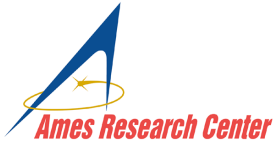


INDUSTRY DAY PRE-SOLICITATION CONFERENCE

CENTER OPERATIONS

FACILITIES MAINTENANCE SERVICES

**NASA Ames Research Center
MOFFETT FIELD, CA 94035-1000**



FACILITIES MAINTENANCE SERVICES

Solicitation Number: RFP NNA08226867R

Internet Web Site:

Ames Procurement Site - Home Page

<http://server-mpo.arc.nasa.gov/services/proc/home.tml>

NASA Ames Research Center Business Opportunities

<http://www.nasa.gov/centers/ames/business/index.html>

Solicitation Site:

<http://prod.nais.nasa.gov/cgi-bin/eps/bizops.cgi?gr=D&pin=21>

Contracting Officer:

Carol A. Dones

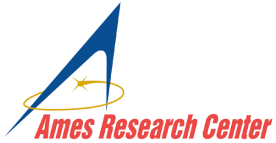
Mail Stop 213-13, Code JAC

Moffett Field, CA 94035-1000

Telephone: (650) 604-3717

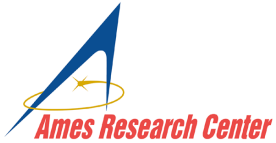
FAX: (650) 604-2593

E-Mail: carol.a.dones@nasa.gov



CONFERENCE AGENDA - December 10th

<u>Description of Activity</u>	<u>Speaker/Guide</u>
Opening Remarks	David Yee
Center Operations Directorate Overview	Deborah Feng
Procurement Process Overview	Carol Dones
Statement of Work Overview	David Yee
Break	
Pricing Schedules	David Yee
General Site Tour of ARC/MAC/MHA (Bus Tour)	David Yee
Lunch Break	
Tour of ARC/MAC Facilities	
Building 213, 211	David Yee
Building 239, 235, 220, 221A, 200	Tianna Shaw
Building 16, 510, 10, 567	Gerry O'Connell
Building T36-A, 19	David Yee
Building 225B	Kent Stednitz
Building 258, 269	Kran Kilpatrick
First Day Conclusion (Building 213)	Carol Dones



CONFERENCE AGENDA - December 11th

Description of Activity

Speaker/Guide

Opening Remarks/Questions and Answers

Carol Dones
David Yee

Presentations

Reliability Centered Maintenance Program

David Yee

Utility Systems

John West

Landscaping/Integrated Pest Management (IPM) Program

Al Lyon

Facility Management Control System (FMCS)

Dora Herrera

Facility Alarm Systems

Kelly Kasser

Computerized Maintenance Management System

Sal Navarro

High Voltage Electrical Distribution Systems

Kent Stednitz

Lifting Devices

Robert Munoz

Roofing/MicroRoofer

Sal Navarro

Environmental Support Services

Kran Kilpatrick

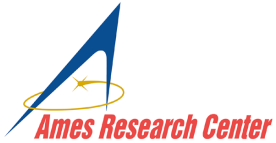
Lunch Break

Comments/Answers to Questions/Conclusion

Carol Dones

GENERAL GUIDANCE

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 - All questions pertaining to the pre-solicitation conference presentations, please submit questions on 4 x 6 index cards available in the room.
 - All questions pertaining to posted documents shall be submitted in writing by **4:00 p.m. PST, January 23, 2009** to **Carol A. Dones**, Contracting Officer, at fax (650) 604-2593 or email: carol.a.dones@nasa.gov.

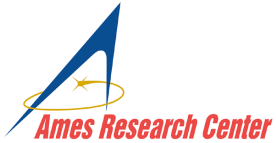


ORGANIZATIONAL OVERVIEW

Deborah L. Feng

Director, Center Operations Directorate

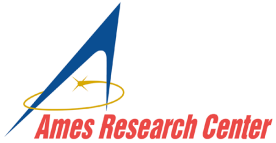
NASA Ames Research Center



CENTER OPERATIONS DIRECTORATE

AGENDA ITEMS

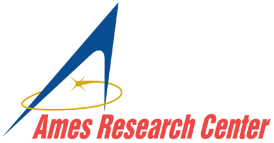
- Introduction
- Agenda
- Vision
- Organization
- Mission
- Workforce & Financial Summary
- Staffing Levels
- Code J Facilities
- Building Map
- Summary



CENTER OPERATIONS DIRECTORATE

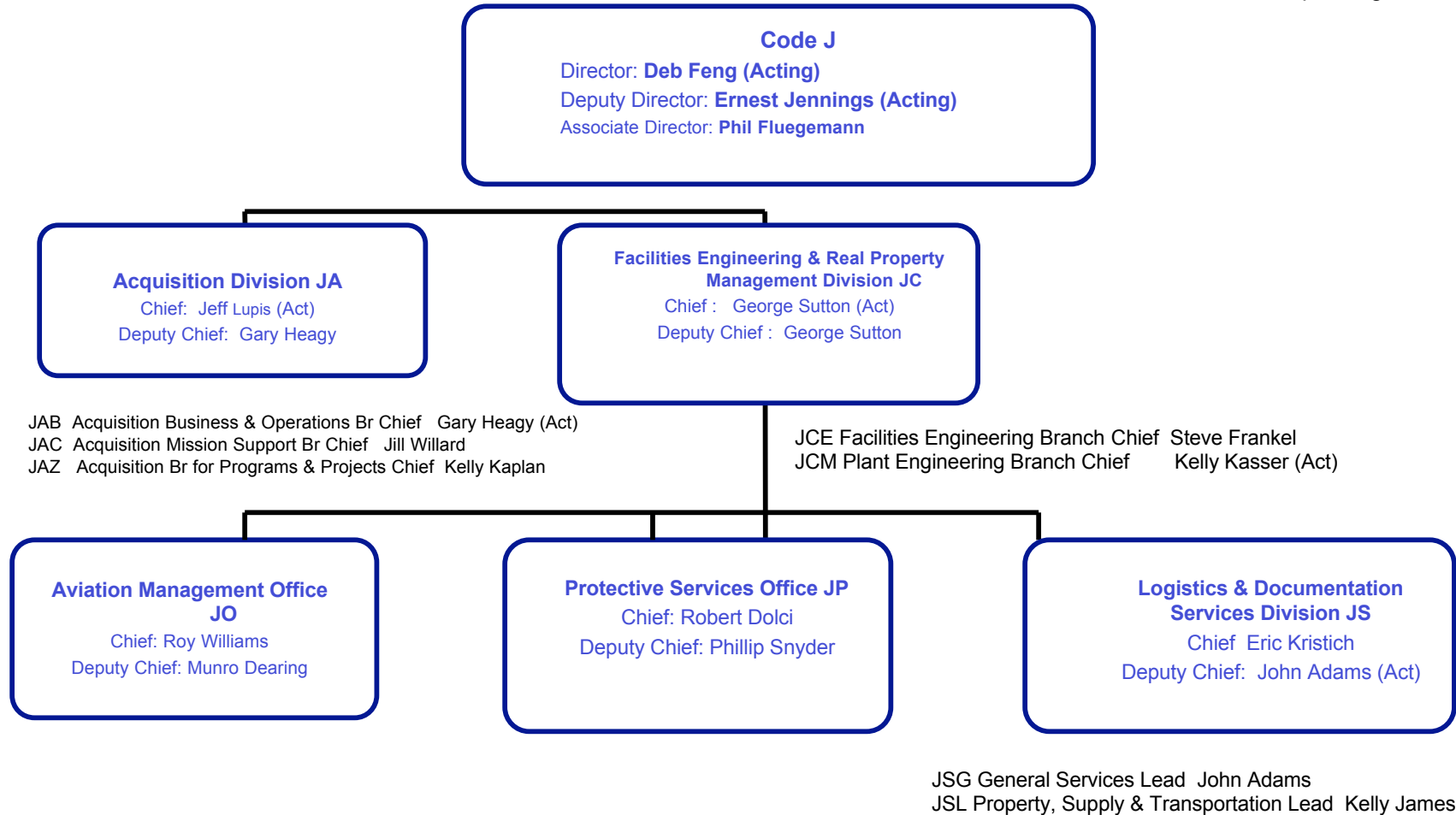
VISION

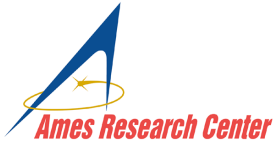
We are technical and administrative experts who enable the Center to reach its research and operational goals



CENTER OPERATIONS DIRECTORATE

•Reflects pending actions





CENTER OPERATIONS DIRECTORATE

MISSION

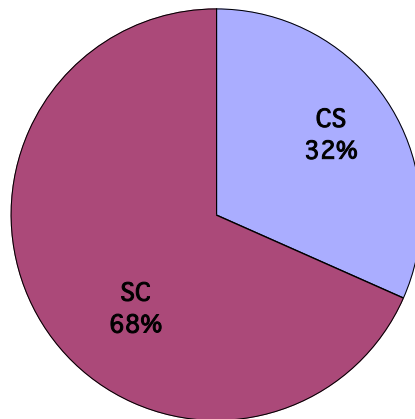
The Center Operations Directorate has the responsibility for managing all center operations in support of ARC's and NASA's missions. Operations include Acquisition, Aviation Management, Logistics and Documentation, Protective Services, and Facilities Maintenance and Engineering.

- **Acquires critical contract services and equipment from industry, academia and other entities, necessary to enable efficient and effective research**
- **Manages and maintains all airfield operations at Moffett Field**
- **Provide Logistics support including supply, equipment and transportation management as well as janitorial and refuse services**
- **Disseminates and preserves Ames information through a multimedia approach**
- **Provides, operates, maintains and protects the institution, airfield, and infrastructure in a manner consistent with the research programs**
- **Engineers, implements and maintains critical Facilities Management, center-wide**
- **Manages Center's Internal Controls Program, and interfaces with Office of the Inspector General and the General Accounting Office**

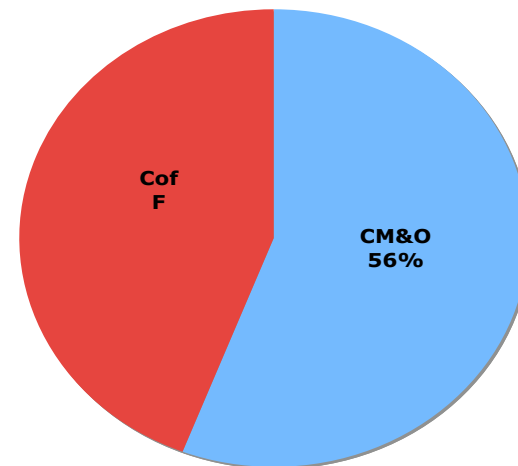
CENTER OPERATIONS DIRECTORATE

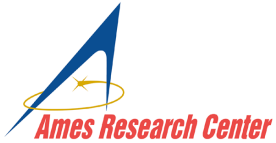
WORKFORCE AND FINANCIAL SUMMARY

Total Workforce
475.5



Total Resources
\$103.1



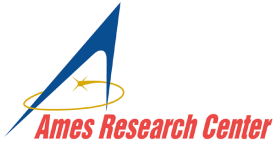


CENTER OPERATIONS DIRECTORATE

STAFFING LEVELS

	CS	SC	Total
Center Operations	8	1.5	9.5
Acquisition	48	3.5	51.5
Logistics & Documentation Svc	21	73.5	94.5
Aviation Management	11	16.0	27.0
Protective Services	16	143.0	159.0
Facilities Eng & Real Property Mgmt	47	87.0	134.0
TOTAL	151	324.5	475.5

Name	Function
Tessada and Associates	Logistics, Custodial, Refuse, Recycling
IAP World Services, Inc,	Facilities Maintenance
Planners Collaborative	Administrative Services
Sectek	Protective Services
Wackenhut Services Inc	Fire Services
AECOM (DMJM+HN)	Engineering Services
ASRC	Research and Technology Solutions
AIB	Self Service Store

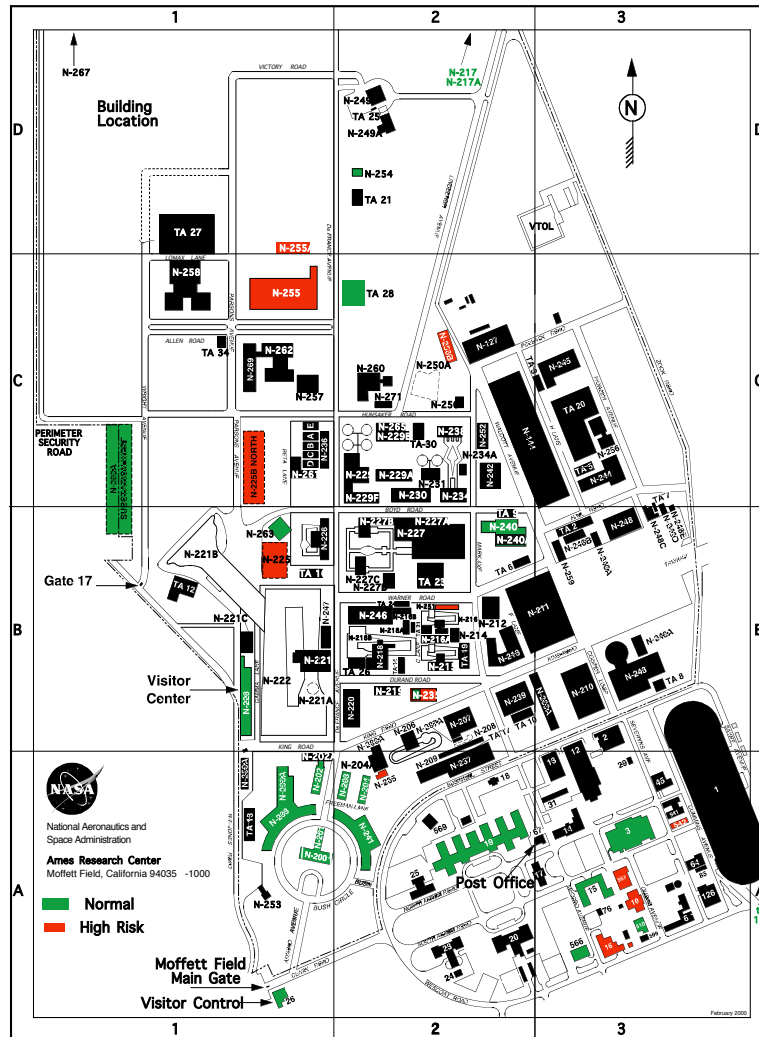


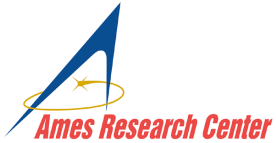
CENTER OPERATIONS DIRECTORATE

CODE J FACILITIES

Bldg #	Code	Building Description	Bldg #	Code	Building Description
6	JCM	HazMat Office	255	JS	Warehouse & Offices
10	JCM	Boiler Plant and Shop	257	JO	116
15	JP	Security Office	258	JAC	208
16	JCM	JCI Shop – elec., wood	267	JCM	DART Training Facility
19	J	1011, 1012, 1013, 1014, Lodge	267	JP	DART Training Site
26	JP	Visitor Badging	482	JCM	Storage Shed/Yard
76	JP	Locksmith	510	JCM	Offices/FMCS Room
109	J	Swimming Pool	527	JCM	Chemical Storage
127	JCM	Storage	542	JCM	Freon Recovery
158	JO	Aviation Management Offices	566	JP	111, 112,
158	JP	101,109,114-116,206,EOC	567	JCM	JCI Warehouse
184	JCM	Landscaping operation	580	JP	Fire Station
200	J	103, 105, 108, 108A	583	J	A & B Lodge – Bill's storeroom
202	JS	Technical Library, basement	943	J	Outside Gift Shop (117)
205	JCM	Facilities Shop	950	JCM	
210	JAZ	107B	202A	JS	118 Technical Library
211	JO	155-157, 262-264A & B	217A	JCM	Empty
213	JC	106A, 217, 218, 219	218E	JCM	116-118
213	JCE	101B - 155,	225B	JCM	Substation North
213	JCM	246-260A	250B	JCM	Storage
213	JAC	105	250B	JCM	Plant Engineering Storage
217	JCM	Empty	255A	JS	Chemical Storage
220	JS	Graphics/Reproduction, rooms 200, 201, 202, 203, 209	255B	JS	Mail Service Center
225	JCM	Substation	359, 399, 409, 471, 934	J	Golf Course
227	JAC	119	Arnold Gate Guard	JP	Entire Building
233	J	100, 102, 103	Shack		
233	JP	175, 176	Ellis Gate Guard Shack	JP	Entire Building
235	J	Ames Café and Gift Shop	Gate 17 Guard Shack	JP	Entire Building
237	JAZ	125	Macon Gate Guard	JP	Entire Building
239	JS	Life Sciences Library	Shack		
240	JAZ	177	Main Gate Guard Shack	JP	Entire Building
241	JA	Acquisition Division Offices	Mark Gate Guard Shack	JP	Entire Building
241	JP	Dispatch Office	T127	JS	Scrap Yard
243	JO	184	T127D	JS	Janitorial Service Operations
251	JS	Fleet Management/Motor pool	T28J	JS	Offices
			T36A	JCM	101-102, 201-254

CENTER OPERATIONS DIRECTORATE





CENTER OPERATIONS DIRECTORATE

SUMMARY

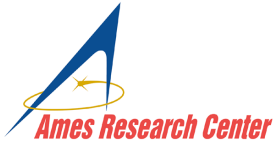
- **We are a streamlined organization structured to carry out our vision and mission supporting agency programs and projects**
- **We are minimally funded and staffed to perform our roles and responsibilities and achieve our goals**
- **We face exciting and complex challenges**

GENERAL GUIDANCE

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GENERAL GUIDANCE (CON'T)

- Communications blackout will be invoked upon release of the final RFP. At such time, **all communications** with industry concerning this acquisition will be with the Contracting Officer, Carol A. Dones.
- The “**blackout**” period for communication with industry will continue until all proposals have been received, evaluated, and the contract awarded.
- ARC personnel who are involved with the administration of existing contracts with companies that are competing on this solicitation shall not discuss the subject procurement with company employees.



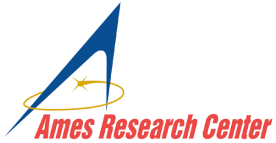
NASA ACQUISITION INTERNET SERVICE (NAIS)

- **Website:**

- <http://procurement.nasa.gov/>
- http://prod.nais.nasa.gov/cgi_bin/nais/index.cgi

- Business Opportunities

- E-mail Notification



NASA E-Mail NOTIFICATION

- **Receive the following announcements by e-mail:**
 - ❑ Pre-solicitation and post-award notices and their amendments
 - ❑ Notices of solicitation and solicitation amendment releases
 - ❑ General procurement announcements

NASA E-Mail NOTIFICATION (CON'T)

- ❑ **No need to constantly monitor website**
 - ❑ Track all procurement notices
 - ❑ Track any set or all NASA Center notices
 - ❑ Track any set of product service classifications for any or all NASA Centers

ACCESSING THE RFP

❑ **Electronic Files**

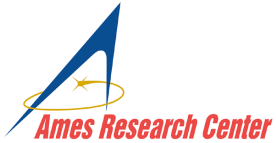
NASA/ARC Business Opportunities Page website:

<http://procurement.nasa.gov/cgi-bin/EPS/bizops.cgi?gr=D&pin=21>

- ❑ The solicitation, RFP NNA08226867R, will be available over the Internet.
- ❑ All documents are created using Word, Excel, PowerPoint, Acrobat. If you are unable to view: [contact Carol A. Dones](#)
- ❑ **Hard copies of the Final RFP will not be available.**

FREEDOM OF INFORMATION ACT (FOIA)

- Requests for information will require a FOIA request
- No proprietary information can be disclosed
- The incumbent contractor for this requirement:
 - NNA04CB37C: IAP World Services, Incorporated
 - Hybrid FFP/IDIQ/CPIF Contract, 5 Year/\$75M
 - Collective Bargaining Agreement with International Association of Machinists and Aerospace Workers, AFL-CIO District Lodge #190, on behalf of Peninsula Automotive Machinists Lodge #1414. POC: Pedro Mendez, Telephone (650) 619-2136



FREEDOM OF INFORMATION ACT (FOIA)(CON'T)

- **Send FOIA Requests To:**

- Kelly Garcia
NASA Ames Research Center
Code VCP, M/S 943-4
Moffett Field, CA 94035-1000
Telephone: (650) 604-3273
Email: foia@arc.nasa.gov

TEAMING ARRANGEMENTS

- Companies are responsible for their own teaming arrangements
- The List of Attendees for this pre-solicitation conference will be available at the end of each day
- The List of Attendees for this pre-solicitation conference will also be posted at the website

SUBCONTRACTING

● Subcontracting Goal Targets

	% of total contract value
<input type="checkbox"/> Small Business	24%*
<input type="checkbox"/> Small Disadvantaged Business	2%*
<input type="checkbox"/> Woman-Owned Small Business	5%*
<input type="checkbox"/> HubZone Small Business	1%*
<input type="checkbox"/> Veteran-Owned Small Business	0.5%*
<input type="checkbox"/> Service Disabled Veteran-Owned Small Business	0.5%*

— FAR 52.219-8, *Utilization of Small Business Concerns*, and NASA FAR Supplement (NFS) Clause 1852.219-76, *NASA Small Disadvantaged Business*. Submission of Standard Form (SF) 294, *Subcontracting Report for Individual Contracts*, and SF 295, *Summary Subcontract Report*, will be required for this procurement, if the offeror is a large business.

— FAR Clause 52.219-9, *Small Business Subcontracting Plan*, the solicitation will require submission of a subcontracting plan with the submission of a proposal by the offerors, if the offeror is a large business.

— * Pending approval

SCHEDULE

- | | | |
|----|-----------------------------|-------------|
| 1. | Sources Sought Issued/RFI | 04/08/08 |
| 2. | Draft Statement of Work | 12/05/08 |
| 3. | Pre-Solicitation Conference | 12/10-11/08 |
| 4. | Draft RFP | 12/30/08* |
| 5. | Questions/Comments Due | 01/23/09* |
| 6. | Formal RFP Issued | 02/27/09* |
| 7. | Receipt of Proposals | 04/27/09* |
| 8. | Award | 07/31/09* |

***Tentative**

AWARD WITHOUT DISCUSSIONS

- NASA's preferred and intended method of competition is award **without** discussions
- The terms of the Solicitation and Statement of Work will remain **UNCHANGED, once posted**, unless the Solicitation is amended in writing
- Offeror's intent to take exceptions to terms and conditions should be communicated to NASA **BEFORE** offers are due

AWARD

- Intent is to award a Firm-Fixed Price, IDIQ, and Cost-Plus-Fixed-Fee (CPFF) Contract
- Contract will be performance-based
 - Possibility of 5 Awards Terms
- North American Industry Classification Code is 561210, Facilities Support Services

AWARD (CON'T)

- Tentative contract schedule is:
 - Phase-In
 - August 1, 2009 - September 30, 2009
 - Base Period
 - October 1, 2009 - September 30, 2012
 - Option Period
 - October 1, 2012 - September 30, 2014
 - Award Term Periods*
 - October 1, 2014 - September 30, 2019

* Pending HQ approval

SOURCE EVALUATION PROCESS

- **Mission Suitability** portion of the proposal will initially be submitted in writing
- **Section L - Proposal Preparation - General Instructions:** Outlines the general information about the solicitation
- **Section L - Proposal Preparation - Specific Instructions:** Outlines more specifically information to be in the proposal

SOURCE EVALUATION PROCESS (CON'T)

- There will be three (3) Evaluation Factors:
 - ★ Mission Suitability
 - Past Performance
 - ◆ Cost or Price

- ★ **Mission Suitability Factor** is evaluated at the subfactor level and is the only factor scored
- **Past Performance** is evaluated with an adjectival rating
- ◆ **Cost** is evaluated, but not scored

SOURCE EVALUATION PROCESS (CON'T)

- Section M will identify Weighting and Scoring.
- All evaluation factors, Mission Suitability, Past Performance, and Cost/Price, are essentially equal to each other. Mission Suitability and Past Performance Factors, when combined, are significantly more important than Cost/Price.

EVALUATION FACTORS

★ Mission Suitability (factor)

★ Typical Subfactors which may be used are:

★ Technical Understanding

★ Management Approach

★ Small/Small Disadvantaged Business Participation

★ Safety and Health Plan and Environmental Protection Summary

EVALUATION FACTORS (CON'T)

Past Performance (factor)

Include Major Subcontractors. Value to be identified in Section L.

Relevant Technical Performance

Contract Management and Administration

Corporate Performance

Other Information

EVALUATION FACTORS (CON'T)

◆ Cost (factor)

- ◆ Cost realism analysis will be performed to assess the reasonableness and realism of the proposed costs
- ◆ For the purpose of establishing probable cost, the offeror's proposed fee will be accepted as proposed
- ◆ Award will be based on proposed costs

PROPOSAL PREPARATION

- Proposals should be prepared in accord with the written RFP and written amendments, if any.
- Changes to the RFP will be made in writing, and only in writing.
- Our evaluation of proposals will be in accord with the written RFP.

PROPOSAL PREPARATION (CON'T)

Past Performance Proposal

Past Performance Questionnaires

- Past Performance Questionnaires shall be sent to NASA/ARC
- Send the Contracting Officer a list of contacts/places from whom you've requested past performance information.
- Due date for this information will be stated in Section L.

PROPOSAL PREPARATION (CON'T)

◆ Cost/Price Proposal

- ◆ Cost Volume shall include FFP, IDIQ and CPFF data.
 - Send one (1) copy to cognizant DCAA office

Note: Submission of financial reports for cost data during the contract are reported on Forms 533M and 533Q.

Statement of Work Overview And Contract/Pricing Information

Plant Engineering Branch Code JCM

NASA Ames Research Center

David Yee

GENERAL INFORMATION

- **Hybrid Contract:**
 - Firm Fixed Price (Majority of the Work)
 - Indefinite Delivery Indefinite Quantity (IDIQ)
 - Cost Plus Fixed Fee (Section C20 of SOW Only)
- **Moffett Field:**
 - NASA Ames Research Center (ARC)
 - Moffett Airfield Complex (MAC)
 - Moffett Housing Annexes (MHA)
 - NASA Research Park (NRP)
- **Scope of Work:**
 - All paved and landscaped surfaces, buildings, structures, and services at ARC
 - All utility distribution systems within the perimeter fence of Moffett Field except as noted (i.e. MHA1 and golf course area, possibly CA Air National Guard)
 - Designated buildings, structures, landscape, and services for MAC
 - Designated services for MHA2
 - Utility infrastructure (electrical distribution, alarm transmitters, and fire hydrants)
 - Landscaping and pest control services exterior of the facilities
 - Limited Trouble Call response (account through NASA)

GOVERNMENT FURNISHED

- Installation-Provided Facilities, Material, and Equipment (para. C3.1)
 - See Attachments J-C3.1, J-C3.2, and J-C3.3
 - On-site facilities
 - Facilities for use: 10, 16 (all but one room), 184, 510, 567, + 81, 482, 542, 570
 - Joint facilities for use: 6, 15 (vehicle maint), 213, 250B, 267 (DART), 528 yard
 - Materials and Furniture (para. C4.1.A and C4.1.C)
 - Contractor to provide all materials and furniture except for C20 personnel
 - Equipment
 - Some vehicles, Server-type computers, FMCS equipment, PT&I equipment (shared), and radios
 - Classified as Type A, B, C, D, and E on page J-C3.3-1
 - Network infrastructure; utilities except for communications (telephones, modems, faxes, cell phones)

PARTNERING

- Partnering (para. C1.2.S)
 - Encourage the creation of a cohesive partnership among NASA, the Contractor, and the principal subcontractors to establish trust, open communications, safe and efficient contract performance
 - The Facility and Facilitators are available at NASA at no cost to the Contractor
 - If an outside facility and/or facilitators are used, the cost will be shared equally between Contractor and NASA
 - The Contractor will be responsible for all costs of its employees attending the partnering workshop, and likewise for the Government
 - Supplies and snack/refreshments will be shared equally
 - Occur during the first quarter of the base period, and periodically throughout the duration of this contract if agreed upon by the Government and the Contractor
 - Initially 1 to 2 days anticipated; usually 1 to 2 hours afterwards
 - **Voluntary** participation

WORK CATEGORIES

- Firm Fixed Price Work
 - Trouble Calls (TC)
 - Recurring Services
 - Preventive Maintenance (PM)
 - Predictive Maintenance (PdM)
 - Maintenance Engineering
 - Operations
 - Customer Service Center
 - Facility Management Control System (FMCS)
 - Engineering Document Control (EDC)
 - Geographic Information System (GIS)
 - Moffett Boiler Plant - steam
 - Adverse Weather Condition Response Support
 - Preparation, Response, Post-Response, Cost Limitation \$10,000 per occurrence
- Indefinite Delivery Indefinite Quantity (IDIQ)
- Cost Plus Fixed Fee (CPFF)
 - Environmental and Emergency Support Services
 - Damage and Utility Control Team (DUCT)

FIRM FIXED PRICE MAINTENANCE SECTIONS

- C5: Firm Fixed Price Work (TC, PM, PdM, Operations, Adverse Weather Condition Response)
- C7: Indefinite Delivery Indefinite Quantity Work
- C8: Energy and Water Management
- C9: Roads and Other Surfaced Areas Maintenance and Repair
- C10: Grounds Maintenance and Pest Control Services
- C11: Facility Alarm and Monitoring Systems Maintenance and Repair
- C12: Utility Systems Maintenance and Repair
- C13: Buildings and Structures Maintenance, Repairs and Alterations
- C14: Mechanical Systems Maintenance and Repair
- C15: Steam Distribution System Operation, Maintenance and Repair
- C16: HVAC/R, and Boilers Maintenance and Repair
- C17: Electrical Distribution and Emergency Generating Systems Maintenance and Repair
- C18: Lifting Devices and Equipment Maintenance and Repair
- C19: Maintenance Engineering Services

INDEFINITE DELIVERY INDEFINITE QUANTITY

- IDIQ (C7) Fixed Price Items
 - Preliminary scoping activities
 - Planning sequences
 - Estimating time
 - Scheduling efforts of IDIQ work
- Include as part of all the CHUP rates in Section J-B

ROADS AND OTHER SURFACED AREAS

- Sweeping
 - Streets (Monthly)
 - Parking Lots (Quarterly)

- Pavement Assessment and Pavement Repair Plan
 - Assess condition of all roadways, sidewalks, and parking lots on ARC and MAC.
 - Surface and subsurface condition for age, historical related events, pothole development, sunken asphalt, obstacles, large cracks, deteriorated joints, spalled/broken concrete, faded markings, wheel blocks, signage
 - Incorporate into Facility Condition Assessment Report

GROUNDS MAINTENANCE

- Landscaping (Section C10)
 - ARC, MAC, and MHA2 (currently Army Housing)
 - Level I Grass Cutting (fine grass turf areas: 2-1/2 to 5 inches)
 - Level II Grass Cutting (Kikuyu turf: 2 to 4 inches)
 - Level III Vegetation Control (shoulders, ditches, fields, airfield)
 - Cycle tree pruning 15% each year and update tree inventory list
 - Maintain in a healthy and vigorous condition
 - Time restrictions on watering, mowing, and air quality
 - **\$750 TC limit labor and material or 12 work hours**
 - Irrigation Systems
 - From irrigation valves to sprinkler heads within 5 working days
 - Adjustments upon notice by COTR prior to special events
 - Disposal of vegetation and clippings at old VTOL site (NA 292)
 - Maintain Recreation Areas (playgrounds, ball fields, courts, etc.)
 - Maintain Native Plant Garden Areas
 - Removal of unsightly debris on a regular schedule

PEST CONTROL

- Integrated Pest Management (IPM)(Section C10)
 - Employs a mix of physical, mechanical, biological, educational, and least toxic chemical strategies and tactics to keep pest numbers low (within tolerance level)
 - Emphasis on long term suppression
 - Improved sanitation measures
 - Occupant education
 - Building repairs
 - Pest-proofing methods that reduce pest access to food, water, harborage, or entrance to buildings

BUILDINGS AND STRUCTURES

- Roof Inspections
 - 1/3 inspected annually & MicroRoofer documentation monthly
- Facility Condition Assessment (FCA)
 - 1/3 inspected annually and reported semi-annually
- Roof drains cleaned annually
 - Drains free flowing and clear of all obstructions and blockages
 - Drain caps and strainers cleaned out of all debris
 - Repair/replace damaged or missing caps, strainers, and ancillary components
- Emergency exit lighting and lighted exit signage
- Locksmith services
 - All services with some restrictions on Government cores/docs

CUSTOMER SERVICE CENTER

- Customer Service Center (para. C5.2.D)
 - Screen, classify, assign control numbers, and issue TC to its own staff, Government, and the Government's janitorial contractor
 - Responsible for receiving, recording, reporting, and tracking all TC and TC complaints regardless of who performed them
 - Not responsible for performance not directly assigned to the Contractor
 - Representative available 24/7
 - Service center phones and radios GFE

MOFFETT BOILER PLANT

- Steam Distribution System (Section C15)
 - Two high pressure steam boilers
 - Steam generation operations and distribution
 - Keep in operation 24/7
 - Daily operator checks/logs, once per shift minimum
 - \$750 material fixed price repair work liability limit per occurrence
 - Annual certifications

LIFTING DEVICES

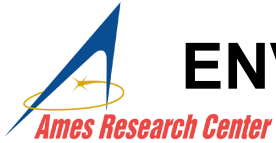
- Lifting Devices (Section C18)
 - Maintain built-in (fixed) cranes (approx. 125) and mobile crane(s)
 - Overhead gantry and bridge cranes
 - Jib and wall cranes
 - Remote, pendant and cab operated
 - Work requirements
 - Preventive Maintenance (PM)
 - Safety Inspection Services
 - Hooks and wire rope
 - Structure (catwalks, handrails, fasteners, hoist/trolley frames, lights)
 - Electrical Systems
 - Motors and machinery
 - Operational adjustments
 - Load Testing
 - Labeling/tagging

MAINTENANCE ENGINEERING

- Maintenance Engineering (Section C19)
 - On-site services for repair and replacement operations for facilities, utility infrastructure systems, and collateral equipment
 - Repair projects and maintenance activities
 - Field consultation and recommendations
 - Engineering analysis
 - Maintenance repair oversight
 - CADD drawings
 - Equipment sizing
 - Equipment specifications for improved maintainability and efficiency
 - Required construction
 - Evaluation of equipment

ADVERSE WEATHER CONDITION RESPONSE

- Adverse Weather Condition Response Support (para. C5.5)
 - Preparation
 - Increase maintenance activities prior to storm
 - Mobilization/testing of portable pumps and generators
 - Covering exposed areas of vulnerability
 - Other portable equipment to readiness mode
 - Inspection/clearing of debris from storm drainage system
 - Pruning/clearing branches/shrubs that pose threat
 - Response/Post Response
 - During and after storm
 - Increase monitoring of machinery and equipment
 - Respond to maintenance issues as they occur
 - Inspection of outdoor machinery and equipment
 - Demobilization of equipment and documentation
 - Cost and Limitations
 - Total liability up to \$10,000 per adverse weather condition
 - Excess will be covered under IDIQ



ENVIRONMENTAL & EMERGENCY SUPPORT SERVICES

- COST PLUS FIXED FEE WORK
- Establish and maintain internal environmental compliance controls
 - Own operations only
 - Hazardous waste/substance spill clean-up
 - Clean-up assistance
 - Pump and treat processed water
 - Pumping electrical/communication vaults
 - Bioremedial treatment and composting activities
 - TC, PM, and PdM support
- Provide emergency support services as required to support agency disaster response activities
 - Logistics support
 - Emergency Response
 - Damage Utility Control Team (DUCT)(30% of maintenance personnel)
 - DUCT training and certification
 - DUCT response

PRICING SCHEDULES

PRICING SCHEDULE SUMMARY (PSS)

- Pricing Schedule Summary (page J-B#-1)
 - Five sets of schedules, one for each contract year
 - First page of each contract year
 - Contains totals for CLIN:
 - #A: Firm Fixed Price Work
 - #B: Indefinite Delivery Indefinite Quantity (IDIQ) Work (TBD)
 - #C: Cost Plus Fixed Fee (CPFF) Work
 - #D: Phase-In Period (PIP): First year only
 - #E: Total Price For Each Year
 - All total prices must be filled out completely. The Government will not consider an offer for quantities less than those specified

FIXED PRICE PRICING SCHEDULE (FPPS)

- FPPS Pricing Schedules (page J-B#-2 to 7)
 - Five sets of schedules, one for each contract year
 - Follows Statement of Work section outline
 - Primarily Annual quantity basis
 - Total price for FPPS work must equal to the total price from the pricing schedule summary line #A
 - All unit and total prices must be filled out completely. The Government will not consider an offer for quantities less than those specified

TROUBLE CALLS

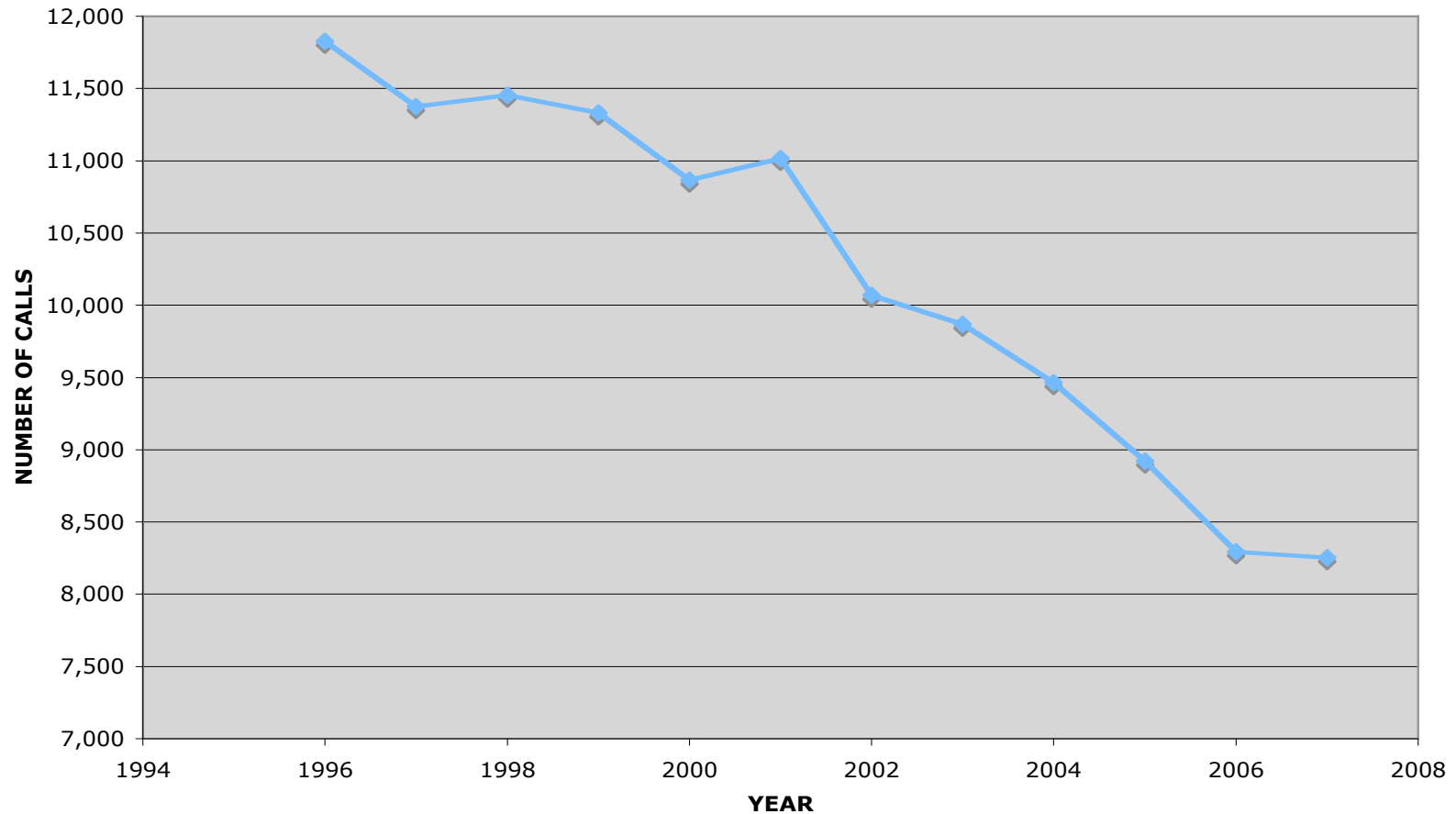
- Fixed Price Pricing Schedule (FPPS)
 - Item Number C5.2, Trouble Calls
 - Annual Quantity and Unit = 12 Months
 - Contractor is responsible for all Trouble Calls
 - Contractor to provide Unit Price per month and Total Price for 12 months of service each contract year
 - The Contractor shall estimate the annual quantity of trouble calls based on historical data and enter it in the second trouble call line item on the schedule
 - A unit price for each trouble call shall be provided by the Contractor
 - The unit price per trouble call provided by the Contractor will be the basis for determination of cost outside the $\pm 20\%$ range

VARIATION IN QUANTITIES - TROUBLE CALLS

- Variation in Quantities for Fixed Price Services (para. C1.2.G)
 - Trouble Calls (TC)
 - $\pm 20\%$ of original quantity identified on the Fixed Price Pricing Schedule, no cost adjustment
 - $>20\%$, Government may order at contract Unit Price with contract modification
 - $<20\%$, 50% cost sharing adjustment based on the unit bid price
 - Contractor is still responsible for ALL TC regardless of how many are performed under this contract

COMPLETED TROUBLE CALLS - CHART

TRouble CALLS PER YEAR



IDIQ PRICING SCHEDULE (IDIQPS)

- IDIQ Pricing Schedules (page J-B#-8 to end of table)
 - Five sets of schedules, one for each contract year
 - Craft Hour Unit Price (CHUP) work broken out by craft or trade
 - DBA and SCA categories
 - Materials and equipment not priced here (per delivery order)
 - Subcontractor rates (first line baseline; specifics underneath)
 - Regular shift unit price and off-shift unit price
 - Total price for IDIQ work must equal to the total price from the pricing schedule summary line #B
 - All unit and total prices must be filled out completely. The Government will not consider an offer for quantities less than those specified

COST PLUS FIXED FEE (CPFF)

- Complete Exhibits located in Section J-L1 to 9
 - Part of the Cost Volume

QUESTIONS AND ANSWERS