

 Facilities Maintenance and Operations

Scope Description: The Jet Propulsion Laboratory (JPL) is pursuing options to increase spending with small businesses. Of note is a particular emphasis on HUBZone set-asides. JPL is reviewing options to find **Small Business Concerns and/or Joint Venturesor Teams led by Small Businesses** with experience in multiple of the following listed items. JPL may pursue a team to fulfill all the requirements or may deal with some subcomponents on a standalone basis. We have highlighted potential subcomponents in yellow, but are open to suggestions. JPL encourages both teams addressing the comprehensive requirements as well as business concerns interested in subcomponents to respond. The stated goals are: (1) to ensure JPL has well-qualified subcontractors performing the work; (2) JPL maximizes small business participation in this potential opportunity; and (3) JPL hopes to find sufficient HUBZone competition for targeted set-asides. JPL seeks small business concerns with extensive experience, not brokers, in the following listed items to meet the below scope requirements and minimum/mandatory qualifications. JPL Small Business Programs (SBPO) will host multiple webinars to targeted groups to review this project requirements document. In addition, teams that appear to have the requisite experience with one or more of the subcategories listed may be granted an online interview with the SBPO to present further information regarding their capabilities.

JPL is a Federally Funded Research and Development Center (FFRDC) managed by Caltech University in support of the National Aeronautics and Space Administration (NASA). The campus has a minimum of 1 million square feet of facility space and a minimum of 75 acres’ land.

Minimum/Mandatory Quals: Experience and capabilities in multiple of the following listed items.

NAICS Code: **561210** – Facilities Support Services

SBA Size Standard: $47 million

In the chart below, type an “X” for each of the areas applicable to your capabilities and experience.

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|  | **Safety Criteria** | **Rating** |
| 1. | EMR Rating |  |
| 2. |  OSHA Total Recordable Incident Rate (TRIR) |  |

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|  | **Scope Tasks – Past Performance Identifying/Providing:** | **Yes** | **No** |
| 1. | Buildings and Structures Maintenance and Repair |  |  |
| 2. | Heating, Ventilation, Air Conditioning, Refrigeration, Air Compressors, and Pressure Vessels Systems Maintenance and Repair |  |  |
| 3. | High and Low Voltage Electrical Power Generation and Distribution Systems Maintenance and Repair |  |  |
| 4. | Elevator Maintenance and Repair |  |  |
| 5. | Built-In Cranes, Hoists, Monorails, and Jibs Maintenance and Repair |  |  |
| 6. | Potable Water Distribution System Maintenance and Repair |  |  |
| 7. | Wastewater Collection and Disposal System Operation, Maintenance, and Repair |  |  |
| 8. | Grounds Maintenance and Repair |  |  |
| 9. | Disaster and Potential Disaster Response |  |  |
| 10. | Energy and Water Conservation |  |  |
| 11. | Environmental Management Support |  |  |
| 12. | Energy Management System Hardware and Software Configuration Control |  |  |
| 13. | Power Control Console System Configuration Control |  |  |
| 14. | Power Measurement System Configuration Control |  |  |
| 15. | Pressure Vessel and System Safety |  |  |
| 16. | Executing a Scheduled Maintenance and Repair Plan that includes a Reliability-Centered Maintenance (RCM) Program for facilities maintenance |  |  |
| 17. | Special Events Support Plan (typically involves pre-cleanup, cleanup during event, and post-event cleanup) |  |  |
| 18 | Facilities Service Request (FSR) Program – Ability to perform support services upon request by the SCM or its delegate  |  |  |
| 19. | Management of work under a Maintenance and Operations Subcontract at a single site that has at minimum 1 million square feet of facility space and a minimum of 75 acres of land |  |  |

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|  | **Staffing Requirements – Maintain the Capability of Providing:** | **Yes** | **No** |
| 1. |  A Southern California based Corporate Support Office with sufficient managerial expertise. A typical office may have from 3-7 people. |  |  |
| 2. |  Relationships and access to a local labor pool with varied skillsets, including preventative maintenance, corrective maintenance, either on staff or through subcontractors.  |  |  |
| 3. |  Familiarity with data center management and operations |  |  |
| 4. |  Familiarity with clean room operations |  |  |
| 5. |  Robust financial reporting capability to provide timely invoices to JPL  |  |  |
| 6. |  At least one (1) Level 2 certified Thermography Specialist |  |  |
| 7. |  At least (1) Level 2 certified Vibration Specialist |  |  |
| 8. |  At least one (1) certified arborist |  |  |
| 9. |  Electrical technicians at journeyman level with at least five (5) years of experience |  |  |
| 10. |  Plumbers at journeyman level with at least five (5) years of experience |  |  |
| 11. |  Millwrights with at least (5) years of experience |  |  |
| 12. |  HVA technicians certified through the Environmental Protection Agency (EPA) and at journeyman level with at least (5) years of experience |  |  |
| 13. |  Energy Management System (EMS) Operator with technical certification training in the Niagara AX Training Program, with a minimum of one (1) year of experience with the Niagara Workbench, and shall be competent to monitor and maintain Staefa/Telon DDC hardware |  |  |
| 14. |  PT&I System Administrator with at least three (3) years of experience |  |  |

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| Do you currently have operations in Southern California? |
| **Yes** [ ]  | **No** [ ]  |
| **If so, where?** |
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| Do you have operations in Northern California or the Southwest United States?  |
| **Yes** [ ]  | **No** [ ]  |
| **If so, where?** |
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| JPL has over 3,000 large trees and steep hillsides. Do you have the capacity or a business relationship in place that can perform this maintenance work?  |
| **Yes** [ ]  | **No** [ ]  |
| **If so, please elaborate:** |
|   |

Please give us 3 examples of your relevant past performance in the format below. Feel free to use Microsoft Word, PowerPoint, or PDF format, as separate attachments. Under “Scope Tasks that Apply,” please refer to the above Scope Tasks in the second table. List all applicable scope tasks that apply to your past performance separated by comma (ie. 2,4,6,8).

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| **Past Performance Summary Format** |
| **Contract Name:**  |
| **Business Size:**  |
| **Socio-Economic Status:** SB [ ]  SDB [ ]  WOSB [ ]  VOSB [ ]  SDVOSB [ ]  SBA Certified HUBZone [ ]   HUBZone, but not SBA Certified [ ]  HBCU/MSI [ ]  |
| **Issuing Agency:**  | **Contract #:** |  |
| **Contract $ Value:** | **Period of Perf:** |  |
| **Tier 1 (Prime) /Tier 2/ Tier 3?:** |
| **Summarized Scope of Work – Provide Technical Details Here** |
|   |
| **Scope Tasks that Apply (1-19)**  |  |

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| --- |
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| **Scope Tasks that Apply (1-19)**  |  |

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| **Summarized Scope of Work – Provide Technical Details Here** |
|   |
| **Scope Tasks that Apply (1-19)**  |  |

Please send to smallbusiness.programsoffice@jpl.nasa.gov Capabilities statements are also welcomed. The Small Business Programs Office will contact you to ask questions or request further information.

DISCLAIMER: There is no commitment or guarantee on the part of JPL to move forward with a Request for Information (RFI) or Request for Proposal (RFP) at this time.