



## Environmentally Preferable Purchasing In Action



# Parking Lot Project Fact Sheet Paving the Road to Success

**T**he Pentagon's parking lots are turning "green" thanks to an innovative Environmentally Preferable Purchasing pilot project. The Department of Defense (DOD) and the U.S. Environmental Protection Agency (EPA) jointly developed a contract for parking lot repair and maintenance that promotes the use of products with positive environmental attributes. This fact sheet briefly describes how DOD and EPA incorporated environmental criteria into the contract.

### Project Overview

**The DOD and EPA team incorporated environmentally preferable purchasing principles into the parking lot repair and maintenance contract.**

In June 1997, DOD awarded a 5-year, \$1 million per year contract to maintain and repair the parking lots and access roads at four Washington, DC, facilities—the Pentagon, the Military Court of Appeals, the Navy Annex, and the Hybla Valley Federal Building. In addition to stipulating that the work must meet price and performance requirements, the contract also promotes the use of products with positive environmental attributes by providing opportunities for the contractor to earn a price differential.

In developing the contract, DOD and EPA considered several alternative approaches for promoting the use of environmental products. Initially, the team considered developing an "approved products list" to be used by contractors. The team realized, however, that it would be difficult to continually update the list in order to ensure that the most innovative products and processes are employed. Team members also determined that they did not have the necessary resources to conduct product research on every item. Instead, DOD and EPA used publicly available information from sources such as the Harris Directory, Thomas Directory, and the National Park Service's Sustainable Design and Construction Database to identify initial "baseline" environmental features such as low levels of volatile organic compounds and high percentages of recycled content for the products covered under the contract. The DOD and EPA team focused on 20 product categories representing 90 percent of the materials to be used to repair and maintain the parking lots. The categories are listed on the back of this fact sheet.



Based on the information collected through this research, the team created category-specific surveys to gather additional environmental information from potential suppliers. The information was used to develop work sheets listing the baseline environmental attributes for each product category as well as the performance requirements. The contractor must submit a work sheet for DOD approval of the environmental and performance characteristics for each product or process that the contractor plans to use.

The contractor is eligible for a 2 percent price differential for each baseline environmental attribute included in the products it uses. Contingent on DOD approval, the vendor also is eligible to receive a price differential for identifying and using products and processes with environmental characteristics that exceed or expand upon the baseline attributes, up to a ceiling of 10 percent per line item and an overall task order price differential of 5 percent.

From the start, this innovative maintenance and repair contract has demonstrated how environmental impact considerations can be included in procurement decisions. One month after beginning work, the contractor had already identified several innovative products and a new process that significantly improve environmental quality while meeting or exceeding performance requirements. A company representative stated, "We are really excited about the project. Incorporating environmentally friendly products is the wave of the future and should help our future business."

## DOD's Product Work Sheets

The following list identifies the 20 products for which DOD furnished work sheets. The list can be expanded by DOD or, with DOD's approval, by the contractor to include any product or service associated with the parking lot repair and maintenance contract:

- Asphalt Base Course\*
- Asphalt Surface Course\*
- Traffic Paint—Yellow\*
- Traffic Paint—Blue\*
- Traffic Paint—Black\*
- Traffic Paint—White\*
- Traffic Signs—Panels\*
- Traffic Signs—Posts\*
- Reinforced Concrete Drainage Pipes\*
- Drainage Steps\*
- Concrete Curing Compounds\*
- Silicone Sealant—Class A
- Silicone Sealant—Class B
- Silicone Sealant—Class C
- Hot Poured Asphalt Sealants
- Bituminous Prime and Tack Coats
- Epoxy Bonding Compounds
- Nonreinforced Concrete Drainage Pipes
- Emulsified Asphalt Slurry
- Asphalt Cement

\* Indicates that the work sheet identified specific environmental performance attributes at the time the contract was awarded. The contractor can suggest additional attributes for any product or process used to complete work under the contract.

## For Additional Information

Detailed information about this EPP pilot project, including the DOD work sheets, is contained in the case study *Paving the Road to Success* (document number EPA742-R-97-007). Copies of this and other EPP case studies and guidance can be ordered from:

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