

**Department of Homeland Security (DHS)
Transportation Security Administration (TSA)**

**Request for Information (RFI)
Operations and Maintenance (O&M) Services at the TSA Systems Integration Facility
(TSIF) and Freedom Center.**

1. BACKGROUND

The *Transportation Security Administration System Integration Facility (TSIF)* is located in Arlington, VA at the Reagan Washington National Airport. It is a 128,000 sq. ft. two story building with three elevators. The TSIF building was purchased by the TSA in October 2010 from the United States Postal Office and resides on Metropolitan Washington Airport Authority (MWAA) property.

The *Freedom Center* is housed in Herndon, VA and consists of 104,014 rentable / 103,502 usable (BOMA) sq. ft. in a single story building. The Freedom Center (FC) was established in response to the direction provided by the National Strategy for Combating Terrorism, as part of the President's Management Strategy. The Freedom Center became operational in July 2003 and serves as the 24 hours a day/7 days a week coordination center for transportation security- related operations, incidents, or crises for TSA within the Department of Homeland Security.

The Freedom Center correlates and fuses real-time intelligence and operational information, ensuring unity of command and action in the prevention of, and response to, terrorist-related incidents across all transportation modes, (maritime, land, and aviation).

TSA has a requirement for complete Operations and Maintenance of the above referenced facilities, ensuring that all required and necessary Project Management, Mechanical, Electrical, Plumbing, and Housekeeping (janitorial, equipment and systems tests/inspections, preventive/predictive maintenance, corrective maintenance/repair, and 24/7 emergency services) are completed to provide a comfortable and safe work environment for the building occupants. The contractor must provide management, supervision, labor, materials, equipment and supplies to ensure satisfactory operation of both facilities.

2. OBJECTIVE

The Transportation Security Administration (TSA) is issuing this Request for Information (RFI) as a means of conducting market research to identify 8(a) small business having an interest in and the resources to support TSA's need for Operations and Maintenance Services. In addition, TSA is requesting feedback from industry in respect to the draft Performance Work Statement, such as suggested areas of improvement, lessons learned from similar projects, areas that may require further clarity, and any questions or comments that the Government should consider before releasing the final solicitation.

The applicable North American Industry Classification System (NAICS) code assigned to this procurement is anticipated to be 561210 "Facilities Support Services". The Product

Service Code (PSC) is anticipated to be Z1AA “Maintenance of Office Buildings”. TSA anticipates award of a single contract set aside for 8(a) small business concerns under the GSA BMO – Zone 1 strategic sourcing vehicle.

3. RESPONSES TO THIS RFI

Interested parties are encouraged to submit responses to the following sections:

Section 1 – Capabilities Statement

Organization name, address, email address, web site address, telephone number, DUNS number, confirmation of current socio-economic status, and identification of any strategic sourcing vehicle or GSA Schedule Contracts that your organization holds, specifically the Building Maintenance and Operations (BMO) – Zone 1 vehicle, or GSA Schedule 811-02 Complete Facilities Maintenance.

Section 2 – Relevant Experience

Provide up to three examples of projects of similar in size, scope, and complexity to the TSA requirements, preferably with the Federal Government. Please include the customer, period of performance, total contract value, and whether the work was performed as a prime or sub-contractor. Briefly describe the scope of work, to include the management and staffing methodology, best practices/lessons learned, and relevant performance metrics.

Section 3 – Draft PWS

The draft PWS is provided as Attachment 1 to this RFI. Please review and provide the following:

- 1) Describe your company's general plan to meet TSA objectives, including the general methodology for managing and staffing this type of requirement.
- 2) Suggest areas of improvement, lessons learned from similar projects, areas that may require further clarity, areas that appear outdated, and any questions that the Government should consider before releasing the final solicitation.
- 3) Provide input and recommendations to any specific Performance Metrics, Lifecycle Analysis, Operations of Multifunctional Electrical Switch Gear and UPS Systems that are in-line with industry practices for these services.

4. REVIEW OF RESPONSES

The Government will review interested party responses for market research purposes only. The Government does not intend to provide responses to RFI submissions or questions directly, but will consider or incorporate responses into any future solicitation relating to these requirements. The Government reserves the right to arrange a technical information exchange, demonstration, or pilot program directly with interested parties following review of submissions. Responses to the RFI will not be returned.

5. SUBMISSION OF RESPONSES AND CONTACT INFORMATION

Responses to this RFI shall be submitted via email no later than **12:00 PM EDT on November 4, 2019** to Jason.Richards@tsa.dhs.gov and Katya.Cruz@tsa.dhs.gov. Responses not received by the closing date and time may not be considered or reviewed by TSA. Questions in support of this RFI will not be addressed.

Responses to this RFI shall not exceed ten (10) pages, submitted electronically in Microsoft Word or Adobe PDF format with standard margins, 8.5"x11" paper size, and minimum of 11-point font.

6. DISCLAIMER

This RFI and draft PWS are issued solely for informational and planning purposes and do not constitute a solicitation. In accordance with FAR 15.201(e), responses to this notice are not offers and cannot be accepted by the Government to form a binding contract, nor do they affect a potential offeror's ability to respond to any future synopsis/solicitation, which may or may not follow or restrict the Government's eventual acquisition approach. The Government will not provide reimbursement for any information that may be submitted in response to this notice, and no basis for a claim against the Government shall arise from a response to this notice or Government use of any information provided. Respondents are solely responsible for all expenses associated with responding to this RFI.

7. ATTACHMENTS

Attachment 1 – Draft Performance Work Statement (PWS)