

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Consolidated Maintenance Services for Brookland Middle School**

**DCAM-16-NC-0078**

Addendum No. 2  
Issued: March 10, 2016

This Addendum No. 2 is issued and hereby published on the DGS website on March 10, 2016

**Item # 1** The proposal due date is amended as follows:

**Delete:** All references to proposal due date or submission date on the cover page and Sections L.3.1,

**Replace with:** March 22, 2015 at 2:00 pm

**Item # 2** Link for Construction drawings

<https://drive.google.com/drive/folders/0B96HH4FliRkVQmJXQkNGVndhNzg>

**Username:** DGSContracts.Dashboard@dc.gov

**Password:** Reeves2000

**Item # 3** Section B.4 Price Schedule:

**Delete in its entirety:** All references to Section B.4 Price Schedule.

**Replace with:** Revised Section B.4 – Attachment A

**Item # 4** Amend Section **C.3.10 Custodial and Janitorial Services** as follows:

**Add: C.3.10.2** Semi-annual Cleaning Services

The Contractor shall wash and clean windows, inside and outside, utilizing a squeegee to prevent streaking on a semi-annual basis. The Contractor shall maintain all window and glass door surfaces in a uniformly clean appearance. The Contractor shall clean surfaces on both sides of all interior and plate glass, including spandrel glass, lobby glass, and vestibule doors. Window sashes, sills, woodwork/metalwork and other glass surroundings shall be wiped free

of drippings and marks. All glass surfaces shall be maintained clean and free of dirt, dust, streaks, smudges and water spots.

**Item # 5 Section F.3 Deliverables** as follows:

- a. **Delete in its entirety:** All references to Section F.3 Deliverables Table.

**Replace with:** Revised Section F.3 Deliverables Table – Attachment B.

- b. Item No. 27 “**C.3.4.1.1.1 Testing**

**Delete:** Weekly; Semi-monthly.

**Replace with:** Within Bi-weekly and Monthly.

- c. Item No. 51 “**C.3.8.2.1.1 Initial Deficiency List (IDL)**

**Delete:** Within fifteen (15) days of contract award.

**Replace with:** Within fifteen (15) days of the contract starts date.

**Item # 6 Section C.3.8.2.1 Deficiency Investigating and Resolutions** as follows:

**Delete:** The Contractor shall walk through the completed Facility after any transition period and post-construction to inspect the Facility and all equipment and develop and submit an Initial Deficiency List (IDL) to specify all building equipment, components, structures, and deficiencies.

**Replace with:** The Contractor shall walk through the completed Facility after any transition period and post-construction to inspect the Facility and all equipment and develop and submit an Initial Deficiency List (IDL) **within 15 days of transition period** to specify all building equipment, components, structures, and deficiencies.

**Item # 7 Questions and Answers:**

Questions	Answers
Elevator – Please provide description, model and make.	Delaware Elevator - Roped Hydraulic Passenger Elevator - Dual jack 1:2 Roped 4,000# capacity
Gym Equipment – Will contractor be responsible for maintaining any gym equipment?	Yes.

Fire alarm system – Please provide make, model and number of devices.	Fire Alarm Control Panel - 1 - Notifier NFS2-320 (Battery=Powersonic PS-12180); Fire Alarm Annunciator Panel - 2 - Quality; Fire Alarm Annunciator Panel - 2 - Quality Engraving QED-1818-R; Notification Appliance Panel - 4 - Wheelock PS-8 (Battery=Powersonic PS-1270); Photoelectric Smoke Sensor - 31 - Notifier FSP-851;Engraving QED-1818-R; Thermal Sensor - 4 - Notifier FST-851; Duct Smple Detector Housing - 2 - Notifier DNR; Photoelectric Smoke Sensor - 2 - Notifier FSP-851; Weatherproof Duct Smoke Detector Housing - 13 - Notifier DNRWP; Photoelectric Smoke Sensor - 13 - Notifier FSP-851; Relay Module (AHU Control) - 8 - Notifier FRM-1; Dual Monitor Module - 12 - Notifier FDM-1; Single Monitor Module - 3 - Notifier FMM-1; Single Monitor Module(Kitchen Hood) - 1 - Notifier FMM-1;Relay Module (Elevator Control) - 4 - Notifier FRM-1; Single Monitor Module (Elev Cntrl Pwr Monitor) - 1 - Notifier FMM-1; Door Holder - 18 - GE DHS-24120C; Single Monitor Module (Elev Cntrl Pwr Monitor) - 1 - Notifier FMM-1; Door Holder - 18 - GE DHS-24120C; Relay Module (Door Hold Release) - 9 - Notifier FRM-1; Multi-Candela Wall Strobe - Red - 29 - Wheelock STR; Multi-Candela Wall Horn/Strobe - Red - 93 - Wheelock HSR; Multi-Candela Ceiling Strobe - White - 1 - Wheelock STWC; Multi-Candela Ceiling Horn/Strobe - White - 55 - Wheelock HSWC; and Weatherproof Horn/Strobe - Red - 4 - Wheelock ASWP-24MCW-FR.
Fire pump –Is there a fire pump? If so, please provide the location in the building. What is the capacity of the Fire Pump? Is there a fire pump room?	No.
Back flow preventer – How many back flow preventers are in the building?	There is one for incoming DC Water service, one for incoming fire service, one for HVAC makeup water, and one for non-potable water in rainwater cistern.
Sprinkler system – Please provide the zones and the number of risers.	3 Zones - Ground Floor, 1st Floor, 2nd Floor. The riser serving all 3 zones is located near the exterior door in stair 4

Cooling tower – Please provide description and location (we checked the roof and did not see any).	No tower - geothermal.
Fire extinguishers – Please provide number of fire extinguishers.	There are five (5) Fire Extinguishers.
Will Government provide a lift for gym equipment or other high ceilings?	No
Generator – Is there one at the building? If so, please provide description, model and make. Please provide information about the automatic transfer switch(es), if applicable.	No, there is a hook-up a temp if one is needed
UPS systems – Please provide make and capacity of the UPS system. Does the UPS utilize wet or dry battery back up? Is there a UPS room?	APC by Schneider Electric - MGE Galaxy 3500. Rated power is 15kVA. No.
What is a waste generator as stated in question 49?	A Waste Generator is a vendor that properly dispose of hazardous materials (e.g. fluorescent lights; ballasts; waste oil from refrigeration equipment; etc.).
Are there condenser units?	Yes - but only to serve the three (3) IT closets and kitchen equipment.
What purpose does the boiler serve?	Heats the building
Elevator room – Does it have a pit? If so, is there a sump pump? Are there sump pump pits anywhere else on the property?	Elevator room has sump pump and pit. The mechanical vault near the baseball field also has a sump pump
In the skills requirement for the chief engineer it calls for that person to have a "Pool Operator License". Is this required?	No pool at this location. License is not required.
Will information on equipment warranties be provided prior to bid submission?	No. After contract award.
Is on-site storage available for snow/landscaping equipment?	Minimal
Will the results of the load test be provided prior to bid submission?	No
Please provide a count of vandalism incidents to date.	No major vandalism to date. Minor student wear and tear.
Where is the dividing line for landscaping, snow removal activities between the Turkey Thicket recreation center and the School?	The tennis courts are the separator. Everything East of the tennis court is the school, everything west is the recreation center.
When does the landscape and green roof warranty expire?	Already expired.
Will SMART DGS be operational prior to contract award?	Yes.

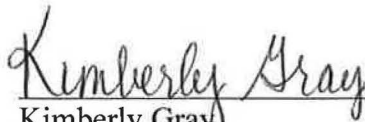
Under Section C.3.11.7, a District representative must be present whenever fertilization is being applied? Who is the POC and how much advance notice is needed?	The school head custodian. One week should suffice.
Is there an irrigation system? If so, please provide details. Has the irrigation winter inspection been performed and are the results available?	No irrigation system.
Can the onsite supervisor and the Chief of Engineer be the same person?	Yes.
The weblink provided in Attachment J.12 does not work. Will the weblink be corrected, and an extension granted in order to give offerors adequate time to review those posted materials?	Refer to Addendum No. 2 Item #2.
C.3.1.1.1.2 Thermographic Scanning of Electrical Equipment page 43- This is a new facility, when does the district require the first scanning to be completed-RFP says every three years?	The First scanning shall be completed during Year three (3) of the contract performance.
Is the contractor responsible for C.3.1.2.2.2 Annual Testing Requirements (Electric load bank testing)?	Yes, the Contractor is responsible for the annual load bank testing requirement.
Will the District provide and lift equipment for the site for the ceiling lights that are above 25 feet high?	No
Is window cleaning required and what is the frequency?	Refer to Addendum No. 2 Item #4.
What maintenance is the contractor responsible in the school's kitchen – is the contractor responsible for the Fire Life Safety hood and duct?	Only building systems. No kitchen equipment.
Please clarify what equipment /systems are under warranty, and when the warranty periods start and end.	The school was under a 1 year builders warranty that expired on Jan 1st 2016.
Is there any attic stock on site if so, what is included?	Delaware Elevator - Roped Hydraulic Passenger Elevator - Dual jack 1:2 Roped 4,000# capacity
Section B does not provide a separate line for the price of a transition period. Does DGS require that transition costs be separately priced?	Refer to Addendum No 2 Item #3.

Attachment J.14, item # 28, states that the contractor will be responsible for sidewalk and parking lot maintenance. What are the sizes of the parking lots that the contractor is responsible to maintain, and what are the maintenance specifications?	These are small lots with very minimal maintenance. Snow removal, ice treatment, lining if needed, weeding if necessary, and parking lot gate repairs.
Is the contractor responsible for the maintenance of the Public Address systems or clock systems? If so, what are the manufacturer names and model numbers, service points, number of units, etc.? Is any of this equipment currently being installed/changed? Will the manufacturer, models etc. change? Will they be under warranty?	No, DGS will maintain the PA/Clock system.
C.3.1.2 describes the contractor's responsibility for maintenance of the Emergency Generator. Addendum 3 to DCAM-16-NC-0047 stated that there is no emergency generator at Brookland Middle School. Is maintenance of an emergency generator included in this contract?	There is no backup generator.
C.3.1.1.3 includes the sentence fragment "Plan for specialized hearing impaired within the school" within the description of the standards for maintenance of the school's electrical system. Is there such a system or systems at Brookland, and what are the specifications for such systems, including manufacturer, warranty, and technical description.	Upon award, the CMC will provide DGS with a proposed maintenance plan for specialized equipment.
C.3.1.3.1 states that fluorescent lamp replacement is required. Is the building lighting all LED, if not what areas are not LED lighting?	All light fixtures throughout the building are LED.
C.3.4.1.1.1 sets forth requirements for bi-weekly and monthly inspections of elevators. Section F characterizes these inspections as weekly, instead of bi-weekly. Which is correct?	Refer to Addendum No. 2 Item #5b.
C.3.8.2.1.1 states that the Initial Deficiency List is to be compiled "... after the transition period and post-construction...". Section F requires this report to be completed within 15 days of contract award. Please clarify.	Refer to Addendum No. 2 Item #5c and Item # 6.



C.3.11.15.1 requires than a report of the initial water treatment analysis be submitted within 15 days of contract start. Section F requires that it be submitted within 15 days of contract award. Please clarify the distinction between contract award and contract start.	15 days of the contract start date.
C.3.17.1.1 describes the requirements for maintenance of LEED accreditation. Can DGS provide the final listing of LEED credits?	This project is scheduled to receive solar panels through DC's power purchase agreement.
C.3.17.1.1 describes the content of a Green Building Maintenance Proposal: that content is to include a Green Cleaning Plan and Waste Stream Management. However, these responsibilities are not included in this RFP. Will the specifications for the Plan be modified?	Green cleaning and waste management do not fall under the responsibilities of the CMC
C.3.19.3.2 states that the Normal Occupant Working Hours are in Attachment J.9, but they are not there. What are the Normal Occupant Working Hours, including weekdays, evenings, weekends, and vacation periods? Is the contractor required to on-site during the normal business hours identified?	The Normal Occupant Working Hours are Monday - Friday (6am - 10pm) and weekend and vacations as needed basis.
C.3.19.3.4.ii states that facilities that provide special and unique services may require building services on holidays – at no extra cost to the District. Can you provide the historic frequency of such requirements?	This is related to city-wide emergencies where a facility may be used as a shelter.
C.3.19.4.4 provides for the requirement to provide services during periods of dismissal or emergency, including the possible requirement to have all Contractor personnel report immediately to the site. Please confirm that such situations will be handled as reimbursable services.	Yes. This is considered to be a callback.
C.19.5.2.1 includes janitorial services in the inspection system. Is the contractor required to inspect janitorial services?	No.
H.13.3 states that DGS will supply office space. It also states that telephone and internet access must be supplied by the contractor, “unless it is already present in the space...”. Are telephone and internet access already present in the space?	Yes.

H.13.3 states that DGS will supply storage space? Is this storage space secure?	Yes.
L.2 gives the general requirements for the physical form of the proposal. Is there any restriction on number of pages?	No.
L.2.2.1 describes the requirements for submission of references. Is there a minimum required number of similar projects? Is there a maximum?	There is no minimum or maximum number of projects.
Will there be an extension, of at least 10 days after the answers to all questions are posted?	Refer to Addendum No. 2 Item #1.
How many stairwells and standpipes are there?	There are 5 stairwells. None have standpipes but one has a control riser.
How many pre-action systems are there?	None.
Are there any Ansel systems?	Yes. At the kitchen hood.
Are there kitchens that need pest control maintenance?	Yes.
What is the sq. ft. of the green roof?	There is approximately 6,000 Square Foot (SF) of total green roof vegetation split between the Outdoor Classroom (which is 3,000 SF of it) and other roof areas.
Is the contractor's responsibility regarding making needed keys? Will the contractor be provided the authorization letter to make needed keys, or does the contractor have to get key blanks from the COTR?	Yes and Yes. Authorization will be provided.
Does the site have in place a Fire monitoring system with a direct line to DC's Fire department or is the contractor responsible for maintaining monitoring system and a direct line?	Already in place with the District and DCPS monitoring station.

  
 Kimberly Gray  
 Supervisor, Goods and Services

  
 Date

- End of Addendum No. 2 -