

Utah Grounds Maintenance & Snow Removal – Synopsis/Solicitation (Excerpt)

C.1.0.9 Environmentally Sustainable

These are products or services that have a lesser or reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. This comparison may consider raw materials acquisition, production, manufacturing, product, chemicals, packaging, distribution, reuse, operation, maintenance, or disposal of the product or service. Refer to Section C.17. 'Federal Requirements' for a list of environmentally sustainable attributes and certifying Entities.

C.1.0.11 Guiding Principles for Sustainable Existing Facility

A practice of using processes that is environmentally responsible and resource-efficient throughout a building's life-cycle. The goal is to minimize and offset consumption of energy, water, and other resources and to eliminate all waste and pollution from facility operations and activities. The result is to reduce the environmental impact of the Federal Government, which will expand and complement the facility design economy, utility, durability, and comfort. See <http://en.wikipedia.org/wiki/Sustainability>

The common objective is to reduce the overall impact of the built environment on human health and the natural environment by:

- Improving energy efficiency and reductions in greenhouse gas emissions.
- Reducing water consumption intensity.
- Acquiring green products and services.
- Implementing pollution prevention measures, including reduction or elimination of the use of toxic and hazardous chemicals and materials.
- Implementing cost-effective waste prevention and recycling programs.
- Increasing diversion of solid/trash waste.

C.1.0.12 GSA Green Purchasing Program (GPP)

The GPP which includes the Green Purchasing Plan specifies requirements to promote the purchase of environmentally sustainable products and services

C.1.0.13 Green Cleaning

Green Cleaning is a planned and organized approach to cleaning specifically designed to protect building occupant s' and workers' health, while at the same time reducing environmental impacts.

C.1.0.18 Product Preference

Products that are identified as environmentally sustainable shall be selected over those which do not carry such designations. The following factors to consider when selecting products include: environmental performance, cost performance, bio-based, recycled content, biodegradability, technical performance, and availability.

C.1.0.25 Contract Requirements...

5. Environmental Controls: The Contractor shall comply with the Region 8 GSA Sustainability and Environmental Management System (SEMS) procedures that can be found at www.r8sems.com. The following is a list of the categories of environmental procedures inclusive of subcategories under Repair and Alteration (R&A) – Construction Contracts that apply to the contract requirements.

- Chemical Storage and Disposal
- Cross Connection Control and Backflow Prevention
- Excavation Permit
- Fugitive Dust Management
- Green Purchasing
- Grounds Maintenance Chemical Usage
- Grounds Maintenance Water Usage
- Recycling and Universal Waste

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- Spill Response
- Stormwater Management

C.2.0 General Requirements

8. Reduce the environmental impacts of work performed under this contract by using, to the maximum extent, environmentally sound practices, processes, and products.

C.3 Green Products

1. The Contractor is required to research and provide grounds maintenance and snow removal products to utilize industry best practices and guiding principles to minimize the Government's Environmental Footprint. This requires annual reporting of non-bio-based, bio-based, sustainable, and green products and materials.

2. The policy of GSA is to bring most, but not all, of its owned buildings into conformity with the most current and Government-accepted version of LEED for Existing Buildings (LEED-EB) current rating system by the U.S. Green Building Council (www.usgbc.org). The Bennett and Hansen building are currently LEED EB certified and the US Courthouse USDC is LEED Gold certified. Any required documentation and practices shall be provided support of efforts to obtain LEED certification.

C.4. Green Purchasing Plan

C.4.0 Sustainable Products

1. The Contractor shall use green products, processes and equipment, and shall demonstrate such capability by submitting a green facility plan, to the CO or their designee that describes methods, materials, and equipment used under the contract. Green grounds maintenance and snow removal is a planned and organized approach to maintenance that is designed to protect the occupants and workers' health and reduce the impact on human health and the environment. All equipment must comply with LEED requirements.

2. The Contractor shall use safe and environmentally friendly products as referenced throughout this specification. Green products and processes include, but are not limited to bio-based products, products containing recycled content, environmentally preferable products and services, and otherwise environmentally friendly products and services that minimize the use of energy, water, and other resources. Chemical concentrates that require dilutions are preferable compared to ready-to-use products and should be used whenever possible. Dilution control equipment should be employed to ensure correct dilutions of concentrates and to protect workers from exposure to concentrated chemicals. Green products and processes shall be compliant with the Guiding Principles for Sustainable Existing Buildings.

3. For categories of items that are EPA-designated (e.g. Comprehensive Procurement Guidelines [CPG]) and USDA designated in the BioPreferred Program (visit <http://www.biopreferred.gov/>), and all other factors (such as price, performance, and availability) being equal, the Contractor shall select the CPG item. For other purchases, unless the Contractor receives an exemption from the Contracting Officer, the Contractor shall select USDA designated products over products with other sustainable attributes. Products designated under Federal sustainable product programs – USDA BioPreferred, EPA CPG, EPA Design for the Environment, and Department of Energy's EnergyStar and FEMP - can be found on www.sftool.gov. Sustainable products designated under third-party programs include but are not limited to Green Seal™ and Environmental Choice. For those categories of product not recognized by one of the aforementioned standard's, preference shall be given to products meeting the California Code of Regulations maximum allowable Volatile Organic Compounds (VOC) levels for the appropriate cleaning product category (California Air Resource Board/California Code of Regulations (CCR), Title 17 CCR Section 94509 – (Topic cited; Standards for consumer products at www.calregs.com)).

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4. The Contractor shall also follow all applicable standard industry practices including, but not limited to those published by the National Institute of Building Sciences (NIBS), American Society of Testing Materials (ASTM), and applicable standards of the Environmental Protection Agency (EPA).

C.4.1 Exemptions

If green products that meet the criteria above are (1) not reasonably available within a reasonable period of time; (2) fail to meet the performance standards set forth in the specification or fail to meet the reasonable performance standards of GSA; or (3) are available only at an unreasonable price, only then can the Contractor use other types of products after providing a written justification to the Contracting Officer. In these cases the Contractor shall continue to use, to the extent possible, the safest and most environmentally friendly products. Exemptions can be granted to the Contractor only by the CO or their designee.

C.4.2 Proof of Compliance

The Contractor must, at all times during the performance of this contract, maintain a cut sheet or other documentation in compliance with Green purchasing requirements. The Contractor shall provide copies of such documentation to the CO or their designee upon request.

C.5.3 Snow and Ice Removal

6. Chemical Usage: Chemicals shall be used to reduce safety hazards due to ice and snow. All chemicals used shall be certified by EPA's 'Design for the Environment.' Products with no comparable substitute shall comply with Federal specifications and local codes and be approved by the Contracting Officer or their designee prior to the first inclement weather event. Less disruptive chemicals such as magnesium chloride, potassium acetate, and potassium chloride are viable options. The Contractor shall ensure there is an adequate supply of chemicals on site or readily available to cover unexpected snow and ice occurrences.

C.5.4 Grounds Maintenance

The Contractor shall perform grounds maintenance standard services for the work items listed below. Contractor shall use recovered organic materials for fertilizer whenever possible.

C.5.4.0 Landscape Erosion Management

The Contractor shall employ environmentally sustainable, low-impact strategies such as temporary and permanent seeding, mulching, earth dikes, silt fencing, sediment traps and sediment basins to correct existing erosion such as typically found as the result of foot traffic killing the vegetation, steep slopes where sheet flow from storm water exceeds existing vegetation holding power, or point storm water outflow that exceeds the holding power of the vegetation covering the soil.

C.5.4.1 Grounds Maintenance Services

The Contractor shall maintain all plants, trees, shrubs, ground covers, and lawns in a manner that prolongs life and sustains a healthy appearance. The Contractor shall seek to prevent pollution by, among other things, reducing fertilizer and pesticide use to protect the environment, recycling green/landscape waste, and minimizing runoff. These services include mowing, trimming, edging, aerating, policing, weed control, plant pest control, irrigation services, tree maintenance, spraying, pruning, mulching, planting fertilizing, composting and other landscape and grounds maintenance services as defined in this PWS.

C.11.2 Green Purchase Reports

The Contractor shall submit information on green purchasing practices specific to the performance of this contract. Records showing the monthly cost of green products and materials purchased shall be provided to the USDA and the CO or their designee by the Contractor so that this report can be submitted by the CO or their designee as required by the Resource Conservation and Recovery Act (RCRA), USDA, and EO 13514.

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1. Bio-based: The Contractor shall provide a list of USDA-designated bio-based products purchased October 1-September 30, during the previous fiscal year. Information will include the types and dollars spent on these products. The Contractor shall submit the report in accordance with Federal Acquisition Regulation (FAR) Clause 52.223-2 no later than October 31 of each year during contract performance and at the end of contract performance. The reports shall be submitted to the USDA designated location and a copy to the following e-mail address PBSbiobasedreporting@gsa.gov.

2. Non bio-based: The Contractor shall submit a report of all non-bio-based products to include: Green Seal, DfE, CPG, and Environmental Choice (low VOC, Non-Ozone Depleting), as well as non-green (Hazardous/Toxic) products to the CO or their designee no later than October 31 of each year during contract performance and at the end of contract performance. Report shall include the cost of cleaning products and materials purchased under this contract

C.17 Federal Requirements

The Contractor shall comply with all applicable governance documents, including, but not limited to Federal, State and local laws, regulations, and codes: including any supplements or revisions as specified in the table below. The Contractor is responsible for obtaining access to all referenced documents at their own expense. The Contractor shall obtain all applicable licenses, training, and permits. If a change in law and/or regulation requires the Contractor to implement an action that will result in an increase or decrease in contract price, the Contractor shall implement the required action and within 30 calendar days submit to the CO a price proposal for such change. If the CO determines an equitable adjustment is substantiated, a modification to the contract shall be issued.

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PUBLICATION	TITLE	PORTION
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EPACT 05	Title I Energy Efficiency Title IX Research and Development http://www1.eere.energy.gov/femp/regulations/epact2005.html	All Applicable Sections of these Titles
EISA 07	Title III Energy Savings Through Improved Standards for Appliances and Lighting. Title IV Energy Saving and Buildings Industry. Title V Energy Savings in Government and Public Institutions. Federal Energy Management Program: Energy Independence & Security Act	All Applicable Sections of these Titles
Executive Order 13243	Strengthening Federal Environmental, Energy, and Transportation Management and all implementing guidance documents. http://edocket.access.gpo.gov/2007/pdf/07-374.pdf	ALL
Executive Order 13514	Federal Leadership in Environmental, Energy, and Economic Performance http://edocket.access.gpo.gov/2009/pdf/E9-24518.pdf	ALL
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40 CFR	Protection of the Environment http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?sid=cb067c6143d1efa48ac4d1222120a7b6&c=ecfr&tpl=/ecfrbrowse/Title40/40tab_02.tpl	All Applicable Sections of Chapter 1
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GSA Green Purchase Plan	http://insite.gsa.gov/portal/content/520186	ALL
Guiding Principles for Sustainable Existing Buildings	http://www.wbdg.org/references/fhpsb_existing.php	Section 3-5
Bio-based Products Certification and Purchase Clauses	http://www.dm.usda.gov/procurement/programs/biobased/biobaseditems.htm	ALL

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Comprehensive Procurement Guidelines (CPG)	http://www.epa.gov/cpg/about.htm	ALL
Green Seal Certification	http://www.greenseal.org/	ALL
Design for the Environment labeling	http://www.epa.gov/dfe/	ALL
Green Products Compilation Database	http://sftool.gov/GreenProcurement/	ALL
	Recovered Materials Advisory Notices(RMAN) http://www.epa.gov/cpg	ALL
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a. The Contractor shall give preference to environmentally sustainable supplies and products. For the purpose of this specification, environmentally sustainable shall include, but not be limited to EPA's Environmentally Preferable Purchasing List.