

Central Office Sources Sought for O&M Services

Background:

Sources are sought to provide full facilities operations, maintenance and related support services at the U.S. General Services Administration (GSA) Headquarters Building located at 1800 F Street, NW, Washington, DC 20405. The building is approximately 750,000 square feet. Approximately two thirds of the building was recently modernized to accommodate new occupancy requirements as well as to incorporate smart building technologies to make operations more efficient. The remaining third of the building is 97 years old (Is on National Historic Register) and uses a combination of window A/C units and steam radiators to provide thermal comfort. The purpose of this sources sought notice is to gather information regarding potential sources to provide building operations and maintenance capabilities with a focus upon routine and smart building technologies.

Requirements:

GSA is seeking information from potential sources for full facilities operations, maintenance and related support services for the GSA Headquarters Building located in Washington, DC. This requirement includes management, supervision, labor, materials, equipment, and supplies, as well as scheduled and unscheduled maintenance and repairs of equipment and systems located in and around the building to include:

*** INTEGRATED SMART BUILDING TECHNOLOGIES** – Siemens HVAC, Lutron Lighting, Eaton Power Metering (PV Solar Monitoring), BookIt Hoteling, Security and Access Card, Fire Alarm, Occupant Interface Portal, Weather Station, IBUS Universal Controls, Monitoring and Energy management Suite.

* Attached is Smart Building information sheets

* Architectural and structural systems, fixtures, and equipment.

* Control systems

* Electrical systems and equipment.

* Fire protection and life safety systems and equipment.

* Mechanical, plumbing, energy management control systems (EMCS), and HVAC systems and equipment.

* Service request desk operations, to include recordkeeping using MAXIMO computerized maintenance management systems (CMMS) as well as other administrative functions.

The following systems are excluded:

- * Equipment owned by public utilities
- * Fitness center equipment
- * Kitchen appliances and equipment (except for ductwork above the ceiling, grease traps with associated piping, and any fire suppression or fire alarm)
- * Lawn sprinkler heads and landscape irrigation systems
- * Non GSA owned and operated equipment
- * Paper and soap dispensing equipment in restrooms
- * Telecommunication systems
- * Upgrade of software or software licenses to include BAS and CMMS building automation systems

The area to be maintained is approximately 750,000 square feet of office and conference space. There are two guards' booths deployed at the entrance of the East and West courtyards. There are also 2 exterior moat areas that must also be maintained. Please see the details outlined in the performance work statement.

Responses

Interested sources are asked to provide their responses in Times New Roman, 12 point font. Responses must include the following information:

Company name, mailing address, physical address, point of contact, telephone number, fax number, e-mail address, DUNS number, NAICS code, company business size, and GSA schedule number (if applicable).

A corporate capability statement between one and five pages that includes relevant experience within the past three years should be provided. Relevant experience is defined as possessing the experience described in the requirements section above.

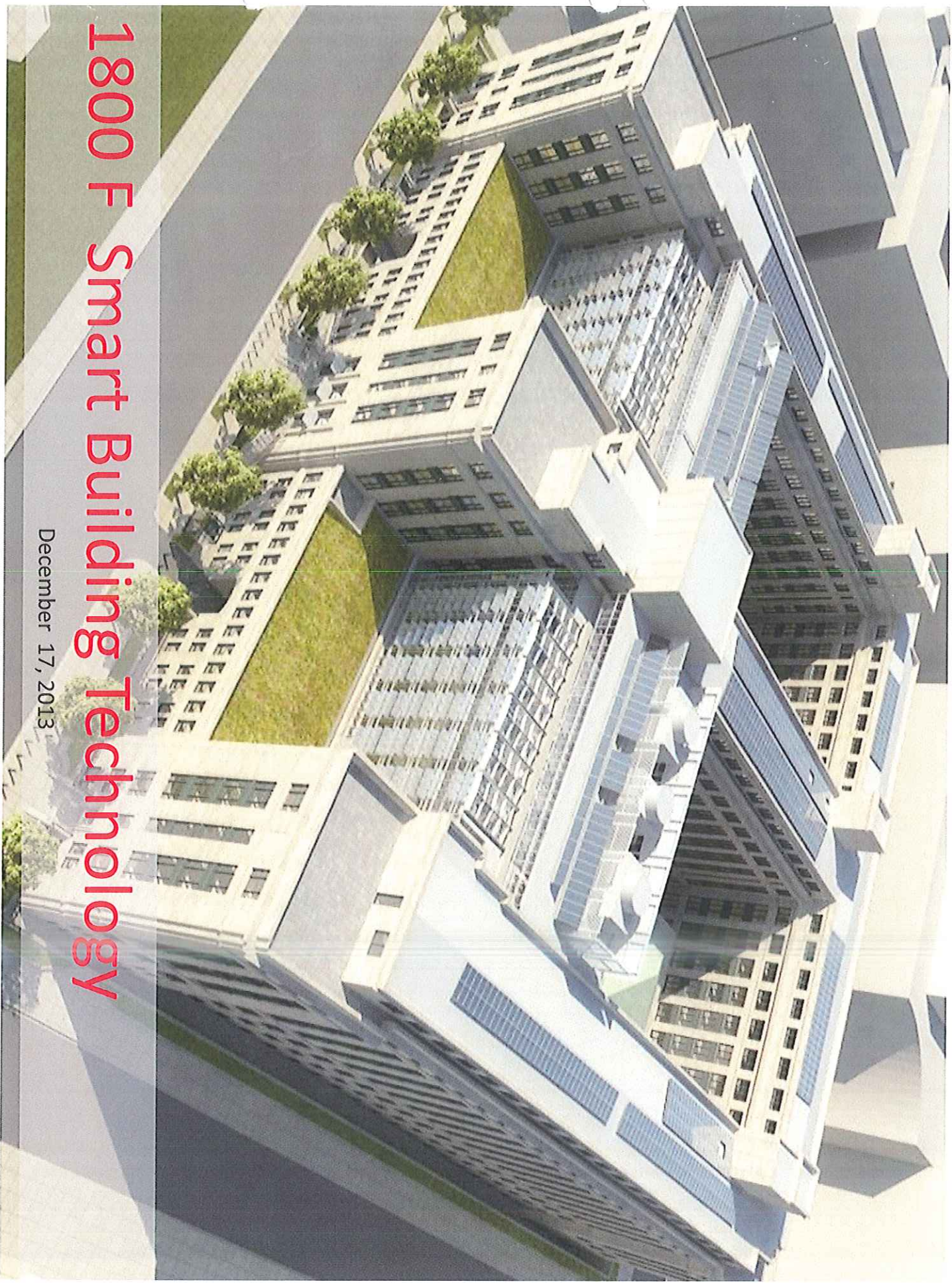
A representative sample of your contracts your firm was awarded to provide the requirements as described in this notice within the past three years. For each contract listed, include the type of contract, estimated value, contract period of performance (e.g., base and number of option periods), customer (i.e., federal agency and respective point of contact (e.g., point contact's name, phone number and e-mail address)).

A rough Order of Magnitude (ROM) pricing for one year of service.

Submission

All responses to this notice shall be submitted in writing to Michael J. Vrobel, Contracting Officer @ mike.vrobel@gsa.gov no later than 2:00 PM eastern standard time on 01/17/2014.

Please note that the information provided in this sources sought notice is to be used for acquisition planning purposes to determine the available sources for the services described herein. This is not a solicitation and proposals are not being requested at this time. This notice is not to be construed as a commitment by the Government to issue a solicitation or award. Responses will not be considered proposals. GSA will not be responsible for any cost incurred by interested sources responding to this sources sought notice.



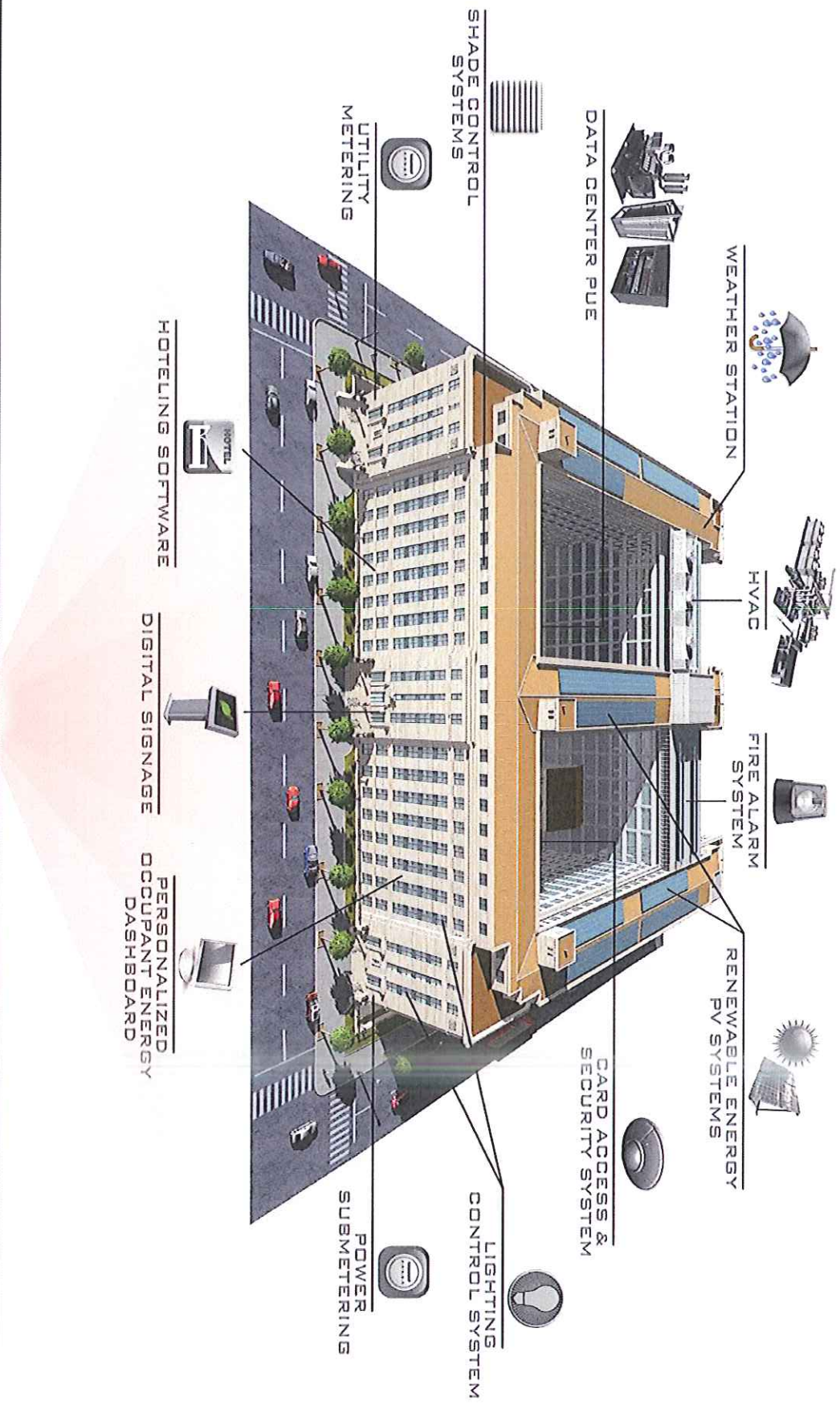
1800 F Smart Building Technology

December 17, 2013

Agenda

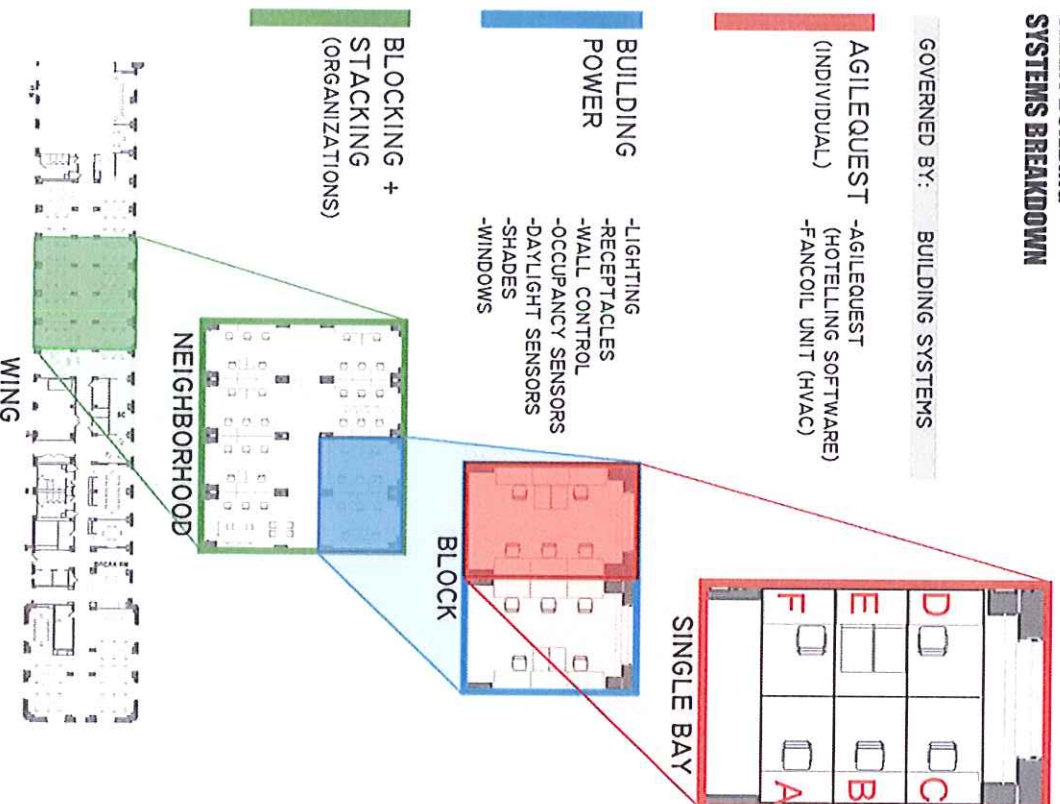
- Overview of the Integrated Systems at GSA 1800 F
 - HVAC Siemens Integration
 - Lighting Lutron Integration
 - Power Metering Eaton Integration
 - PV Solar Monitoring
 - Hoteling BookIt Integration
 - Security & Access Card Integration
 - Fire Alarm Integration
 - Occupant Interface Portal
 - Weather Station
- IBIS Universal Controls, Monitoring and Energy Management Suite
- Q&A

Master Systems Integration

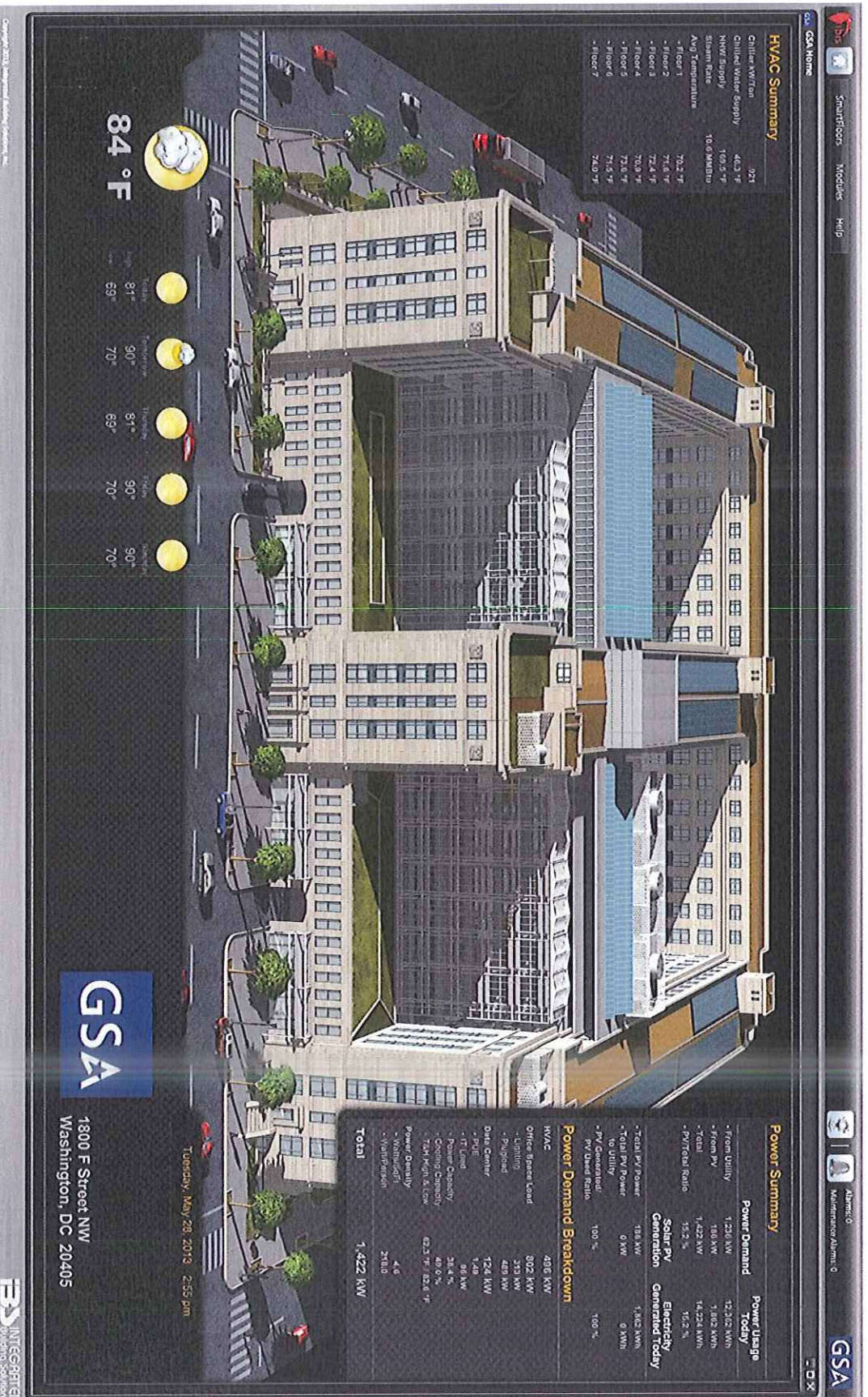


Smart Building: Building Systems Design Platform

1800 F MODERNIZATION SMART BUILDING SYSTEMS BREAKDOWN



Master Systems Integration



HVAC

- **HVAC Siemens Integration** – Primary Monitoring, Control, Alarming and Trending
 - Equipment - Primary Central Plant, Air Handling Units, Fan Coil Units, VAV Zones, Chillers, Pumps, Cooling Towers, Steam Plant, Domestic Water Systems, Data Center Temperatures
 - Scheduling - Fan Coil Units, Fan Powered VAV Units
 - Emergency Outdoor Air Damper Sequence – One Button Push closes all outside air equipment
 - Four Stage Load Shedding – Utility Company Energy Reduction Support
 - Window Switch Status – Disables FCU when Window is open

FCU Detail

BAY 5143

FCU SUMMARY

ROOM TEMPERATURE	HEATING
72.0 °F	72.0 °F
HEAT / COOL STAGES	UNOCCUPIED
FAN STATUS	ON
WINDOW STATUS	CLOSED

STAGEPOINTS

STAGEPOINT	STATUS	TEMPERATURE
OCCUPIED COOLING SETPOINT	ON	72.0 °F
OCCUPIED HEATING SETPOINT	ON	72.0 °F
UNOCCUPIED COOLING SETPOINT	ON	65.0 °F
UNOCCUPIED HEATING SETPOINT	ON	70.0 °F
STAND-BY COOLING SETPOINT	ON	68.0 °F
STAND-BY HEATING SETPOINT	ON	68.0 °F
FAN SPEED	ON	3.4 V
COOLING LOOP/OUT	ON	0 %
HEATING LOOP/OUT	ON	1.7 %

Command Point

72.0 °F

0 °F

100 °F

Override

Auto

Cancel

INTEGRATED Building Solution

GSA

Alarm: 0

Maintenance Alarm: 0

INTEGRATED Building Solution

GSA

Alarm: 0

Maintenance Alarm: 0

INTEGRATED Building Solution

GSA

Alarm: 0

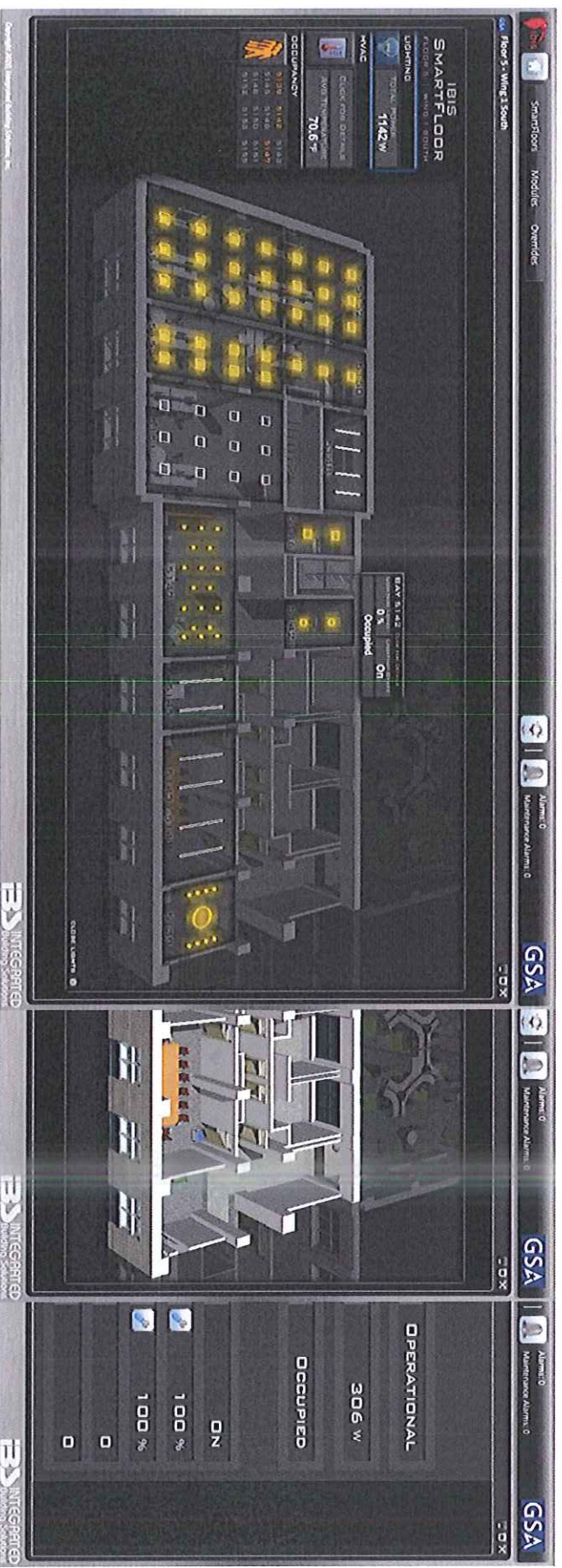
Maintenance Alarm: 0

INTEGRATED Building Solution

GSA

Lighting

- **Lighting Lutron Integration** – Primary Monitoring, Control, Alarming and Trending
 - Smart Building Integrated Sequences of Operation – Reservation & Occupancy Based Lighting
 - Bay Level Rules Apply –
 - Conference Room Level Rules Apply– Special Blinking Sequences at end of reservation
 - Stand alone Lighting Control, Alarming and Trending:
 - Lighting Zone Floor Plans & Individual Lighting Zones
 - Shade Controls – Monitoring and Control of Shade positions

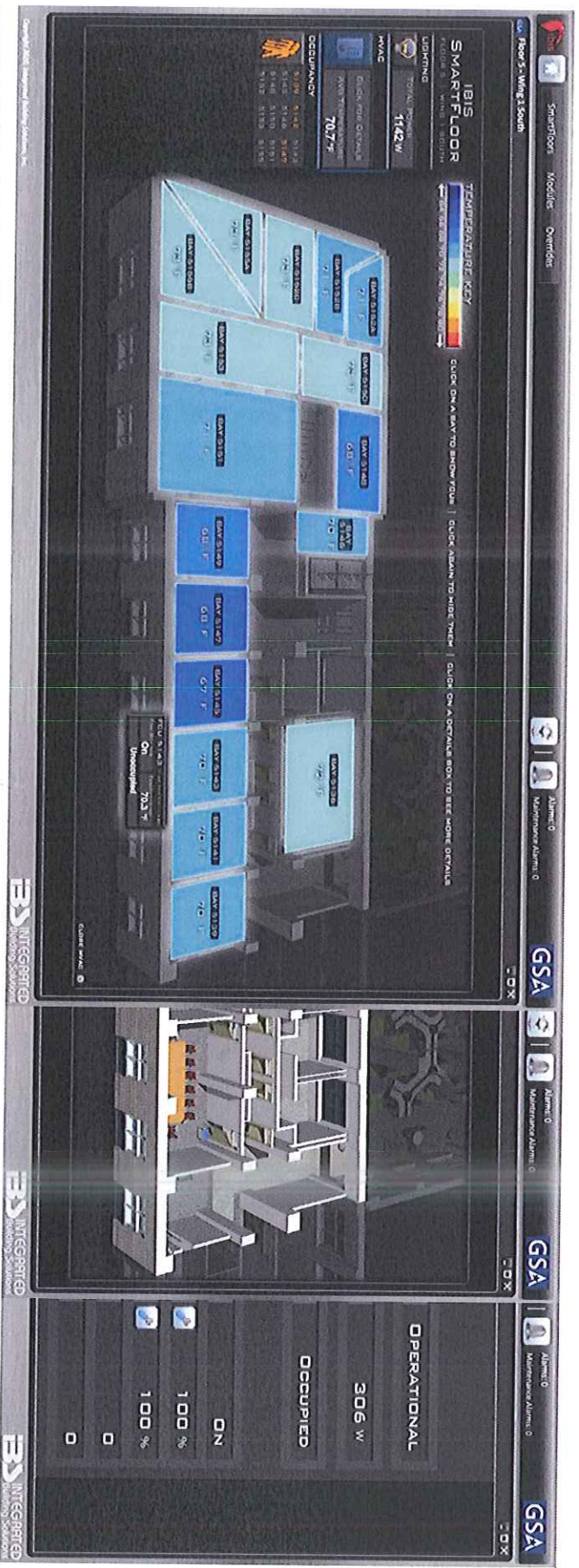


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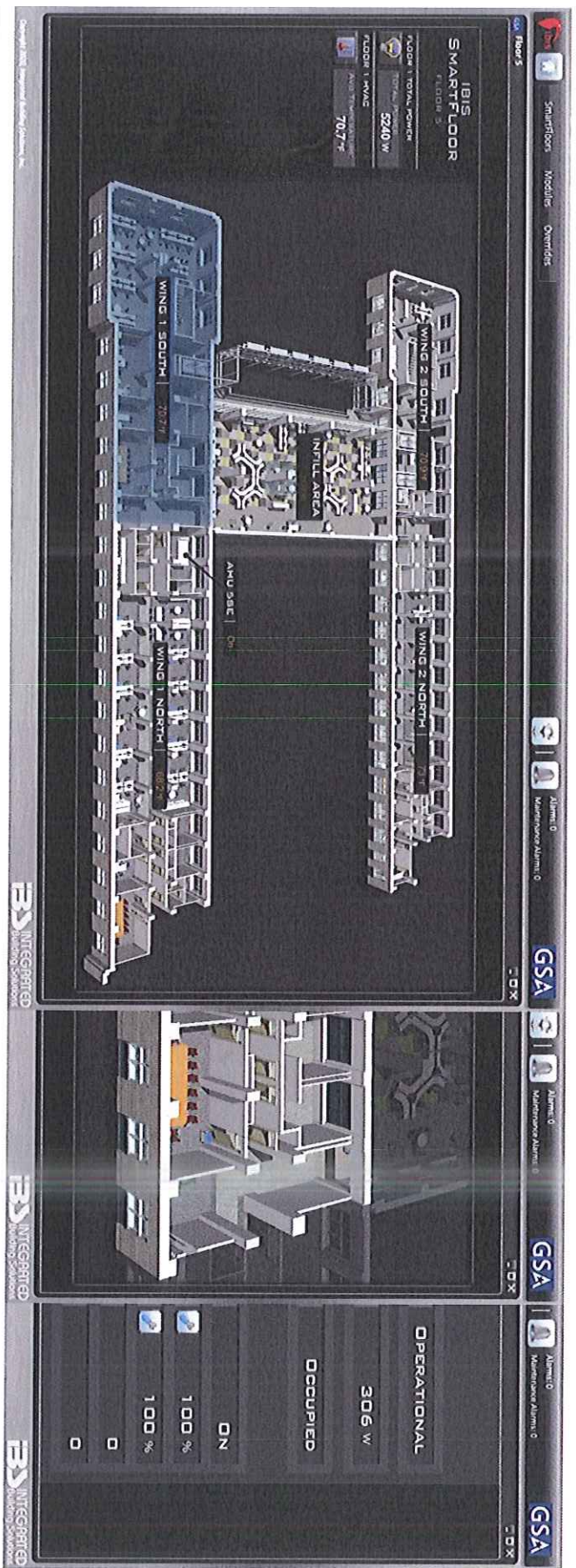
Hoteling

- **Hoteling Book It System Integration – Two Way Communication of Reservation Checkin Status**
 - Based on Reservation Checkin Status – IBIS will energize and ventilate the space according to the local occupancy state
 - When unoccupied HVAC Zone (FCU or VAV) is placed into Stand-by State, Lights remain off until space is occupied
 - Further Validation Occurs when a reservation is made and unoccupied rules a true, IBIS sends signal to “Book It” to Bump a reservation releasing the space back to general availability



Security & Card Access / Fire Alarm

- **Security & Card Access Brivo Integration** – Primary Monitoring, Alarming and Trending
 - Monitor Status and Alarm for primary security equipment
 - Activate Floor lights where Security Event is active (Door Ajar, Forced Entry, AC Power Loss)
 - Occupant Head Count (Energy Metrics Per Person)
 - Automatic Check in for “Book It” Reservations
- **Fire Alarm** – Primary Monitoring, Alarming and Trending
 - Turn on all lights in the building when in Fire Mode



Occupant Interface Portal (IBIS)

- **Occupant Interface Portal (IBIS)** – Application Bridging the Gap between People and the Building
 - IBIS module where users can monitor and request a change to their Bay environment (e.g. 1 degree warmer or 5 foot candles brighter).
 - All other Bay occupants will be notified about the requested change and have the ability to accept, reject, or counter the request.
 - An algorithm will average all resulting feedback and make the appropriate adjustments or notifications for appropriate approval.

The screenshot displays the Occupant Interface Portal (IBIS) software. The interface includes a top navigation bar with icons for SmartFloors, Module, Overrides, and Alarm (Alarm: 0, Maintenance Alarm: 0). The main content area shows system status (OPERATIONAL), total power (306 W), occupancy state (OCCUPIED), and lighting details (ON, 100% level, 100% daylighting, 0 lamp failures, 0 devices not responding). The bottom section contains three 3D visualizations of the bay environment, with the GSA logo in the bottom right corner.

Weather Station

- **Weather Station** – Integration to NOAA Internet Weather Source
 - Outside Air Temperature, Wind Direction, Current Weather Condition, Outside Humidity, Barometer, Average Wind Speed
 - Forecasting of Temperature Highs and Lows
 - Integration into Occupant Interface Portal tying together Window Switch Status Reports with forecasted weather conditions



IBIS Overview

- Global Workspace - Master Systems Integration
 - IBIS Enterprise Measurements & Verification System
 - Real-time Continuous Commissioning
 - MSI – Democratizing Enterprise Energy Information
 - Operational and Energy Transparency
 - Real-time Monitoring, Trending, Alerting & Notifications
 - Energy Benchmarking, Analysis and Reporting
 - Integrated Vendor & Protocol Agnostic Solution
 - Custom Enterprise Data Integration & Reporting Options
 - And Much More!.....