

**Request for Proposal (“RFP”)**  
**Property Management Services at Francis L. Cardozo Education Campus**  
**DCAM-24-NC-RFP-0010**

Addendum No. 05  
Issued: March 13, 2024

This Addendum No. 05 is issued by the Department of General Services (DGS) on March 13, 2024. Except as modified herein, the Request for Proposal (“RFP”) remains unmodified.

**Item No. 1**                      **Questions and Answers**

*Add/Incorporate:*                      *Exhibit A* to Addendum No. 05 – Questions and Answers

**Item No. 2**                      **Cardozo Fire Alarm Devices Count and Type**

*Add/Incorporate:*                      *Exhibit B* to Addendum No. 05 – **Cardozo Fire Alarm Devices Count and Type**

**Item No. 3**                      **Annual Fire Pump Flow Test Results**

*Add/Incorporate:*                      *Exhibit C* to Addendum No. 05 – Annual Fire Pump Flow Test Results

**Item No. 4**                      **Fire Extinguisher Inspection**

*Add/Incorporate:*                      *Exhibit D* to Addendum No. 05 – Fire Extinguisher Inspection

**Item No. 5**                      **Annual Water-Based Fire Protection Systems Inspection**

*Add/Incorporate:*                      *Exhibit E* to Addendum No. 05 – Annual Water-Based Fire Protection Systems Inspection

**Item No. 6**                      **Definition – Deductible Threshold**

*Delete in its Entirety:*                      **C.3.1.18 Deductible Threshold**

*Replace With:*                      **C.3.1.18 Deductible Threshold** – The cap, or limit, on the amount of money Contractor will have to pay towards supplemental time and material services per occurrence (not an aggregate). Once Contractor reaches that limit (in this case, \$1,500) **per occurrence**, District will pay for any pre-approved costs towards supplemental

time and material services. **For example, a repair that costs \$1,200 would mean the Contractor would be responsible for the entire repair cost.** For the avoidance of doubt and notwithstanding to the contrary, Contractor must have written approval from the COTR for services \$0-\$10,000 or the CO for any costs above \$10,000. **It's important to clarify that the deductible threshold operates on a "per occurrence" basis.**

**Item No. 7**

**Cooling Towers**

*Delete in its Entirety:*

**C.5.2.1.8.14.3.4** Heat tapes to activate when the ambient temperature drops below 40°F shall protect water make-up to the tower.

*Replace With:*

**C.5.2.1.8.14.3.4** Heat tapes to activate when the ambient temperature drops below **35°F** shall protect water make-up to the tower.

**Item No. 8**

**Emergency Service Calls**

*Delete in its Entirety:*

**C.5.3.1.3.2** Failure to comply with the non-emergency service call requirement may be a cause for the CO to have the work performed by others and the cost of such work deducted from the payment due to the Contractor.

*Replace With:*

**C.5.3.1.3.2** Failure to comply with the **emergency** service call requirement may be a cause for the CO to have the work performed by others and the cost of such work deducted from the payment due to the Contractor.

**Item No. 9**

**Repairs**

*Delete in its Entirety:*

**C.5.5.1.3 (b)** Complete oil or gas burning system repairs within twenty-four (24) hours after receiving notification from the COTR;

*Replace With:*

**C.5.5.1.3 (b)** Complete oil or gas burning system repairs **and boiler repairs** within twenty-four (24) hours after receiving notification from the COTR;

**Item No. 10**

**Painting**

*Delete in its Entirety:*

**C.5.10.1.1.3 (d)** The Contractor will completely paint (wall to wall) all common areas and restrooms annually or if more frequently directed by the COTR. Paint colors will match the original colors

unless express permission is granted (authorized) by the COTR.

**Item No. 11**

**C.5.13 Landscaping Services**

*Delete in its Entirety:*

**C.5.13 Landscaping Services** The Contractor shall possess and maintain a working knowledge of the landscaping services required for continued optimal operation. The Contractor shall furnish all labor, supervision, tools, supplies, and heavy commercial grade equipment necessary to provide landscaping services including care and maintenance, weeding, watering and fertilization of existing landscape materials and surfaces; and installation and transplantation of landscape materials and surfaces.

*Replace With:*

**C.5.13 Landscaping Services** The Contractor shall possess and maintain a working knowledge of the landscaping services required for continued optimal operation. The Contractor shall furnish all labor, supervision, tools, supplies and heavy commercial grade equipment necessary to provide landscaping services including care and maintenance, grass cutting, watering and fertilization of existing landscape materials and surfaces; and installation and transplantation of landscape materials and surfaces of the entire campus which includes: 13th Street, NW Side, Clifton Street, NW side, 11th Street NW side from/including curb boxes up to side of the building.

**Item No. 12**

**Pool Maintenance**

*Delete in its Entirety:*

**C.5.17.1.1.4** The Contractor shall perform an initial site inspection survey at the site covered by this contract prior to pool opening.

*Replace With:*

**C.5.17.1.1.4** The Contractor shall perform an initial site inspection survey at the site covered by this contract prior to pool opening. The inspection shall include the mechanical and plumbing operations.

**Item No. 13**

**Exhibit E.3 Living Wage Notice and Fact Sheet**

*Delete in its Entirety:*

Exhibit E.3 2023 Living Wage Notice and Fact Sheet

*Replace With:*

Exhibit E.3 [2024](#) Living Wage Notice and Fact Sheet (*Revised*)

**Item No. 14**

**Exhibit E.2 DOL Wage Determination**

*Delete in its Entirety:*

Exhibit E.2 DOL Wage Determination 2015-4281 Rev No 27 (June 30, 2023)

*Replace With:* Exhibit E.2 DOL Wage Determination 2015-4281 Rev No 28 (December 26, 2023)

**Item No. 15 C.5.20.1 Definition and Description – Supplemental Repair and Replacement (“Time and Material”) Services**

*Delete in its Entirety:* **C.5.20.1 Definition and Description**

*Replace With:* **C.5.20.1 Definition and Description**

The Contractor shall provide Time and Material Services only when ordered and at the discretion of the Department for work relating to repairs, replacement and or upgrade of the Facility. The COTR will determine if the service is a supplemental service based on when and why the service is performed. There are two (2) types of Time & Material Services: Supplemental Repairs, and Supplemental Replacement Services. The Contractor will be compensated for costs incurred in performing supplemental services as defined in Section C.5.20 on a time and material basis against the not-to-exceed Owner-Directed Allowance (as outlined in Section B.4.2.1) if an only when: (i) the COTR deems the work as a supplemental Time and Material service and grants authorization in writing (in accordance with the contract terms) prior to commencement of any services up to the value of the Owner-Directed Allowance Purchase Order but no more than \$10,000; or (ii) the COTR deems the work as a supplemental Time and Material service and services are authorized in writing by the Department’s Contracting Officer prior to commencement of any services it deems to be a supplemental Time and Material service that exceeds \$10,000 up to the value of the Owner-Directed Allowance Purchase Order. For the avoidance of doubt, the Contractor is responsible for all cost up-to the established Deductible Threshold of \$1,500.00 **per occurrence**. The Department will be responsible for any cost above the \$1,500.00 deductible if the COTR deems the work to be a supplemental service.

**Item No. 16 Clarity on Deductible Threshold**

*Add/Incorporate:* It's important to clarify that the deductible threshold operates on a "per occurrence" basis.

**Item No. 17 Proposal Submission Date**

*Delete in its Entirety:* All reference to Proposal Submission Date; Award/ Contract Page,

Section L.4.1 Electronic Proposal Submission.

Replace With:

Proposals must be submitted into the Department's QBSP system  
**no later than 2:00 p.m. EST on March 22, 2024.**

*All other terms and conditions remain unchanged.*

*Domonique L. Banks*

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Domonique L. Banks  
Contracting Officer, Supervisory Contract Specialist  
Goods and Services

3/13/2024

\_\_\_\_\_  
Date

- End of Addendum No. 05 -