

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



SOLICITATION DCAM-23-CS-RFP-0033

**St. Elizabeths East Campus  
Parking Garage Maintenance Services**

**AMENDMENT NO. 3**

Amendment Number 3 is hereby issued and posted on the Department's web site November 17, 2023. The Amendment and all RFP documents are available at <https://dgs.dc.gov/event/dcam-23-cs-rfp-0033-st-elizabeths-east-campus-parking-garage-maintenance-services> Except as otherwise noted, all other terms and conditions of the solicitation remain unchanged.

**1. C.5.3.1, General, last sentence, and the list at the bottom of the page**

**Delete:** In their entirety including Items a - j  
**Insert:** Without limiting any of the foregoing, the Contractor shall provide the following maintenance related services as part of the overall Operating Budget cost consistent with **Attachment J.13** Operating Budget format:

- (a) Annual power washing of entire garage.
- (b) Annual numbering and stripping of spaces, as needed.
- (c) Ensure that garage spaces are in good, safe condition.
- (d) Collect all trash, debris, and other materials in the parking garage (including trash receptacles) twice a week. The Contractor shall not use trash receptacles and dumpsters located at the parking garage or the facilities for the disposition of trash and shall dispose of all trash at an off-site location in accordance with applicable laws.
- (e) Potholes, cracks, and uneven lanes should be reported to the COTR, and a plan should be devised to make quick and effective repairs.
- (f) Snow removal and de-icing to ensure patrons can access the garage area safely.
- (g) OCTO yearly operating agreement
- (h) Landscape maintenance of green areas, to include LIDS within the property line;

- (i) Garage supplies;
- (j) Tickets;
- (k) Signage;
- (l) Flash Parking Equipment - Annual Fee of \$12,000 for equipment maintenance and Service Charge for Software.
- (m) Credit card processing fees;
- (n) Management fee;
- (o) Direct labor;
- (p) Payroll expenses;
- (q) Insurance;
- (r) Telephone and communication;
- (s) Office Supplies;
- (t) Licenses and Permits;
- (u) Marketing;
- (v) Accounting and Legal fees and
- (w) Bank service fees.

**C.5.3.1.1** The Contractor shall establish maintenance or service agreements for the following parking garage related services:

- (a) CCTV Systems;
- (b) Access Systems;
- (c) HVAC;
- (d) Structural, Mechanical and Electrical;
- (e) Pest Control; and
- (f) Fire Safety.

All maintenance-related costs NOT included in the Operating Budget and valued at \$10,000 or less will be paid from the revenue generated from the parking garage. Costs more than \$10,000 will be procured by the Department. **All** costs, regardless of value, must be pre-approved in writing by the COTR.

## **2. Section J Attachments,**

**Insert:** Attachment 11a Landscaping Photos (provided as Attachment A to Amendment 3)

## **3. Cover Page and Section L.7.2, Date and Time for Receiving Submissions**

**Delete:** November 21, 2023

**Insert:** November 22, 2023

- Responses to Questions About the RFP are provided as Attachment B to Amendment 3.

*James H. Marshall*

James H. Marshall  
Contracting Officer

November 17, 2023

Date

End of Amendment No. 3

## **Attachment A**



PARKING

2750



ONE WAY

NO STOPPING

NO STOPPING  
ENTER

PUBLIC  
PARKING  
\$15.00  
\$25.00

## **Attachment B**

DCAM-23-CS-RFP-0033  
 St. Elizabeths Parking Garage -

No.	Question	Response
1	Please define/list the Hard & Soft Facilities Maintenance Services the contractor will be responsible for, and the services DGS is responsible for.	Please see Amendment 3, Item No. 1.
1a	Along with the list please include the current vendor providing such services and the cost of services for the past twelve months. Examples of such services are, not limited to: Elevators, Fire Safety, HVAC Systems, CCTV, Generators, Gas, Plumbing, Heating, Lighting, Electrical, Mechanical, Structural, etc...	Please see Amendment 3, Item No. 1.
2	Please provide a detailed listing of all PARCS equipment and the cost of services for the past twelve months.	Please see Amendment 3, Item No. 1.
3	Please define (map included) of specific landscape maintenance responsibilities of the Contractor and the cost of services for the past twelve months.	Please see Amendment 3, Item No. 2 and Attachment A.
4	In preparing the Safety Plan, if the Operator deems Security Services are needed for the garage, please confirm this will be a reimbursable expense.	Security services will require the pre-approval of the COTR and the Department's Protective Services Division.