



August 4, 2021

BY EDPS

Government Accountability Office
General Counsel
ATTN: Procurement Law Control Group
441 G Street, NW
Washington, D.C. 20548

Re: Pre-Award Protest Regarding GSA RFQ 47PD0121Q0007, Suitland Census Headquarters North/South O&M Related Services, Suitland, MD - Currently SBA 8(a) Contract GS-11P-11-ZG-C-0146 - Improper Removal of Contract from 8(a) BD Program

Dear Sir:

On behalf of TeamGOV, Inc. of Landover, MD (“TeamGov” or “Protester”), we hereby protest the General Service Administration’s (“GSA” or “Agency”) Request for Quotations (RFQ) # 47PD0121Q0007 because the solicitation is defective. (Attachment A). The solicitation is an improper conversion of an 8(a) contract into a GSA E-Buy non-8(a) procurement. In 2011 GSA issued a solicitation to do identical work as a Request for Proposals (RFP) under the SBA 8(a) Business Development (BD) Program, RFP # GS-11P-11-ZG-C-0146. (Attachment B). GSA took such action through the issuance of a GSA E-Buy RFQ unrestricted competition dated April 7, 2021 with a closing date of May 27, 2021, which has been extended to August 6, 2021 (See Attachment C). GSA took such action in contravention of Federal regulations, namely FAR 19.815 and 13 C.F.R. 124.504. Such action undermines the 8(a) BD Program and denies Protester, an 8(a) program participant, the opportunity and benefit of competing for contracts set aside for participants within the SBA 8(a) BD Program.

GSA is attempting to remove this procurement from the SBA’s 8(a) Program¹ without following the provisions for doing so, which are found in the afore-mentioned regulations. Although the protester is not the incumbent of the above-referenced procurement, as a participant in the Small Business Administration’s (“SBA”) 8(a) Business Development Program,

¹ Section 8(a) of the Small Business Act, 15 U.S.C. § 637(a), authorizes SBA to enter into contracts with government agencies and to arrange for performance through subcontracts with socially and economically disadvantaged small business concerns. See 13 C.F.R. § 124.501(a)(SBA may enter into all types of awards, including contracts and orders). This program is commonly referred to as the 8(a) program.

TeamGOV would have competed for the contract as an 8(a) contractor had the contract been offered as an 8(a) competition, as it should have been. Although the 8(a) contract is currently sole source, the fact that the contract is now being competed as an unrestricted RFQ competition means that GSA is seeking competition but is improperly not restricting the competition to 8(a) contractors.

The subject contract was solicited by GSA as an 8(a) competition in 2011 (Attachment B), entitled “Procure and Operations and Maintenance (O&M) Contract for the Census Hdq building and other buildings on the Suitland MD Complex.” Moreover, the contract is still in the 8(a) Program, as the current holder of the 8(a) contract is Professional Hir, LLC. (Attachment D). However, on April 7, 2021, GSA solicited the same procurement as an unrestricted GSA Schedule Request for Quotation. (“RFQ”). The RFQ calls for the same services as the 8(a) contract, “Operation and Maintenance of the Census Headquarters Building Complex” in Suitland, Maryland. (See Attachment A)

Where a procurement is awarded as an 8(a) contract, its follow-on or renewable acquisition must remain in the 8(a) BD program unless SBA agrees to release it for non-8(a) competition. If a procuring agency would like to fulfill a follow-on or renewable acquisition outside of the 8(a) BD program, it must make a written request to and receive the concurrence of the Associate Administrator for Business Development (AA/BD) to do so. *See* 13 C.F.R. 124.504(d). The 8(a) contract is the same requirement as the GSA RFQ. We were unable to obtain verification that the GSA sent a written request to the SBA to remove the contract from the program or that the SBA has concurred with a conversion.

Similarly, FAR 19.815 states that “once a requirement has been accepted by SBA into the 8(a) program, any follow-on requirements shall remain in the 8(a) program unless there is a mandatory source (see FAR 8.002 or 8.003) or SBA agrees to release the requirement from the 8(a) program in accordance with 13 CFR 124.504(d)”. We were unable to obtain verification that the SBA concurred in such a release or that the GSA requested that it do so.

This is a pre-award protest, and pursuant to 31 U.S.C. 3553, we request that GAO direct the Agency to immediately stop proceeding with this procurement process and to not award a contract from this solicitation while this protest is pending.

INTERESTED PARTY

TeamGov is an interested party because it is a participant in the 8(a) Program (Attachment E) and NAICS Code 561210 is one of the NAICS Codes that it operates under. (Attachment F). The subject 8(a) contract, as well as the unrestricted RFQ are classified under the 561210 NAICS Code. (Attachments A and C). Protester would compete for the 8(a) contract, which the GSA is trying to remove from 8(a) BD Program, if it were competed as an 8(a) competition. Protester is also an interested party because it is a competitor in the current GSA’s RFQ competition and has a direct interest in the solicitation being competed properly.

TIMELINESS

This protest is timely because it is being filed based upon alleged improprieties in the RFQ (Solicitation) prior to the date in which the initial quotations are due, which is currently August 6, 2021. (Attachment C). *See* 4 C.F.R. 21.2(a)(1).

ISSUES

- 1) The solicitation is defective because GSA improperly removed an 8(a) contract from the 8(a) Program and unlawfully converted the contract to an unrestricted competition without the consent or concurrence of SBA which is a contravention of federal regulations.
- 2) The GSA's solicitation is defective because it removes an 8(a) contract from the 8(a) Program in contravention of the federal regulation requiring the contract to be a "new requirement."
- 3) GSA's solicitation is defective because it is not a contract competition restricted to 8(a) contractors, but an unrestricted full and open competition which deprives Protester an opportunity to compete for the contract as a participant in the 8(a) Program.

RELIEF REQUESTED

Protester hereby requests a ruling from the Comptroller General of the United States vacating and setting aside GSA's subject RFQ to compete the contract currently in the 8(a) Program as an unrestricted full and open competition and to compete the contract as an 8(a) competition. Moreover, it is requested that Protester be awarded bid and proposal costs, including reasonable attorney's fees, for bringing this protest. 4 C.F.R. § 21.8(d)(1).

BACKGROUND

In June, 2011, the GSA issued an RFP solicitation to "Procure an Operations and Maintenance (O&M) Contract for the Census Hdq building and other buildings on the Suitland MD Complex." GS-11P-11-ZGC-0146. (Attachment C). It was solicited as an "8(a) set-aside" with a NAICS Code of 56210, Facilities Support Services. *Id.* The contract has been an 8(a) contract ever since, and is currently held by Professional Hir, LLC as an 8(a) sole source contract. (Attachment D).

On April 27, 2021 the GSA issued a Request for Quotations (RFQ) entitled "Suitland Census Headquarters North/South/O&M Related Services". The closing date for the RFQ was initially set for May 27, 2021, (Attachment A) but the RFQ was subsequently amended to set the closing date for August 6, 2021.(Attachment C) The requirement is advertised as a full and open, unrestricted solicitation, with a NAICS Code of 561210, Facilities Support Services, with a size

standard of \$41.5 million. *Id.* GSA's current RFQ solicitation is the same requirement as the 8(a) solicitation which has remained in the 8(a) Program since at least 2011. (Attachment B). Thus, GSA's action amounts to a conversion of an 8(a) contract to an unrestricted full and open competition contract.

Protester is a small business and a participant in the SBA 8(a) Program since July 2015, with an expiration date of July 2024. (Attachment E). Protester has a NAICS Code of 561210. (Attachment F). If GSA desires to compete the 8(a) contract, the solicitation should reflect an 8(a) competition rather than an unrestricted full and open competition. Protester would be eligible to compete in that 8(a) competition. However, the GSA is trying to improperly convert the contract from 8(a) to unrestricted even though the requirement is clearly not a "new requirement." GSA's 8(a) solicitation and its current RFQ solicitation are the same requirement. The task is to provide operation and maintenance to the Census Headquarters Complex North/South. Therefore, the solicitation is defective in that the competition is not restricted to 8(a) contractors. Moreover, GSA has not followed the applicable federal regulations to remove the contract from the 8(a) Program. The applicable FAR provision states that:

19.815 Release for non-8(a) procurement.

(a) Once a requirement has been accepted by SBA into the 8(a) program, any follow-on requirements shall remain in the 8(a) program unless there is a mandatory source (see 8.002 or 8.003) or SBA agrees to release the requirement from the 8(a) program in accordance with 13 CFR 124.504(d).

(b) To obtain release of a requirement for a non-8(a) procurement (other than a mandatory source listed at 8.002 or 8.003), the contracting officer shall make a written request to, and receive concurrence from, the SBA Associate Administrator for Business Development.

(c) (1) The written request to the SBA Associate Administrator for Business Development shall indicate

(i) Whether the agency has achieved its small disadvantaged business goal;

(ii) Whether the agency has achieved its HUBZone, SDVOSB, WOSB, or small business goal(s); and

(iii) Whether the requirement is critical to the business development of the 8(a) contractor that is currently performing the requirement.

(2) Generally, a requirement that was previously accepted into the 8(a) program will only be released for procurements outside the 8(a)

program when the contracting activity agency agrees to set aside the requirement under the small business, HUBZone, SDVOSB, or WOSB programs.

(3) The requirement that a follow-on procurement must be released from the 8(a) program in order for it to be fulfilled outside the 8(a) program does not apply to task or delivery orders offered to and accepted into the 8(a) program, where the basic contract was not accepted into the 8(a) program.

Here, the GSA has not complied with any of the above FAR provisions. No letter has been written to the SBA, and the SBA has not agreed to release the contract from the 8(a) Program. GSA is also in violation of 13 C.F.R. Sec. 124.504. Under SBA regulations, where a procurement is awarded as an 8(a) contract, its follow-on or renewable acquisition must remain in the 8(a) program unless SBA agrees to release it for non-8(a) competition, which the SBA has not done. *See* 13 C.F.R. § 124.504(d)(1). *See Below*.

d) Release for non-8(a) or limited 8(a) competition.

(1) Except as set forth in paragraph (d)(4) of this section, where a procurement is awarded as an 8(a) contract, its follow-on requirement must remain in the 8(a) BD program unless SBA agrees to release it for non-8(a) competition. Where a procurement will contain work currently performed under one or more 8(a) contracts, and the procuring agency determines that the procurement should not be considered a follow-on requirement to the 8(a) contract(s), the procuring agency must notify SBA that it intends to procure such specified work outside the 8(a) BD program through a requirement that it considers to be new. Additionally, a procuring agency must notify SBA where it seeks to reprocur a follow-on requirement through a pre-existing limited contracting vehicle which is not available to all 8(a) BD Program Participants and the previous/current 8(a) award was not so limited. If a procuring agency would like to fulfill a follow-on requirement outside of the 8(a) BD program, it must make a written request to and receive the concurrence of the AA/BD to do so.

Protester recognizes that the requirement to remain in the program does not apply if the follow-on work qualifies as a “new requirement.” The term “new requirement” includes: “[t]he expansion or modification of an existing requirement . . . where the magnitude of change is significant enough to cause a price adjustment of at least 25 percent (adjusted for inflation) or to require significant additional or different types of capabilities or work.” 13 C.F.R. § 124.504(c)(1)(ii)(C). That does not apply to the case at bar.

In GSA’s RFP issued on June 7, 2011 (Amendment 4 issued August 15, 2011, the relevant part of the solicitation stated the following:

THIS PROCUREMENT HAS BEEN SET-ASIDE FOR 8(a) FIRMS ONLY.

1. Operation and Maintenance services awarded as a result of this **Request for Proposal (RFP)** is to be provided for the **Census Headquarters Building** consisting of approximately **1.5 million** rentable square feet, the **Parking Garages** (North & South) which combined are approximately **1 million square feet**. The **Census Child Development Center** consisting of approximately **6,840 square feet**, the **Guard's Booths** consisting of approximately **36 square feet for Gates #3 & #4**, approximately **250 square feet for Gate #5** the **Visitor Center**, and approximately **160 square feet for Gate #7**, and the **Suitland House** approximately **7,180 square feet**, located in **Suitland Maryland.**" (Bold in original)

(Attachment B). By comparison, the 2021 RFQ solicitation states the following:

Request for Quotation (RFQ) 47PD0121Q0007 for Operations/Maintenance and Related Services Location 1: Census Headquarters North Building and Garage Location 2: Census Headquarters South Building and Garage 4600 Silver Hill Road Suitland, Md. 20746-2402 Location 3: Washington National Records Center 4205 Suitland Road Suitland, Md. 20746-4700 Location 4: Suitland Child Care Center 4303 Suitland Road Suitland Md. 20746-4704 PERIOD OF PERFORMANCE: Initial Period: March 1, 2022-February 28, 2023 2 Initial period of one (1) year with the possibility of nine (9) one (1) year options for a potential contract period of (10) years SET-ASIDE STATUS: Unrestricted/Full and open SOLICITATION ISSUE DATE: April 7, 2021

(Attachment A). Except for the mode of acquisition, the summary of the two solicitations call for the same services. The 2011 solicitation as well as the 2021 solicitation is for the Operation and Maintenance of the Suitland Census Headquarters Buildings Complex. The only significant difference between the two solicitations is that one leads to an 8(a) contract and the other leads to a full and open contract award.

GSA's action is not a "new requirement" which includes, "[t]he expansion or modification of an existing requirement . . . where the magnitude of change is significant enough to cause a price adjustment of at least 25 percent (adjusted for inflation) or to require significant additional or different types of capabilities or work" required by 13 C.F.R. § 124.504(c)(1)(ii)(C). Since the new solicitation is an RFQ there is no indication that there is a change in the contract that is significant enough to cause a price adjustment of at least 25 percent, and there is nothing in the new solicitation that requires significant additional or different types of capabilities or work and would not be dispositive even if it did. The solicitation is therefore defective.

ARGUMENT

1. THE SOLICITATION IS DEFECTIVE BECAUSE THE AGENCY DID NOT FOLLOW THE APPLICABLE REGULATIONS IN CONVERTING AN 8(a) CONTRACT INTO A FULL AND OPEN CONTRACT

The solicitation is defective because GSA violated FAR 19.815 and SBA regulations at 13 C.F.R. § 124.504(d) when it issued the current solicitation for the Operation and Maintenance of the Suitland Census Headquarters Building Complex. Specifically, the agency failed to obtain the SBA's permission prior to removing the requirement from the 8(a) program. Both FAR 19.815 and 13 C.F.R. § 124.504(d) state that when a procurement is awarded as an 8(a) contract, its follow-on or renewable acquisition must remain in the 8(a) program unless the SBA agrees to release it for non-8(a) competition. The SBA did not agree to release the contract at issue from the 8(a) Program.

In the relatively recent near-identical case of *Eminent IT, LLC*, B-418570 (June 23, 2020), GAO held that the Department of State (DOS) improperly removed a requirement from the SBA's 8(a) program, in part, because it did not comply with the above regulations. Like the case at bar, the DOS issued an RFQ outside the 8(a) program. In its recommendation, GAO stated, in part, that the Agency either procure the requirement using the SBA's 8(a) Program, or obtain the SBA's agreement before removing the requirement from the program. Protester argues that the same relief should apply to the instant case.

2. THE SOLICITATION IS DEFECTIVE BECAUSE THE AGENCY ALSO ERRED IN REMOVING THE CONTRACT FROM THE 8(a) PROGRAM BECAUSE IT IS NOT A "NEW REQUIREMENT."

Protester is aware that the above-stated requirement to remain in the program does not apply if the follow-on work qualifies as a "new requirement." *eAlliant, LLC*, B-407332.4, B-407332.7, Dec. 23, 2014, 2015 CPD ¶ 58 at 8-9. However, the instant procurement is not a "new requirement." The term "new requirement" includes: "[t]he expansion or modification of an existing requirement . . . where the magnitude of change is significant enough to cause a price adjustment of at least 25 percent (adjusted for inflation) or to require significant additional or different types of capabilities or work." 13 C.F.R. § 124.504(c)(1)(ii)(C). Those factors are not present in this case.

As described above, the requirement of the 8(a) RFP in 2011 and the current RFQ in 2021 is the same contract title for the same contract work. There is nothing that makes them different to any meaningful degree. Essentially, both solicitations are for the operation and maintenance of the Suitland Census Headquarters Building Complex, North and South. So there is no "expansion or modification of an existing requirement." Because the solicitation contains no change in terms of an expansion or modification, there can obviously be no analysis on whether the contract results in a price adjustment of at least 25 percent (adjusted for inflation), based on such non-existent "significant additional different types of capabilities or work."

There was a similar set of facts in *Emminent*. In that case the requirements listed in the subject task order and the current solicitation were virtually identical as both require the

contractor to “[m]aintain, operate, and manage” a project, and the reasons the Agency gave for an increase of at least 25 percent in the later solicitation were not persuasive. As a result, GAO sustained the protest. GAO should come to the same conclusion here.

3. GAO’S SOLICITATION IS DEFECTIVE IN THAT IT IMPROPERLY FAILS TO ALLOW PROTESTER TO COMPETE AS AN 8(A) CONTRACTOR

If the RFQ is allowed to close, GSA will evaluate Protester’s quotation among the quotations submitted by full and open, unrestricted competitors, and the Agency will accept a quotation from that pool. It will then issue an order to any contractor among the full and open competition whose quotation was accepted. However, the GSA solicitation is being improperly issued as an unrestricted full and open competition. If the contract is being competed it should be listed as an 8(a) competition. The Agency did not follow the applicable regulations to remove the contract from the SBA 8(a) Program nor is the contract a “new requirement,” whereby the Agency does not have to follow the applicable regulations, provided it meets certain criteria, which the current RFQ does not meet. Although the 8(a) contract is currently sole source, the new solicitation seeks competition for the Operation and Maintenance of the Suitland Census Building Complex. Since the current sole source contract is in the 8(a) program, if the GSA desires to compete the contract, it must be competed among 8(a) competitors only. In such case Protester, who is a participant in the 8(a) Program and operates under the 561210 NAICS code, will be able to compete for the contract as an 8(a) contractor against similarly-situated contractors.

REQUEST FOR SPECIFIC DOCUMENTS

Pursuant to 4 C.F.R. 21.1(d)(2), Protester requests the following documents from GSA:

- 1) All documents demonstrating when the subject contract was accepted into SBA’s 8(a) Program. This request has direct bearing on the basis of Protester’s protest;
- 2) All documents which indicate or memorialize any discussions between GSA and SBA regarding the removal of the subject contract from the SBA 8(a) Program; this request goes to GSA’s motive, if any, for removing the subject contract from the 8(a) Program.
- 3) All documents which indicate or memorialize any discussions between GSA and incumbent Professional Hir, LLC about GSA’s intention to remove the subject contract from the 8(a) Program; compliance with this request will give Protester information about the extent to which the incumbent knew about GSA’s action;
- 4) All documents which demonstrate GSA’s justification for removing the subject contract from the 8(a) Program; this request will give information as to why GSA is contravening the federal regulations.
- 5) All documents which indicate GSA’s justification for not following the applicable

regulations in its attempt to remove the subject contract from the 8(a) Program; this request will give insight on GSA's position in this matter.

- 6) The Contracting Officer's File and/or Memorandum for the subject contract; the Protester would normally be entitled to this document in a properly filed protest.
- 7) Any and all documents consisting of the Agency File for the subject contract. The Protester would normally be entitled to these documents in a properly filed protest.

NOTICE TO CONTRACTING OFFICER

Pursuant to 4 C.F.R. 21(e), Protester certifies that it shall furnish a complete copy of the protest, including all attachments, to the Contracting Officer assigned to the subject contract not later than 1 day after the protest is filed with GAO. Such copy is being sent to the following person:

Mark R. Talarico, GSA Contracting Officer
Phone Number: 215-375-8122; email: mark.talarico@gsa.gov
General Services Administration, Public Buildings Service
100 S. Independence Mall West, 2nd Floor
Philadelphia, PA 19016

CONCLUSION

Clearly, the GSA solicitation is defective because the Agency did not follow the applicable federal regulations nor the exception to the federal regulations. The Agency's action is an improper attempt to usurp FAR 19.815 and 13 C.F.R. 124.504(d) and remove the subject contract from the 8(a) Program. Because the contract under the 8(a) Program and under the RFQ solicitation are the same requirement, it is not a "new requirement" under the exception to the applicable regulation. To allow GSA to go forward with its arbitrary removal of the contract from the 8(a) Program, Protester will be denied an opportunity to compete for this contract as an 8(a) contractor. Accordingly, the GAO should vacate the RFQ solicitation and recommend that GSA compete the contract under the 8(a) Program.

Sincerely,

/s/ Ralph C. Thomas

/s/ Sean C. Trice

Ralph C. Thomas III, Esq.

Sean C. Trice, Esq.

Mesh Law, LLC

strice@meshlaw.com

240.633.6374

Enclosures: Attachments (6)

cc: Mark Talarico
Contracting Officer
General Services Administration
mark.talarico@gsa.gov

LIST OF ATTACHMENTS

A - GSA RFQ FINAL # 47PD0121Q0007 - 2021 (First 5 pages)

B - GSA RFP #11P-11-ZG-C-0146 -8(a) set aside 2011 (First 8 pages)

C - GSA RFQ Amendment 6

D - EZ Analysis - Contracts Report 7/12/2021 - 8(a) Contract Current Holder

E - SBA Letter (dated July 10, 2015) accepting Protester into 8(a) Program

F - Protester's NAICS Code on GSA Price List (Title Page)

ATTACHMENT A



**General Services Administration (GSA)
Public Buildings Service (PBS)
Region 3**

Request for Quotation (RFQ) 47PD0121Q0007

for

Operations/Maintenance and Related Services

Location 1: Census Headquarters North Building and Garage

Location 2: Census Headquarters South Building and Garage

4600 Silver Hill Road

Suitland, Md. 20746-2402

Location 3: Washington National Records Center

4205 Suitland Road

Suitland, Md. 20746-4700

Location 4: Suitland Child Care Center

4303 Suitland Road

Suitland Md. 20746-4704

PERIOD OF PERFORMANCE: Initial Period: March 1, 2022-February 28, 2023

1) year with the possibility of nine (9) one (1) year options for a potential contract period of (10) years

SET-ASIDE STATUS: **Unrestricted/Full and open**

SOLICITATION ISSUE DATE: **April 7, 2021**

TABLE OF CONTENTS

1.0	OVERVIEW	3
2.0	GENERAL INSTRUCTIONS TO OFFERORS	6
3.0	EVALUATION FACTORS	11
4.0	RFQ PROVISIONS	19
5.0	AWARD 19	
6.0	APPENDICES	20
7.0	ATTACHMENTS	20

GSA, PBS, Region 3
RFQ 47PD0121Q0007

Operations/Maintenance and Related Services

Location 1: Census Headquarters North Building and Garage

Location 2: Census Headquarters South Building and Garage

4600 Silver Hill Road

Suitland, Md. 20746-2402

Location 3: Washington National Records Center

4205 Suitland Road

Suitland, Md. 20746-4700

Location 4: Suitland Child Care Center

4303 Suitland Road

Suitland Md. 20746-4704

1.0 OVERVIEW

1.1 Purpose

The objective of this acquisition is to award one (1) Blanket Purchase Agreement (BPA) against the GSA Federal Supply Schedule (FSS), Multiple Award Schedule (MAS) Facilities - Facilities Maintenance and Repair, in accordance with Federal Acquisition Regulation (FAR) 8.405-3, for the services described herein.

This requirement is a full and open, unrestricted solicitation, with a NAICS code of 561210, Facilities Support Services, with a size standard of \$41.5 million. The lead GSA Special Identification Number (SIN) 811 002 Complete Facilities Maintenance (primary NAICS 561210 as provided by SIN 811 002) will be utilized to procure this need.

Award is expected to be made in February 2022. It is anticipated that *transition* services will begin March 1, 2022 and *full start* services will begin on May 1, 2022. It is anticipated that the duration of the BPA will be one (1) base year with 9 (1) one-year options, with the possibility of an extension of performance up to an additional six (6) months, in accordance with FAR 52.217-8.

1.2 Method of Acquisition

GSA anticipates establishing a single-award Blanket Purchase Agreement (BPA), against which calls will be executed during administration, for Facilities, Operations, Maintenance and Related Services through the GSA FSS MAS in accordance with (IAW) the procedures of Federal Acquisition Regulation (FAR) 8.405-3.

1.3 Required Special Item Numbers (SINs)

In order to be considered for award, a vendor/Contractor Team Arrangement (CTA), collectively, will be required to have certain Special Item Numbers (SINs) awarded on their Schedule MAS contract(s). For this requirement, each vendor/Contractor Team Arrangement (CTA), collectively, will need to have, at a minimum, the following SINs by the closing date of this RFQ to be considered eligible for award:

For O&M and CFM requirements:

- 811 002 Complete Facilities Maintenance
- 811 003 Complete Facilities Management
- 003 97 Ancillary Repair and Alterations
- 003 100 Ancillary Supplies and/or Services
- 03FAC 500 Order-Level Materials (OLMs)

1.4 Commitment of Public Funds

The Contracting Officer is the only individual who can legally commit the Government to the expenditure of public funds in connection with the proposed acquisition. Any other commitment, either explicit or implied, is invalid.

1.5 Communications Prior to Award

Questions concerning this RFQ must be submitted via email with the subject header “**RFQ: #47PD0121Q0007-CensusHeadquarters/Suitland**” to the attention of:

Name: Mark R. Talarico
Title: Contracting Officer
Email: mark.talarico@gsa.gov

Name: Ralph Dayougar
Title: Contract Specialist
Email: ralph.dayougar@gsa.gov

All questions regarding this RFQ must be received by the Contracting Officer and the Contract Specialist no later than **Friday May 7, 2021 @ 3:00 pm est.** Questions received after the specified date and time, may not receive a response if the Government does not have sufficient time to provide an answer prior to the quotation due date.

Communications with officials other than the GSA Contracting Officer or Contract Specialist may compromise the competitiveness of this acquisition; may result in the cancellation of the RFQ and/or exclusion of your quotation from this competitive procurement action.

ATTACHMENT B



REQUEST FOR PROPOSALS

PROJECT:

Commercial Operations and Maintenance (O&M)
Census Headquarters Building (MD0778AG)
4600 Silver Hill Road
Suitland, Maryland 20746
Guard Booths #4, #5, #7 along Suitland and
Silver Hill Roads

And

Census Child Development Center (MD0781AG)
4303 Suitland Road
Suitland, Maryland 20746

And

Suitland House (MD0070AG)
4510 Silver Hill Road
Suitland, Maryland 20746

"THE CENSUS HEADQUARTERS IS A
"LEED SILVER DESIGNED BUILDING"

~ Subject to the availability of funding ~

PROPOSAL CLOSING DATE: **July 7, 2011 at 1:00 PM EST**

SUBMIT PROPOSAL TO: General Services Administration
Triangle Service Center, WPMG
ACOG, 409 12th Street, SW, Suite 700
Washington, DC 20024

SOLICITATION NUMBER: **GS-11P-11-ZG-C-0146**

GENERAL SERVICES ADMINISTRATION NOTICE: This procurement is a set-aside for 8(a) firms only.

PROPERTY OF THE UNITED STATES GOVERNMENT
COPYING, DISSEMINATION, OR DISTRIBUTION OF THESE DRAWINGS, PLANS
OR SPECIFICATIONS TO UNAUTHORIZED USERS IS PROHIBITED. PROPERLY

DESTROY DOCUMENTS WHEN NO LONGER NEEDED. DO NOT REMOVE THIS
NOTICE.

NOTICE CONCERNING INFORMATION COLLECTION REQUIREMENTS: The information collection requirements contained in this solicitation/contract that are not required by regulation have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned OMB Control Number 3090-0163.

TABLE OF CONTENTS

PART I - STANDARD FORM 1449

PART II – CONTINUATION TO STANDARD FORM 1449

PROPOSAL SUBMISSIONS

SUPPLIES OR SERVICES AND PRICES

PART III - CONTRACT CLAUSES/PROVISIONS

PART IV - SPECIFICATIONS

DESCRIPTION/SPECIFICATION

52.246-4 Inspection of Services—Fixed-Price (Aug 1996)

DELIVERABLES:

REPORTING REQUIREMENTS

NEGATIVE INCENTIVE TABLE

SPECIAL CONTRACT REQUIREMENTS

EXHIBIT 1 – FACILITY MANAGEMENT

EXHIBIT 2 – DEFINITIONS

EXHIBIT 3 – OPERATION AND MAINTENANCE OF MECHANICAL EQUIPMENT

EXHIBIT 4 – ELECTRICAL DISTRIBUTION SYSTEM FREQUENCIES & PM GUIDES

EXHIBIT 5 - BUILDING INVENTORY

EXHIBIT 6 – BUILDING EQUIPMENT LABELING

EXHIBIT 7 - GREENING FOR FEDERAL FACILITIES

EXHIBIT 10 – HAZARDOUS MATERIAL

EXHIBIT 11 – DEFICIENCY MATRIX

EXHIBIT 12 – HIGH PRIORITY AREAS IN THE BUILDING

EXHIBIT 13 – BUILDING OPERATING PLAN (BOP)

EXHIBIT 14 – ENERGY MANAGEMENT CONTROL SYSTEM

EXHIBIT 15 – SAFETY AND HEALTH (GENERAL)

EXHIBIT 16 – SECURITY REQUIREMENTS

CLEARANCE OF CONTRACT EMPLOYEE PERSONNEL

TYPE OF CONTRACTOR POSITION

52.204-9 Personal Identity Verification of Contractor Personnel (Sept 2007)

EXHIBIT 17 – QUALITY ASSURANCE SURVEILLANCE PLAN

EXHIBIT 18 – SURVEILLANCE FORMS

GSA FORM 1181A – CONTRACT INSPECTION REPORT

QUALITY DEFICIENCY NOTICE

QASP MONTHLY INSPECTION REPORT

COR'S CHECKLIST FOR INSPECTIONS

EXHIBIT 19 – SPECIAL REQUIREMENTS

EXAMPLE BOP SPREADSHEET

MEMORANDUM TO: ALL PROSPECTIVE OFFERORS

**SUBJECT: REQUEST FOR PROPOSALS (RFP) –
OPERATION AND MAINTENANCE SERVICES (O&M)
CENSUS HEADQUARTERS BUILDING
4600 SILVER HILL ROAD
SUITLAND, MARYLAND 20746
&
THE CENSUS CHILD DEVELOPMENT CENTER (O&M)
4303 SUITLAND ROAD
SUITLAND, MARYLAND 20746
&
GUARD'S BOOTHS GATES #3, #4, #7, & VISITOR'S CENTER
GATE #5 (O&M)
SUITLAND FEDERAL CENTER COMPLEX
SUITLAND, MARYLAND 20746
&
SUITLAND HOUSE (MD0070AG)
4510 SILVER HILL ROAD
SUITLAND, MARYLAND 20746**

The General Services Administration, NCR, PBS, invites you to attend a pre-proposal conference and site visit which will be held at the time and place listed below. Please bring business cards.

**LOCATION: CENSUS HEADQUARTER BUILDING
4600 Silver Hill Road
Suitland, Maryland 20746
*Main Lobby Entrance***

TIME: 9:30am, (Please allow an additional 35-60 minutes to get through security)

DATE: Thursday June 16, 2011

**POINT OF CONTACT: George Ceophas Jr., Contract Specialist
(202) 205-4964 (phone)
(202) 708-9920 (fax)
george.ceophas@gsa.gov**

The purpose of this conference is to provide a briefing on the scope of work and specifications, so that offerors can ascertain the complexities of the service to be performed, along with general conditions. ***Cameras and video cameras will not be allowed. ***

There will be a pre-proposal tour of the building immediately following the conference. No other pre-proposal tours will be granted. Offerors are responsible for taking note of all relevant aspects of the Census Headquarter Building, The Census Child Development Center, the Guard's Booths #3, #4, #5, and #7, and the Suitland House. Attendance at this conference and tour is vital to the preparation of a competitive proposal, and to understand the total result desired by the Government.

All questions arising from the pre-proposal conference or tour must be submitted in writing by email to: George Ceophas Jr. at george.ceophas@gsa.gov by 12pm on Friday June 24, 2011.

Due to building security protocol, all potential attendees must submit a conformation email to george.ceophas@gsa.gov confirming their desire to attend the walk through by 1:00pm EST on Tuesday June 14th, 2011. In the confirmation email please provide the company name and each individual's name that will attend in order for security access to be granted. Please ensure that attendees have a valid picture ID (all Resident Aliens must provide a valid picture ID and a current green card) available for entrance into the building.

PLEASE NOTE: This solicitation includes sensitive but unclassified building information (SBU). Before release of SBU the requestor must complete and sign a "REQUEST FOR SENSITIVE BUT, UNCLASSIFIED DOCUMENTS." SEE EXHIBIT 19, Paragraph 5.

GSA is issuing this solicitation electronically only. All technical documents will be available through a secure website via a direct link from FedBizOpps preferably. This website is designed to safeguard sensitive but unclassified acquisition information. Instructions and information on how to become registered in FedBizOpps are available on the FedBizOpps website at <http://www.fbo.gov>. Be advised that all interested parties must be registered in the Central Contractor Registration (CCR) Database in order to receive an award. If you are not registered you may request an application at (888) 227-2423 or through the CCR website at <http://www.ccr.gov>.

Incumbent:

DUNS:	858888761
Legal Business Name:	EMCOR GOVERNMENT SERVICES, INC.
Doing Business As (DBA):	
Physical Street Address 1:	2800 CRYSTAL DRIVE, SUITE 600
Physical City:	ARLINGTON
Physical State:	VIRGINIA 22202-3746

Note: Upon award, this document shall become the operative contract document.

PART I - STANDARD FORM 1449

(Upload FBO.pdf file of the SF1449 and submit four (4) copies with original signatures)

Some files to be uploaded were saved in Adobe Acrobat. If you need the Adobe Acrobat Reader software application, you may click here  to download a free copy of Adobe Acrobat Reader; or go to the following website address to download for free:

<http://www.adobe.com/products/acrobat/readstep2.html>

PART II – CONTINUATION TO STANDARD FORM 1449

SUPPLIES OR SERVICES AND PRICES/COSTS
NOTES TO OFFERORS

THIS PROCUREMENT HAS BEEN SET-ASIDE FOR 8(a) FIRMS ONLY.

1. Operation and Maintenance services awarded as a result of this **Request for Proposal (RFP)** is to be provided for the **Census Headquarters Building** consisting of approximately **1.5 million** rentable square feet, the **Parking Garages** (North & South) which combined are approximately **1 million square feet**. The **Census Child Development Center** consisting of approximately **6,840 square feet**, the **Guard's Booths** consisting of approximately **36 square feet for Gates #3 & #4**, approximately **250 square feet for Gate #5** the **Visitor Center**, and approximately **160 square feet for Gate #7**, and the **Suitland House** approximately **7,180 square feet**, located in **Suitland Maryland**.

2. A FIRM FIXED-PRICE CONTRACT WITH A SINGLE AWARD INDEFINITE DELIVERY INDEFINITE QUANTITY COMPONENT WILL BE AWARDED FROM THIS SOLICITATION.

- 3.** The offeror must propose a price for the initial 12-month period and for each of the four (4) option periods in order to be considered for award.
- 4.** The offeror must submit a price for each line item for the initial year and each option years.
- 5.** In order to be considered for award, the offeror must acknowledge receipt of each amendment issued (if any) under this solicitation by submitting three (3) signed and dated copies of the Standard Form 30 (Amendment of Solicitation/Modification of Contract) issued for each amendment.
- 6.** Facsimile (FAX) bids/proposals are **unacceptable** in response to this solicitation.
- 7.** Executive Order 12989, Economy and Efficiency in Government Procurement through Compliance with Certain Immigration and Naturalization Act Provisions, is in effect and must be complied with under any contract(s) resulting from this **Request for Proposals (RFP)**. In accordance with Executive Order 12989, contractors are responsible for compliance with immigration laws and are hereby notified that any and all suspected infractions shall be reported to the Immigration and Naturalization Service.
- 8.** This package should be read in its entirety to ensure that the offeror is fully aware of all of the contract requirements.
- 9.** Award will be made to the responsive and responsible 8(a) firm that provides the best value to the U.S. Government. The General Services Administration (GSA) reserves the right to make no award. Please be advised that this RFP in no manner obligates the Government regarding award of a contract, task order or modification that results from the issuance of this RFP.

10. PROPOSALS ARE TO BE SUBMITTED to the GSA Triangle Service Center, WPMG, 409 12th Street, SW, Suite 700, Washington, DC 20024. This includes any modifications to the

ATTACHMENT C

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT				1. CONTRACT ID CODE		PAGE 1 OF 3 PAGES	
2. AMENDMENT/MODIFICATION NUMBER 0006		3. EFFECTIVE DATE 6/17/2021		4. REQUISITION/PURCHASE REQUISITION NUMBER EQWPMAAC-21-0014		5. PROJECT NUMBER (If applicable)	
6. ISSUED BY GSA CONTRACT OPERATIONS BRANCH NORTH 100 S. INDEPENDENCE MALL WEST PHILADELPHIA, PA 19106-2320 USA		CODE 3PQN		7. ADMINISTERED BY (If other than Item 6) GSA ACQUISITION MANAGEMENT DIVISION 100 S INDEPENDENCE MALL W PHILADELPHIA, PA 19106-2320 USA		CODE 3PQ	
8. NAME AND ADDRESS OF CONTRACTOR (Number, street, county, State and ZIP Code)				(X)		9A. AMENDMENT OF SOLICITATION NUMBER	
				☒		47PD0121Q0007	
				☐		9B. DATED (SEE ITEM 11) 4/7/2021	
				☐		10A. MODIFICATION OF CONTRACT/ORDER NUMBER	
CODE				FACILITY CODE		10B. DATED (SEE ITEM 13)	
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS							
☒ The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers ☒ is extended. ☐ is not extended.							
Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing items 8 and 15, and returning _____ copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or electronic communication which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter or electronic communication, provided each letter or electronic communication makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.							
12. ACCOUNTING AND APPROPRIATION DATA (If required)							
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NUMBER AS DESCRIBED IN ITEM 14.							
CHECK ONE	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NUMBER IN ITEM 10A.						
☐							
☐	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation data, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).						
☐	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:						
☐	D. OTHER (Specify type of modification and authority)						
E. IMPORTANT: Contractor ☐ is not ☐ is required to sign this document and return _____ copies to the issuing office.							
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.)							
All Amendments must be acknowledged with your price proposal.							
1. This document represents the Government's Formal Amendment 006 for the above referenced Solicitation. 2. This amendment is issued to extend the proposal due date from June 23, 2021 to August 6, 2021.... [See Description of Modification Continuation Page]							
Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.							
15A. NAME AND TITLE OF SIGNER (Type or print)				16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)			
				Mark Talarico, Contracting Officer			
15B. CONTRACTOR/OFFEROR		15C. DATE SIGNED		16B. UNITED STATES OF AMERICA		16C. DATE SIGNED	
(Signature of person authorized to sign)				(Signature of Contracting Officer)			

INSTRUCTIONS (*Back Page*):

Instructions for items other than those that are self-explanatory, are as follows:

- (a) Item 1 (Contract ID Code). Insert the contract type identification code that appears in the title block of the contract being modified.
- (b) Item 3 (Effective date).
- (1) For a solicitation amendment, change order, or administrative change, the effective date shall be the issue date of the amendment, change order, or administrative change.
 - (2) For a supplemental agreement, the effective date shall be the date agreed to by the contracting parties.
 - (3) For a modification issued as an initial or confirming notice of termination for the convenience of the Government, the effective date and the modification number of the confirming notice shall be the same as the effective date and modification number of the initial notice.
 - (4) For a modification converting a termination for default to a termination for the convenience of the Government, the effective date shall be the same as the effective date of the termination for default.
 - (5) For a modification confirming the contracting officer's determination of the amount due in settlement of a contract termination, the effective date shall be the same as the effective date of the initial decision.
- (c) Item 6 (Issued By). Insert the name and address of the issuing office. If applicable, insert the appropriate issuing office code in the code block.
- (d) Item 8 (Name and Address of Contractor). For modifications to a contract or order, enter the contractor's name, address, and code as shown in the original contract or order, unless changed by this or a previous modification.
- (e) Items 9, (Amendment of Solicitation Number - Dated), and 10, (Modification of Contract/Order Number - Dated). Check the appropriate box and in the corresponding blanks insert the number and date of the original solicitation, contract, or order.
- (f) Item 12 (Accounting and Appropriation Data). When appropriate, indicate the impact of the modification on each affected accounting classification by inserting one of the following entries:
- (1) Accounting classification
Net increase \$
 - (2) Accounting classification
Net decrease \$
- NOTE: If there are changes to multiple accounting classifications that cannot be placed in block 12, insert an asterisk and the words "See continuation sheet".
- (g) Item 13. Check the appropriate box to indicate the type of modification. Insert in the corresponding blank the authority under which the modification is issued. Check whether or not contractor must sign this document. (See FAR 43.103.)
- (h) Item 14 (Description of Amendment/Modification).
- (1) Organize amendments or modifications under the appropriate Uniform Contract Format (UCF) section headings from the applicable solicitation or contract. The UCF table of contents, however, shall not be set forth in this document.
 - (2) Indicate the impact of the modification on the overall total contract price by inserting one of the following entries:
 - (i) Total contract price increased by \$
 - (ii) Total contract price decreased by \$
 - (iii) Total contract price unchanged.
 - (3) State reason for modification.
 - (4) When removing, reinstating, or adding funds, identify the contract items and accounting classifications.
 - (5) When the SF 30 is used to reflect a determination by the contracting officer of the amount due in settlement of a contract terminated for the convenience of the Government, the entry in Item 14 of the modification may be limited to --
 - (i) A reference to the letter determination; and
 - (ii) A statement of the net amount determined to be due in settlement of the contract.
 - (6) Include subject matter or short title of solicitation/contract where feasible.
- (i) Item 16B. The contracting officer's signature is not required on solicitation amendments. The contracting officer's signature is normally affixed last on supplemental agreements.

Description of Modification Continuation Page

... The proposal due date is extended to Friday August 6, 2021 @ 12:00 pm eastern time.

AWARD IS SUBJECT TO THE AVAILABILITY OF FUNDING

All other terms and conditions of the Solicitation remain unchanged.

ATTACHMENT D



Contracts Report (Date Created: 07/12/2021)



PROFESSIONALS HIR, LLC

Contract Overview:

O&M SERVICES AT CENSUS HEADQUARTERS

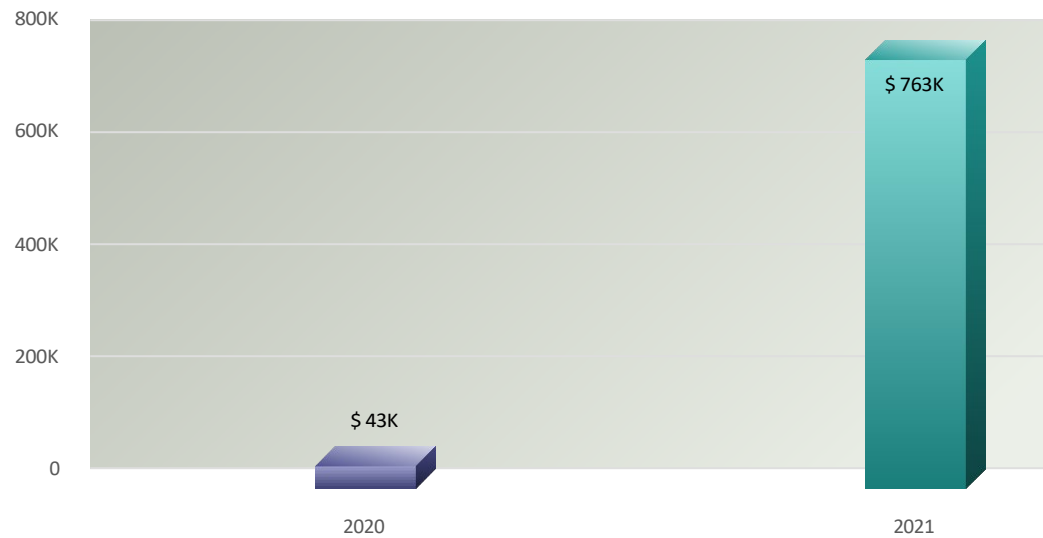
EZID#: EZCNTRTN65431064	Current Incumbent: PROFESSIONALS HIR, LLC
Original Solicitation#: N/A	Verified Solicitation#: N/A
Original Solicitation Title: N/A	Original Posted Date: N/A Original Response Date: N/A
Past Award Announcement Overview: N/A	
Contract#: 47PM0520D0009	Existing Type of Contract: Firm Fixed Price
Existing Contract Type: Purchase Order	Existing Type of Setaside: 8(a) Sole Sourced
Current NAIC's Code: 561210	Current PSC Code: Z1AA - MAINTENANCE OF OFFICE BUILDINGS
Place of Performance: N/A	
Agency/Office: PUBLIC BUILDINGS SERVICE/	
Funding Agency/Office: PUBLIC BUILDINGS SERVICE/	
Major Program: N/A	Major Program Acronym: N/A
Contracting Office Point of Contact: N/A	
Estimated Solicitation Release Date: 08/2021	Expected Award Date: 12/2021

Notes from File Cabinet

N/A

Task Order/Action Spending by Year:

This chart represents the obligated summed total spend of the T/O's-Actions- based on the completion date of the T/O's-Actions by Year for this awardee



Obligated Spend Total \$805,780

Total Spend Dollars by Related Awardees:

Composite Contract Overview:

Current Task Orders: 27

Total Actions: 45

Composite Contract Overview

Last Modified Date: 06/30/2021

\$805,780.27 (18% Obligated)

Obligated \$ Amount to Date of Contracts / All TOs

\$805,780.27

Estimated Base & All Options Amount for Contract/Program

\$4,446,745.90

Base & Exercise Amount to Date of Contracts / All TOs

\$347,266.27

Dates Related to all Associated Task Orders

Latest Last Date

12/31/2021

Latest Completion Date

N/A

First Signed

06/30/2020

Latest Signed

06/30/2021

This Task Order Overview:

Current Actions: 9

This Task Order Overview*Last Modified Date: 06/30/2021*

Current Action Obligation Amount

\$233,058.00Obligated Dollar Amt to Date of this
Task Order and it's Actions**\$458,514.00**Base and All Options Dollar Amt to Date for
this TO**\$4,091,756.00****Dates Related to this Task Order**

Last Date to Order

12/31/2021

Latest Completion

N/A

First Signed

06/30/2020

Latest Signed

06/30/2021

Analyst Update:

N/A

Vendor Details:[PROFESSIONALS HIR, LLC](#)**DUNS#:** 808171842**Number of Employees:**
0**Annual Revenue:**
N/A**Phone:** 7574523105**GSA Schedule Contact:**
N/A**GSA Contact#** N/A**Address:** 201 DEXTER STREET WEST STE
101,**City:** CHESAPEAKE**State:** VA**Zip Code:** 23324**8(a) Certification Entry Date:** 08/28/2016**8(a) Certification Exit Date:** 08/28/2025

Original Solicitation Details:

N/A

Latest Solicitation Details:**New Notice Type:** N/A**Latest Solicitation Details:** N/A**Verified Interest in Federal Opportunity(s)/Teaming:**

N/A

Supporting Documents/Post Response Awardee Information:

N/A

Program Overview:

N/A

ATTACHMENT E



U.S. SMALL BUSINESS ADMINISTRATION
WASHINGTON, D.C. 20416

July 10, 2015

Maxie Sullivan, President
TeamGOV, Inc.
1231-B Good Hope Road SE
Washington, DC 20020

Dear Ms. Sullivan:

Congratulations! Your firm has been certified as a Participant in the U.S. Small Business Administration's (SBA) 8(a) Business Development Program. Your nine (9) year program term begins on the date of this letter.

During participation in the 8(a) BD Program, you will receive business development assistance from an assigned Business Development Specialist in the Washington Metropolitan Area District Office located at 409 3rd Street, SW, Suite 2000, Washington, DC 20416. The phone number is (202) 205-8800. We are sending a copy of this certification letter to the SBA Washington Metropolitan Area District Office. That office will contact you to schedule an orientation session. This could take up to 4-6 weeks. In the meantime, there are steps you should take to start your participation in the program.

Next Steps

- **Read and Sign Participation Agreement:** SBA requires the 8(a) participant's President or Chief Executive Officer sign a Participation Agreement showing he or she understands the conditions of 8(a) BD program participation. Please find the Agreement attached to the approval email associated with this letter. Please read the Agreement carefully, sign and date it, and make a copy. Return one copy to the SBA Washington Metropolitan Area District Office at the address shown in the second paragraph above. The second copy is for your records.
- **Develop Your Business Plan:** We encourage you to start developing your business plan. Current 8(a) BD program regulations require a firm, once certified, to promptly submit a business plan which must be approved by the SBA before the firm is eligible to receive 8(a) benefits; including 8(a) contracts. Once approved, the business plan will be reviewed annually and may be modified as needed. We offer an optional format for business plans. To consider the optional

8(a) Business Plan Form 1010C, please go to: <https://www.sba.gov/sites/default/files/SBA%201010C.pdf>.

- **Develop Your Strategy for Winning Contracts in Year 1:** Though your firm's approved North American Industry Classification System (NAICS) Code is 541513, your firm may be awarded contracts under other NAICS Codes, as long as your firm is qualified to perform the required service or task. In this regard, please note that contracts awarded under 8(a) Business Development Program authority generally result from the self-marketing efforts of participating firms. You must build relationships with potential federal customers, pursue federal prime contractors for subcontracts, and aggressively pursue prime contract opportunities to grow your business. Successful 8(a) firms regularly respond to competitive small business contracting opportunities posted on www.FBO.gov. Establish a goal and vision for winning at least two (2) competitive contracts during your first year.

- **Utilize Resources:** There are valuable FREE resources available to you right now that offer expertise in all areas of business operation including reviewing your business plan and strategy. Two resources that you can utilize today are:

- o **SBA Resource Partners:** I encourage you to locate your nearest Resource Partner, please go to: <https://www.sba.gov/tools/local-assistance>. This link will provide access to upcoming small business events and the webpage for your District SBA Office, also.

- o **7(j) Management and Technical Assistance:** While your firm's acceptance into the 8(a) Business Development program is not a guarantee for contracts, the SBA will make every effort to assist you in implementing your business plan and strategy. Your success in the program is dependent upon the extent to which you take advantage of SBA's efforts to support you. One of the agency's major tools for your success is the 7(j) Management and Technical Assistance Services Program. For more information, click on the following link: <https://www.sba.gov/about-sba/sba-initiatives/7j-management-and-technical-assistance-services-program>

I am excited about your future, and I welcome you as an 8(a) Business Development Program participant. Wishing you much success!

Sincerely,

A handwritten signature in black ink, reading "Jackie Robinson-Burnette". The signature is written in a cursive, flowing style. The first name "Jackie" is written in a large, stylized script. The last name "Burnette" is also in a cursive script, with a prominent "B". The middle name "Robinson" is written in a smaller, more compact cursive script between the first and last names.

Jackie Robinson-Burnette

Associate Administrator
Office of Business Development

ATTACHMENT F



Federal Supply Service Authorized Federal Supply Schedule Price List

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create the electronic delivery order are available through GSA Advantage!, a menu-driven database system. The INTERNET address for GSA Advantage! is: www.GSAAdvantage.gov.

MAS Multiple Award Schedule

SIN 561210FAC – Complete Facilities Maintenance and Management
SIN ANCILLARY – Ancillary Supplies and Services
SIN ANCRA – Ancillary Repairs and Alterations
SIN OLM – Order Level Materials

Contract number: 47QSHA19D002E

For more information on ordering from Federal Supply Schedules, click on the FSS Schedules button at

www.fss.gsa.gov

Contract period: February 15, 2019 – February 14, 2024

TeamGov, Inc.

1231-B Good Hope Road, SE
Washington, DC 20020

Contact for Contract Administration: Aisha Massac

contracts@teamgov.com

PHONE: 202-664-5160

FAX: 202-664-5161

Business Size:

Small Business

Certified 8(a)

EDWOSB

Certified HUBZone