

Request for Proposal  
**Property Management Services at John A. Wilson Building**  
**DCAM-23-NC-RFP-0007**  
Addendum No. 04  
Issued: February 23, 2023

This Addendum No. 04 is issued by the Department of General Services (DGS) on February 23, 2023. Except as modified herein, the Request for Proposal (“RFP”) remains unmodified.

**Item No. 1 – Questions and Answers (Part 2)**

*Add/Incorporate:* *Exhibit A* to Addendum No. 04 – **Questions and Answers (Part 2)**

**Item No. 2 – Section C.5.1 General Services Level of Agreement (Item No. 12)**

*Add/Incorporate:* 12) Be expected to keep all critical life safety, mechanical, electrical, and plumbing systems operational at all times to ensure the building is ready for use by the occupants 24 hours a day, 7 days a week. The Contractor shall not delay purchasing basic parts or components of critical mechanical, electrical, plumbing or backup systems that could avoid building failure or shutdown due to a lack of task order or purchase order. For the avoidance of doubt and notwithstanding to the contrary, the Contracting Officer shall provide written authorization to proceed when a purchase order is not immediately in place.

This includes but is not limited to the following key areas:

- Maintain an operable fire alarm and sprinkler system (where applicable) to ensure occupant notification in the event of a fire incident. This includes establishing a fire watch utilizing CMC site personnel when systems fail and require one until the CMC provides proper system repairs.
- Maintain an operable HVAC system to provide seasonal comfort to occupants. This includes providing temporary heating or cooling solutions in the event of system failures.
- Maintain electrical switchgear and distribution systems to interior and exterior lighting, power fixtures, and outlets. This includes the replacement of light bulbs as needed.
- Maintain domestic hot and cold-water distributions and supply lines to be free of leaks.

- Maintain a free-flowing sanitary sewage system and sump pumps to prevent unexpected water damage, back-ups and sump pump overflows.

All other terms and conditions remain unchanged.

*Domonique L. Banks*

Domonique Banks  
Contracting Officer, Supervisory Contract Specialist  
Goods & Services

2/23/2023

Date

- End of Addendum No. 04 -

