

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Request for Proposals (“RFP”)
CONSOLIDATED MAINTENANCE SERVICES AT DUNBAR HIGH SCHOOL
DCAM-18-NC-0045
Addendum No. 03
Issued: June 15, 2018

This Addendum No. 03 is issued by the Department of General Services (DGS) on June 15, 2018. Except as modified herein, the Request for Proposals (“RFP”) remains unmodified.

Item No. 1 – Questions and Answers

Add/Incorporate: The District’s response to Potential Offeror’s questions is incorporated by this Addendum No. 03 as Exhibit A.

Item No. 2 – Attachment J.19 Building Information | Dunbar High School

Add/Incorporate: Attachment J.19 –Building Information (Dunbar HS)

Item No. 3 – Section C.5.1 Electrical Services

Delete: **C.5.1.1.3 Maintenance**
The Contractor shall perform maintenance on the Facility’s electrical distribution system as needed including the use of the supplemental standard NFPA 70B, where supplemental guidance is necessary or for equipment or conditions not adequately described in the NETA Maintenance Testing Specifications. The Contractor shall not use the PBS standards for electrical testing and maintenance. Plan for specialized hearing impaired within the school. A two (2) hour response time will be required.

Replace With: **C.5.1.1.3 Maintenance**
The Contractor shall perform maintenance on the Facility’s electrical distribution system as needed including the use of the supplemental standard NFPA 70B, where supplemental guidance is necessary or for equipment or conditions not adequately described in the NETA Maintenance Testing Specifications. The Contractor shall not use the PBS standards for electrical testing and maintenance.

Item No. 4 – Section C.5.5 Energy Management Control System

Delete: C.5.5.1.1.2 The Contractor shall, per manufacturer’s specifications, perform maintenance and repairs on the BAS. The Contractor shall perform necessary maintenance to the BAS or have the required operation, maintenance, and repairs performed by a qualified subcontractor. However, regardless of how these critical services are performed.

Replace With: C.5.5.1.1.2 The Contractor shall, per manufacturer’s specifications, perform maintenance and repairs on the BAS. The Contractor shall perform necessary maintenance to the BAS or have the required operation, maintenance, and repairs performed by a qualified subcontractor.

Item No. 5 – Section C.5.17.9.1 General Field Maintenance

Delete: The Contractor shall furnish supplies, materials and labor that comply with the standards and guidelines set forth herein. The Contractor shall maintain courts, fields, and surrounding grounds to ensure vertical and horizontal surfaces are free and clear of debris, waste, marks and streaks. The surfaces shall also be level; free of holes, bumps, dips, or any defect that will impact the optimal functionality of the court surface; this includes dragging and any industry standard practice to ensure fields are in a condition for active play. The Contractor shall also restripe fields and courts as necessary, as directed by the COTR and as specified in the Facility information attachment.

Replace With: The Contractor shall furnish supplies, materials and labor that comply with the standards and guidelines set forth herein. The Contractor shall maintain courts, fields, and surrounding grounds to ensure vertical and horizontal surfaces are free and clear of debris, waste, marks and streaks. The surfaces shall also be level; free of holes, bumps, dips, or any defect that will impact the optimal functionality of the court surface; this includes dragging and any industry standard practice to ensure fields are in a condition for active play. The Contractor shall also restripe fields and courts as necessary, as directed by the COTR and as specified in the O&M Manuals, to be provided post-award.

Item No. 6 – Section L.2.1 General Proposal Requirements

Delete: Transmittal Letter - The Offeror’s Technical and Price Proposals shall contain a Transmittal Letter to include at a minimum the following:

1. The Offeror's full legal name, address, and phone number
2. Identification of the Offeror's authorized representative, the representative's title, phone number and e-mail address
3. Identification of the Offeror's Contact Person for the proposal, if different from the representative; the Contact person's address, phone number, and e-mail address
4. Description of the Offeror's organization
5. Signature of an authorized representative of the Offeror's organization:
 - a) Table of Contents - The Offeror's Technical and Price Proposals shall include a Table of Contents providing the page numbers and location for each section and subsection of the Offeror's proposal as described in Section L.2.2.
 - b) The original Technical and Price proposals shall be single-sided; copies may be double-sided.
 - c) All Attachments, with the exception of Attachment J.1, J.3 and J.12, shall be submitted in the Price Proposal; Attachment J.1, J.3 and J.12 shall be submitted in the Technical Proposals.
6. A statement affirming the Offeror's acceptance of the contract provisions as described in Section J including the Standard Contract Provisions of the solicitation.

Replace With:

Section L.2.1 General Proposal Requirements

a. Transmittal Letter - The Offeror's Technical and Price Proposals shall contain a Transmittal Letter to include at a minimum the following:

1. The Offeror's full legal name, address, and phone number
 2. Identification of the Offeror's authorized representative, the representative's title, phone number and e-mail address
 3. Identification of the Offeror's Contact Person for the proposal, if different from the representative; the Contact person's address, phone number, and e-mail address
 4. Description of the Offeror's organization
 5. A statement affirming the Offeror's acceptance of the contract provisions as described in Sections A – K including the Standard Contract Provisions of the solicitation; and
 6. Signature of an authorized representative of the Offeror's organization.
- b. Table of Contents - The Offeror's Technical and Price Proposals shall include a Table of Contents providing the page numbers and location for each section and subsection of the Offeror's proposal as described in Section L.2.2.

c. The original Technical and Price proposals shall be single-sided; copies may be double-sided

Item No. 7 – Price Schedule

Delete: Attachment J.2 Price Schedule

Replace With: Attachment J.2 *REVISED* Price Schedule

Item No. 8 – Custodial Services Manager

Delete: All reference to Custodial Service Manager, Section L.2.2.2

Item No.1 – Proposal Submission Deadline

Delete in its Entirety: All reference to Proposal Due Date; Cover Page, Section L.3.1 Proposal Submission.

Replace With: Proposal Submissions shall be received no later than **10:00 a.m. EST on Thursday, June 21, 2018**. The Offeror assumes the sole responsibility for timely delivery of its Submission, regardless of the method of delivery.

All other terms and conditions remain unchanged.



Kimberly Gray
Supervisory Contract Specialist | Contracting Officer
Goods & Services



Date

- End of Addendum No. 03 -

Questions & Answers
Solicitation No. DCAM-18-NC-0045 | CONSOLIDATED MAINTENANCE SERVICES AT DUNBAR HIGH SCHOOL

<u>NO.</u>	<u>QUESTIONS</u>	<u>DGS RESPONSE</u>
01	Section B.3.2, in stating that repairs over \$10,000 can proceed only with prior written authorization, suggests that repairs under that cost may proceed upon verbal authorization. C.5.8.1.9.5 states that major repairs, over the \$1500 threshold, must be completed within 7 days of receiving "... written direction from the COTR". Please clarify the circumstances under which written authorization is required.	All repairs require written authorization, regardless of amount. The difference is that repairs \$10k and under may proceed immediately with COTRs written approval and with a Purchase Order (PO); repairs over \$10k require approval via written directive from the CO and a PO. There is no mention of \$1500.00 in Section C.5.8.1.9.5.
02	Section B.6.1.2 Reimbursable Services requests prices for CLINS 0048, 0049, and 0050, for Custodial and Janitorial Maintenance. However, the RFP does not include specifications for, or require a price for, regular custodial/janitorial services. What will be the basis for requesting reimbursable additional services for custodial/janitorial services?	Custodial and Janitorial services are not required as basic services under this solicitation. However, DGS realizes that there may be special circumstances when custodial/janitorial services are needed (i.e., special events, catastrophic events, etc.); therefore, the Department is including hourly rates under Reimbursable Services.
03	C.5.1.1.3 includes 2 sentences at the end of the paragraph that appear to be unrelated. Should they be deleted?	Refer to Addendum No. 03, Item No. 3.
04	C.5.5.1.1.2 end in an incomplete sentence – "However, regardless of how these critical services are performed." What is the rest of the sentence?	Refer to Addendum No. 03, Item No. 4.
05	What are the Normal Occupant Working Hours of the facility?	Refer to Addendum No. 03, Item No. 2.
06	Are any positions subject to a CBA?	No. No positions are subject to a CBA.
07	C.5.8.2.1.1 requires the development of an Initial Deficiency List (IDL) within 60 days of the contract start date. How shall the inspection and identification of deficiencies in seasonal equipment that is not in service at the time of compilation of the IDL be handled?	The Contractor needs to inspect all equipment in the first sixty (60) days. Seasonal equipment like boilers can be inspected off-season. There is no reason all identified equipment cannot be inspected per the contract guidelines.
08	C.5.8.2.11.1 describes the Contractor's responsibility for warranty management. The equipment list J.1 does not include warranty information. Are any equipment items on the J.1 list under warranty, and what are the terms and end date of any such warranties?	Any warranty information will be included in the transition documents. However, most major equipment is past the warranty period.
09	C.5.16.1.9.2 requires the offeror to submit prices for emergency repair calls with its proposal and requires that the price for such repairs equal that of other repairs. Repair services that are outside the scope of Basic Services are ordinarily priced using hourly rates. Does this clause require that Emergency rates be the same as Overtime rates in B.6 Reimbursable Services? Please clarify.	The Department does not require Emergency and Overtime to have the same rates; it is at the Offeror's discretion to set these hourly rates.
10	C.5.17.1.1 describes the requirement "The Offeror must develop a comprehensive, green building maintenance proposal that contains policies and procedures developed to ensure proper maintenance of relevant building design and construction measures implemented to achieve LEED Certification for the Facility." Is this proposal to be part of the offeror's Technical Proposal, or is it to be developed and submitted after award?	Please refer to Section L on requirements for Offerors to submit with their technical proposal; and Section F on Deliverables, which is required for the awarded Contractor.
11	C.5.17.1.1 requires the inclusion of a Green Cleaning Plan and Waste Stream Management (Recycling) in the Green Building Maintenance Proposal. Are these elements required in this case?	Yes, Green Cleaning Plan and Waste Stream Management are required.
12	C.5.17.8.1.K requires the contractor to provide deep cleaning of locker rooms. Is this requirement valid?	Yes, this is a requirement as described in the RFP.
13	C.5.17.9.1 refers to a "Facility information attachment" which describes the fields and courts. Will such attachment be provided?	Descriptions of the court and field are available in the O&M Manuals and will be provided to the awarded Contractor post award. Please refer to Addendum No. 03, Item No. 5.
14	C.5.19.1.3.2 refers to the licensing requirement for the Chief Engineer "...as specified in the respective Building Information attachment." There is not a Building Information attachment with this solicitation - will it be provided?	Refer to Addendum No. 03, Item No. 2.
15	C.5.19.3.1 refers to "Normal Occupant Working Hours and as stipulated in the Building Information attachment...". Will this attachment be provided?	Refer to Addendum No. 03, Item No. 2.

NO.	QUESTIONS	DGS RESPONSE
16	C.5.19.3.7.b refers to reimbursable janitorial services. Are reimbursable janitorial services a part of this contract?	Yes, janitorial services are part of reimbursable services only for this contract. Janitorial/custodial services may be requested on a case by case basis from the COTR (in writing). Please reference the Price Schedule under Reimbursable Services.
17	C.5.19.8.2.1.1 provides for a phase-in of up to 30 days. Attachment J.2 , the price table, describes a transition period of 2 months. Which should the offeror use in preparing its price for the transition period?	The transition period will be for 30 days (one {1} month). Refer to Addendum No. 03, Item No. 7 and Attachment J.2 <i>Revised</i> Price Schedule.
18	C.5.20.1.1 states, in the fifth sentence, that the contractor will not be allowed to charge a markup above Direct Cost for a reimbursable repair. The following sentence states that the contractor will be reimbursed for "...all costs exceeding the deductible threshold (including labor, parts, material, G&A and profit) ..." for such repairs. Please clarify.	As indicated in Section C.5.20.1.1, "The Contractor shall only be reimbursed for the cost in excess of the deductible." The deductible threshold is \$1,500.00.
19	H.14.7.1 and H.14.7.2 require, respectively, a bid bond and a performance bond. Such bonds are not normally required for Facilities Management services. This requirement may effectively eliminate otherwise capable and qualified small CBE firms from providing this important service to the District. Will the District consider eliminating the bid bond and performance bond requirements from this solicitation?	The District reserves the right to request a Bid Bond and Payment & Performance Bond from potential Offerors interested in performing services to the District. DGS' intention is not to eliminate any small businesses from responding to this RFP; however, DGS has the obligation to look out for the District's best interest.
20	20. FACILITY EQUIPMENT AND SYSTEMS - a) What is the contractor's responsibility for the Health Center? b) What is the contractor's responsibility for the Fitness Center/s and equipment?	a) The Contractor is not responsible to maintain the Health Center beyond base building services i.e., electrical, plumbing, HVAC. b) The Contractor is not responsible to maintain the Fitness Center and/or its equipment beyond base building services i.e., electrical, plumbing, hvac.
21	C.5.1.1 Electrical Distribution System- Requires Preventive Maintenance to the electrical switchgears. When was the most recent Switchgear maintenance performed (Three year and five-year tests), and will either test be performed before the start date of the new contract arising from this RFP? (a) What is the quantity of Motor Control Centers? (b) What is the quantity of Disconnect Switches? (c) What is the quantity of Motor Starters, 5 hp to 100 hp? (d) What is the quantity of Automatic Transfer Switches? (e) What is the size and quantity of the switchgears (please advise the name of the subcontractor(s) currently providing the service in question? (f) Are the load tests currently done in-house or is it subcontracted?	Last date of services was in May 2018. a) One (1) Motor Control Centers; b) One (1) Disconnect Switches; c) Zero (0); d) One (1) Automatic Transfer Switches; e) Three (3) switchgears; no information on size; f) Subcontracted.
22	C.5.1.1.2 requires periodic thermographic scanning of electrical equipment. When was the most recent thermographic scan performed, and will it be performed before the start date of the new contract arising from this RFP?	Thermographic scan has not been performed, a scan is scheduled for the first week of August. The Contractor shall be expected to perform the thermographic scan during the transition period and maintain the schedule from that point.
23	C.5.1.2. Emergency Generators- Can you provide the size, model, and mfg. of the emergency generator?	Information on the emergency generator is provided in Attachment J.1 under "Other Equipment" heading on page 17 of attachment.
24	What is the capacity of Fuel Oil Storage Tank and who is responsible for providing the fuel? What type of fuel is required for the emergency generators?	DGS purchases the fuel. Generators are natural gas type.
25	Who is responsible to supply the diesel fuel for the emergency generators?	DGS is responsible for purchasing the fuel.
26	C.5.1.3.1 requires replacement of failed fluorescent lamps with "...new lamps of the same temperature color, and a Color Rendering Index (CRI)." The Color Rendering Index is not specified – is it to be the same as the lamps being replaced? a) What is the total quantity of fluorescent and LED lighting fixtures by number & size lamps/tubes and type (i.e. diffuser, louver, industrial) and location? b) What is the total quantity, of interior special lighting fixtures, by type and location? c) What is the total quantity of outside lighting fixtures by type (i.e. incandescent, or other: sodium, mercury vapor, etc.) and location? d) What is the contractors' responsibility for the schools' audio-visual equipment and systems? e) What is the contractors' responsibility for the schools Public Announcement (including clocks) equipment and Systems? f) What is the contractors' responsibility for the schools' whiteboards? g) What is the contractors' responsibility for the schools' theater equipment and systems (including the lift, black box studio, theatrical lighting)? If the contractor is responsible, please provide, who installed it and the required maintenance specifications. h) During school performances, what are the responsibilities of the contractor? i) Is the contractor responsible for the operations of sounds systems, curtains, and other performance equipment and systems?	The Color Rendering Index should be the same as the lamps being replaced. A) Information not available; B) Information not available; C) Information not available; D) The Contractor is responsible to maintain, repair, and replace all components for the schools' audio-visual equipment and systems. E) The Contractor is responsible to maintain, repair, and replace all components for the schools' public announcement equipment and systems; F) The Contractor is responsible to maintain, repair, and replace all components for the schools' whiteboards; G) The Contractor is responsible to maintain, repair, and replace all components for the schools' theatre equipment and systems. Installer information and required maintenance specs are available in the O&M manuals post award. H) None; I)No

NO.	QUESTIONS	DGS RESPONSE
27	C.5.2.1.2.3.4 Geo-Thermal System Maintenance- Dunbar. Can the District provide the equipment list for the Geo-Thermal Systems? When was the last PM performed on the system?	3 pumps serviced by Well Field. Armstrong is the manufacturer. 6x5x13 6x5x13 6x5x13 709369 709370 709371 WEG WEG WEG 60 60 60 1780 1780 1780 460 460 460 3 3 3 69.9 69.9 69.9 1100 1100 1100 140 FT. 140 FT. 140
28	C.5.8.2.1.1 Non-Destructive Tube Cleaning and Testing, is "Eddy Current" Testing of all tubes on all of the Facility's heat exchangers including all condenser, evaporator, pre-coolers, economizers, and oil cooler system tube bundles. The Contractor shall notify the COTR when visual inspection of tubes can be conducted prior to "closing up" of the equipment. Is Eddy Current Testing Required? If so, when was the last Eddy Current Test performed?	Yes, Eddy current testing is required. All documents relating to this will be turned over during the transition period. The last Eddy test was performed during the annual boiler inspections.
29	Do you have any HVAC/Electrical equipment under warranty? Can you provide the list?	HVAC/Electrical equipment is not under warranty.
30	C.5.3.1 Plumbing- Can you provide a listing and size of the backflow preventers?	Please refer to Attachment J.1 for the equipment list.
31	C.5.6 Fire Protection Systems. What are the fire alarm device counts per building, including the number of control panels, booster panels, enunciators, ceiling smoke detectors, above ceiling smoke detectors, below-floor smoke detectors, manual pull stations, heat detectors, duct detectors, flow switches, pressure switches, fire and smoke dampers, tamper switches, horn-strobes, manual pull stations, bells, and strobes?	1-dry system in garage; 1-wet for the building; 94-smoke detectors; 0-below floor detectors; 34-manual pull stations; 2-control panels; 2-enunciators; 12- flow switches.
32	C.5.6 Fire Protection Systems.Can you provide a fire sprinkler riser diagram?	A sprinkler Riser diagram is available in the construction drawings post award.
33	C.5.6 Fire Protection Systems. Are the buildings fully sprinklered? If not, what % are sprinklered?	Yes, the buildings are fully sprinklered; 100%.
34	C.5.6 Fire Protection Systems. Are there fire pumps to test in either building? If so, what is the make, model and size (gpm's)?	Yes, to fire pumps. Refer to Attachment J.1 for make, model and size.
35	C.5.6 Fire Protection Systems. Are there dry pipe sprinkler systems or pre-action sprinkler systems? If so, how many of each? If pre-action, how many devices are associated with each system, such as the number of ceiling smoke detectors, below-floor smoke detectors, manual pull stations, horn-strobes, bells, and strobes?	1-dry system in garage; 1-wet for the building; 94-smoke detectors; 0-below floor detectors; 34-manual pull stations; 2-control panels; 2-enunciators; 12- flow switches.
36	C.5.6 Fire Protection Systems. What areas have detectors that are above 12' that would require a lift or a ladder to reach? How many detectors above 12' are there in each building?	The lobby, Gym, Theatre, Pool, Nurses suite, Media Center. An exact count is not available at this time.
37	C.5.6 Fire Protection Systems. How many fire extinguishers in each building, please list the total quantity, size and type?	There is only one (1) building with approx. 40 extinguishers. The 5lbs are dry chem/ABC and the 10lbs are Carbon.
38	C.5.6 Fire Protection Systems. How many elevators in each building have recall which would require testing?	Two (2) elevators
39	C.5.6 Fire Protection Systems. Are there any kitchen fire systems to inspect/ test? If so, what is the make, model and size of each system (for example Ansul R102- 3 gallon)?	No; kitchen fire suppression is handled by a separate Contractor.
40	C.5.6 Fire Protection Systems.What type of scheduling coordination will be required to test the fire alarm, sprinkler, suppression systems or portable fire extinguishers? Can the test be performed during normal operational hours?	The Contractor will be expected to coordinate with the DCPS staff. Tests may be performed during normal operation hours.
41	C.5.10 Custodial and Janitorial Reserved- Is the contractor responsible for Window Cleaning? If so, is it semi-annual or annual?	No, window cleaning is not required; it is not indicated in the RFP.
42	C.5.19.2.1 Additional Requirements- Is the contractor required to provide Reimbursable Facility janitorial services.	Yes, Offerors are required to provide janitorial services on a case by case basis if and when requested by COTR in writing; these services will be paid through reimbursable services.

NO.	QUESTIONS	DGS RESPONSE
43	C.5.11.15 Water Treatment- C.5.11.15.8 Coupon Rack- Is a coupon rack required? Is a coupon rack currently installed? If so, when was it installed?	Yes, a coupon rack is required. The Contractor is responsible to develop and submit a plan in the first 60 days. The coupon rack was installed in September of 2013.
44	C.5.11.15.18 Hardware and Software-Is a hardware and software systems required? Is a hardware and software system currently installed? When was it installed?	Yes, the Contractor shall install a hardware system. A BMS system is installed in the building, it was installed on July 2013.
45	C.5.17.1.2 LEED Existing Buildings: Operations and Maintenance (EBOM) Requirements: a) Is there a green roof? b) Is the contractor required to provide a green cleaning plan since the Custodial and Janitorial is reserved? c) Is the contractor required to provide a waste stream Management plan since the Custodial and Janitorial is reserved?	a) There is not a green roof at Dunbar HS; b) Yes, the Green Cleaning Plan is still required; c) Yes, Waste Stream Management Plan is required.
46	C.5.17.8 Special Services Pool a) Can you provide the pool operating schedule? b) What is the role of DC Department of Parks and Recreation (DPR) and the role of the contractor? c) The Contractor shall provide deep cleaning services in the men's and ladies' locker room on a quarterly basis during the year. Is this a requirement for the contractor or the DCPS custodial staff?	a) Mon, Wed & Fri: 6:30am-8 am ; 5pm-9 pm; Sat & Sun: 9 am - 5 pm; Closed Tues & Thurs b) DPR operates the pool inside of Dunbar; the Contractor is responsible for maintaining the pool. The Contractor's business relationship is with DCPS/DGS, not with DPR. c) The Contractor is responsible for providing deep cleaning in the men's and ladies locker rooms on a quarterly basis at Dunbar.
47	What is the total square footage of Dunbar?	The total square footage of Dunbar HS is 258,000sf.
48	In the Auditorium who is responsible for the sound system?	The Contractor is responsible for the sound system in the auditorium.
49	Is there a lift owned by the District that can be used by the contractor?	No, there is not a man lift on-site.
50	Are there any interior plants that have to be maintained by the contractor, if so can you please provide the quantity and type?	No, the contractor is not responsible for interior plants.
51	Are the repair and replacement of window blinds the responsibility of the contractor?	Yes, the Contractor is responsible for the repair and replacement of window blinds.
52	On the proposal equipment list, there was indication of equipment on the roof top. We did not tour the roof top, please advise what exactly is there and if the Maintenance Service will include that area	Mechanical Equipment is located on the roof top. Yes, mechanical maintenance services are expected to be performed on the roof. All DOAS units are on the roof.
53	Are vendors required to have a bid bond?	Yes, refer to Section H.14.7 for further information.
54	Is there a green roof?	No, there is not a green roof.
55	Is there irrigation at the property?	No, there is no irrigation at the property.
56	Are there coupon racks onsite?	Yes, there are coupon racks on-site.
57	When was the last thermographic scan conducted?	Thermographic scan has not been performed, a scan is scheduled for the first week of August. The Contractor shall be expected to perform the thermographic scan during the transition period and maintain the schedule from that point.
58	Does the Chief have to have a pool license?	No, the Chief does not required to have a pool license.
59	Is the pool maintenance work subcontracted to a vendor?	Yes, the pool maintenance work is subcontracted to a vendor.
60	What are the fire alarm counts?	94-smoke detectors; 0-below floor detectors; 34-manual pull stations; 2-control panels; 2-enunciators; 12- flow switches.
61	Who is currently providing fire alarm and sprinkler maintenance?	Red Hawk is currently providing these services.
62	Who is currently providing fire alarm and sprinkler inspections?	Red Hawk is currently providing these services.
63	Is there a man lift on site?	No, there is not a man lift on site.

NO.	QUESTIONS	DGS RESPONSE
64	Is there a catwalk in the theater to access lighting?	Yes, there is a catwalk.
65	Is the CMC responsible for maintaining the equipment in the fitness center?	No, the contractor is not responsible for maintaining the equipment in the fitness center.
66	Is the CMC responsible for maintaining the TV/projector equipment in the classrooms?	Yes, the Contractor is responsible for maintaing the TV/projector equipment in the classrooms.
67	Is the CMC responsible for pool water testing?	Yes, the Contractor is responsible; as well as DPR.
68	Is parking provided for the CMC? If so, how many spaces?	Yes. Space availability will need to be coordinated with DCPS; at this time there are two (2) parking spaces.
69	What are the pool dimensions?	The pool surface area is 5,318 SQ.FT. with a perimeter of 352 FT. It holds 295,252 Gal. Depth ranges from 3'6" to 12'-6"
70	How many wheelchair lifts are onsite?	There are two (2) wheelchair lifts onsite.
71	Who maintains the solar panels?	DGS maintains the solar panels.
72	L.2.1.5.c says "Attachment J.1, J.3, and J.12 shall be submitted in the Technical Proposals." What does the Government want the Bidder to do with documents J.1 Major Equipment List and J.3 DGS Standard Contract Provisions Services DGS C&P FINAL v1.14.16_1 as there is nothing to fill out in either document?	Refer to Addendum No. 03, Item No. 6.
73	L.2.1.5.c says "Attachment J.1, J.3, and J.12 shall be submitted in the Technical Proposal" J.12 Subcontracting Plan contains pricing information. Do you want a redacted version of the subcontracting plan? Or is J.12 Subcontracting Plan to be submitted in the price proposal?	SBE Subcontracting Plan should be submitted with the Price Proposal.Refer to Addendum No. 03, Item No. 6.
74	L.2.1.5.c says "All Attachments, with the exception of Attachment J.1, J.3 and J.12 shall be submitted in the Price Proposal" J.13 is the Past Performance Evaluation Form, should the Past Performance Evaluation Form be submitted in the Price Proposal or the Technical Proposal?	Past Performance Evaluation Forms should be submitted with the Technical Proposal. Refer to Addendum No. 03, Item No. 6.
75	L.2.1.5.c says "All Attachments, with the exception of Attachment J.1, J.3 and J.12 shall be submitted in the Price Proposal" What does the Government want the Bidder to do with documents J.4 DOL Wage Determination, J.8 Way to Work Amendment Act 2006 – Living Wage Notice 2018, J.9 Way to Work Amendment Act of 2006 – Living Wage Fact Sheet 2018, and J.15 Non-Reimbursable Services as there is nothing to fill out in those documents.	Refer to Addendum No. 03, Item No. 6.
76	L.2.1.5.c says "All Attachments, with the exception of Attachment J.1, J.3 and J.12 shall be submitted in the Price Proposal" Does the Government want the Bidder to complete document J.14 Credentialing Procedures & Forms with the proposed key personnel?	Attachment J.14 Credentialing Procedures and Forms are for the awarded Contractor to complete and submit.
77	C.5.10 Custodial and Janitorial Services is listed as RESERVED and the CLIN AJ is listed as RESERVED and redacted, is there a custodial and Janitorial component to this Solicitation? If so, please provide detailed cleaning specifications/requirements.	There is no custodial/janitorial services for basic services under this contract; however, there is a line item under reimbursable services for custodial/janitorial (hourly rates) if there is a need for janitorial services. It is not part of basic services.
78	7. L.2.2.2 (ii) mentions a Custodial Service Manager but then does not list the position in Key Personnel Descriptions. Is there a requirement for a Custodial Service Manager Resume?	No, there is not a requirement for a custodial service manager. Refer to Addendum No. 03, Item No. 8.
79	At what frequency shall the Eddy current testing be performed?	Annually; during PM/inspection cycles.
80	Please confirm the number of roll up doors on site that are required to be maintained	All roll up doors at the facility are required to be maintained.
81	Please confirm the size of the roll up doors for maintenance	The roll up doors are approximately 20'x12' .
82	Is the only janitorial requirement to clean the locker rooms on a quarterly basis (C.5.17.8.1.K)?	Yes, that is correct.
83	If janitorial is required, is the Medical Sharps disposal performed by the Client or Contractor?	Janitorial Services are not required under basic services.

NO.	QUESTIONS	DGS RESPONSE
84	Is Indoor Air Quality Testing required under the basic service and if so what are the frequencies?	No, indoor air quality testing is not required as a part of basic services.
85	Is the Contractor required to provide Independent Elevator Inspection Services or is the Independent Inspections provided via the Client?	The contractor is required to have elevators inspected by DCRA.
86	Please define the "Key Team Members" in L.2.2.2 (iv). Is this in reference to a teaming arrangement or the Key Personnel Team and their relationship?	Refers to the Offeror's key personnel team (ie Property Operations Manager, On Site Chief Engineer) as described in Section L.2.2.2 of the RFP.
87	What is the contractor responsibility for pool maintenance given that there is a citywide contract in place for pool maintenance services?	Refer to C.5.17.8.1 - Performance Requirements.
88	Please confirm whether the \$1500 deductible threshold is per item, repair, or event.	The \$1500 deductible is per repair.
89	Please confirm inclusion of practice field on O Street as part of the requirements.	No, the practice field on O Street is not a part of the requirements.
90	Attachment J.15, paragraph 6, provides the following example of non-reimbursable work: Clean rooms, hallways, lobbies, lounges, rest rooms, corridors, elevators, stairways, parking lots, and other work areas. Are contractors responsible for cleaning these areas in general? Or is this requirement merely asking contractors to clean up after themselves when performing maintenance work in these areas?	The contractor is responsible for cleaning up after themselves.
91	Please clarify what the custodial requirements are, and any respective staffing requirements. C.5.10 (Custodial and Janitorial Services) is reserved. However, C.5.17.8.1.K mentions quarterly cleaning of locker rooms; CLINs 0048, 0049, and 0050 are for reimbursable custodial services; L.2.2.3.a (Building Operating Plan) mentions custodial services; and Attachment J.15 (Non-reimbursable services) mentions "cleaning" in paragraph 6. Furthermore, C.5.19.1.3.3 (Key Personnel – Custodial Services Manager) is intentionally omitted. However, there are references to custodial services or a custodial service manager in C.5.19.1.3, C.5.19.1.12.2, L.2.2.2(ii), and C.5.8.1.5.e.	Contractor should include quarterly, commercial level cleaning. Instances may occur when the contractor will need to provide janitorial/cleaning services. Example: Sewage backup that requires contract cleaning(ServPro etc.).
92	Is a Custodial Services Manager required to oversee the quarterly locker room cleaning (C.5.17.8.1.K)?	No, a Custodial Service Manager is not required to oversee the quarterly locker room cleaning.
93	Where can bidders find the Building Information attachment mentioned in C.5.19.3.1?	Refer to Attachment J.19 - Addendum No. 03, Item No. 2
94	Is there a UPS system that the contractor is responsible for in the building? Please provide equipment information.	There is no UPS system at Dunbar HS.
95	What is the model and serial number for the equipment requiring Eddy testing?	The model and serial number for the equipment requiring Eddy testing is on Attachment J.1 Equipment List.
96	Will a list of attendees for site visit be provided?	Please reference Addendum No. 01.
97	Who is current Incumbent?	Spectrum Management is the incumbent under this contract.
98	What is the current staffing for each shift?	Please see section C.5.19.1.7
99	What is current staffing "trade" requirement for each shift?	Please see section C.5.19.1.7
100	Are any portions other than the Nurses Office and Dental Office of the High School operated by other and not included on the RFP for O&M	The cafeteria; service connections to kitchen equipment are the extent of the contractors responsibility.
101	Can a current list of subcontractors currently under DGS and or the Incumbent not being self-performed and within the RFP be provided and contract amounts? (to include but not limited to: Electronics, Fire Systems, Chiller Systems, Pump Systems, Telecommunications, Geo Thermal system/solar, Keys & Swipe card readers, scoreboards, kitchen-cafeteria equipment, and or others)	For information on pricing for current contracts, you can make a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov. Information can also be found on the DGS web page, https://dgs.dc.gov/ .
102	Regarding the Theater, is production lighting and sound systems O&M part of RFP?	The contractor is not required to operate the system. Maintenance and repairs are the responsibility of the Contractor.

NO.	QUESTIONS	DGS RESPONSE
103	Is any mechanical equipment within RFP documents under warranty?	No, none of the mechanical equipment is under warranty.
104	Is supplying of gases and science type chemicals part of this contract?	No, they are not.
105	Regarding Hazardous Waste - Is Management of hazardous waste included in this RFP? If yes is a current Waste management plan available and or inventory with historical data to? (both supplies & waste disposal)	No, management of hazardous waste is not included in the required services.
106	Geo Thermal – Are O&M plans available for review and or historical cost associated with system to better determine cost?	All O&M manuals are available post award; historical cost is not available.
107	Chiller mechanical- Pumps, backflow preventers, any equipment that requires annually certifications. Assume all current with certification & inspection 2018?	All certifications and inspections are current.
108	The language in the proposal says that bond is for each year of the contract. However the language in J.18 suggests that the bond would automatically renew for the options years. Which is correct?	The bond is for each year of the contract. DGS will require the Contractor to provide a new/updated Payment and Performance Bond prior to the option year being exercised.