energy performance in btu's/gsf/year
- 3. Water Efficiency aspects narrative.
- 4. Commissioning plan or narrative
- 5. Recycling plan or narrative
- 6. Energy Star rating and compliance
- 7. Actual water use data on a gallons/gsf/year basis.
- 8. Construction Indoor Air Quality plan or narrative

- 9. Construction recycling data.
- 10. Sustainable Operations and Maintenance plan or narrative
- 11. Innovative Technology description and narrative.

3.0 INSTRUCTIONS TO OFFERORS AND SOLICITATION PROVISIONS – PHASE TWO

3.25 UNIQUE REQUIREMENTS – PHASE TWO

- B. The building shall conform to the latest version of ASHRAE/EIS 90.1 and specifications identified in this solicitation, including the ASHRAE/EIS 90.1 “Energy Efficient Design of New Buildings, Except New Low -Rise Residential Buildings.” The most stringent code shall apply and govern.

4.0 SUSTAINABLE DESIGN REQUIREMENTS

ONE OF THE OBJECTIVES OF THIS PROCUREMENT IS FOR THE PROJECT TO BE LEED CERTIFIED, SILVER LEVEL MINIMUM. THE SUCCESSFUL OFFEROR WILL BE RESPONSIBLE FOR FUNDING, PREPARING AND SUBMITTING THE LEED REGISTRATION APPLICATION.

The Offeror shall have a LEED Accredited Professional team member identified at the time of offer of the project. The LEED Accredited Professional shall have at a minimum 1-year of previous experience in submitting LEED documentation to the USGBC and be familiar with federal government construction projects. This person shall oversee, provide, submit and obtain the documentation for LEED certification during the planning, design and construction phases of the project. Failure to reach the Silver Level LEED rating will result in a one time penalty of \$250,000 from the rental payments due for the building. At the completion of the work, the Offeror shall provide (3) copies of all supporting documentation for certification, (1) copy shall be for EPA files.

4.1 GENERAL REQUIREMENTS

The successful Offeror will be responsible for funding, preparing and managing following:

- A. A building operation plan with the offer that addresses the requirements of ISO 14001, an environmental management system.
- B. Cleaning products considered environmentally preferable by the Government in the fulfillment of regular housekeeping duties and requirements.
- C. Provide the tenant “internal recycling” services as part of their offer.
- D. Include as part of janitorial services, the removal of recyclable materials from EPA space. The Offeror shall track the amount of materials recycled.

4.2 ENERGY AND ENVIRONMENTAL REQUIREMENTS

- A. The building shall achieve EPA Energy Star Building Certification Rating within 14 months of reaching 95% occupancy. The Offeror will submit the documentation to GSA. The Offeror shall make all necessary adjustments at his expense, if the new building systems installed do not meet Energy Star certification after occupancy. The Offeror is encouraged to use: Energy Savings Performance Contracts (ESPC) or utility agreements to achieve, maintain or exceed the ENERGY STAR Benchmark Score of 75.
- B. The property shall comply with all applicable environmental laws, including but not limited to air pollution regulations, asbestos regulations (if applicable), hazardous waste regulations, and underground storage tank regulations. The Offeror will be responsible for compliance with the water and energy conservation requirements of the Energy Policy Act of 1992 (PL 102-486, 106 Statute 2776). The Offeror will commit to provide periodic reports to demonstrate the Government’s equivalent water usage consistent with the Energy Policy Act of 1992.
- C. The Offeror shall submit a Construction IAQ Management Plan for construction during pre-occupancy and occupied conditions with the offer.
- D. The Development team shall provide all necessary documentation to GSA and EPA in the form of a “Green Report” for the leased facility, documenting the sustainable features and benefits of the building, during its planning, design, construction and future operation.

4.3 CONSTRUCTION WASTE MANAGEMENT

- A. The successful Offeror shall submit to the Government a proposal to dispose of or recycle construction waste. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government may permit alternative means of disposal. This requirement shall also apply to subsequent alterations under the lease.
- B. Recycling construction waste means providing all services necessary to furnish construction materials or wastes to organizations, which will employ these materials, or wastes in the production of new materials. Recycling includes required labor and equipment necessary to separate individual materials from the assemblies of which they form a part.

4.4 RECYCLED CONTENT PRODUCTS (COMPREHENSIVE PROCUREMENT GUIDELINES)

- A. The Offeror shall comply to the extent feasible with the Resource Conservation and Recovery Act (RCRA), Section 6002, 1976. The Lessor shall use recycled content products as indicated in this SFO and as designated by the U.S. Environmental Protection Agency (EPA) in the Comprehensive Procurement Guidelines (CPG), 40 CFR Part 247, and its accompanying Recovered Materials Advisory Notice (RMAN). The CPG lists the designated recycled content products. EPA also provides recommended levels of recycled content for these products. The list of designated products, EPA's recommendations, and lists of manufacturers and suppliers of the products can be found at the www.epa.gov/cpg/products.htm web site.
- B. The Offeror, if unable to comply with both the CPG and RMAN lists, shall submit a request for waiver for each material to the Contracting Officer with initial offers. The request for waiver shall be based on the following criteria:
 - 1. the cost of the recommended product is unreasonable;
 - 2. inadequate competition exists;
 - 3. items are not available within a reasonable period of time; and
 - 4. items do not meet the SFO's performance standards.

4.5 ENVIRONMENTALLY PREFERABLE BUILDING PRODUCTS AND MATERIALS

- A. The Offeror shall use environmentally preferable products and materials where economically feasible. Environmentally preferable products have a lesser or reduced effect on human health and the environment when compared to other products and services that serve the same purpose.
- B. Refer to EPA's environmentally preferable products web site, www.epa.gov/opptintr/epp. In general, environmentally preferable products and materials do one or more of the following:
 - 1. contain recycled material, are biobased, or have other positive environmental attributes;
 - 2. minimize the consumption of resources, energy, or water;
 - 3. prevent the creation of solid waste, air pollution, or water pollution; and
 - 4. promote the use of non-toxic substances and avoid toxic materials or processes.