

ATTACHMENT J.9

John A. Wilson Building

BACKGROUND

The John A. Wilson Building located at 1350 Pennsylvania Avenue in Northwest Washington, DC is Seven (7) stories above grade; (G, 1, 2, 3, 4, 5, 6), and two levels below grade (basement (C-Level or Courtyard-CY) and subbasement) and is a masonry and steel constructed municipal office building. The Property, formerly known as the District Building, was renamed in commemoration of District of Columbia councilman and former chairman John A. Wilson.

Built in 1904, the nine-level marble and granite American Beaux Arts Building, is a symbol of civic pride on the elegant Pennsylvania Avenue corridor and has housed the local government since its original dedication on July 4, 1908. The overall building construction resembles Type 1-B construction, per IBC table 601 and is contained upon a 1.06 acre (46,051 gross square feet) site.

In 1996 the Wilson Building underwent a five-year renovation, expansion, and restoration based on plans from architect Shalom Baranes. The result is a modern workplace that retains much of its historic flavor and texture. The new steel and glass addition provides a stunning contrast to the original structure while maintaining its historic integrity. The monumental marble stairwell, marble wainscoting, and classical motifs designed in the manner of the English Renaissance were carefully restored to their original appearance. Specifically, the historic office spaces and the Council Chamber were refurbished to its original splendor with many layers of paint removed from intricately carved wood pilasters and wainscoting.

Easily accessible to the public, the John A. Wilson Building is within the Federal Triangle and just two blocks from the White House. It serves as the seat of local government, housing the Executive Offices of the Mayor, the Council of the District of Columbia, the Chief Financial Officer, the Office of the Attorney General, as well as other District agencies. The site is bounded by Pennsylvania Avenue, NW at the north, 14th Street, NW at the west, 13 ½ Street, NW at the east, and D Street, NW bordering the southern perimeter of the property. The property is located in the Monumental Core Neighborhood and in the Mall/East Potomac Park Assessment Neighborhood.

The John A. Wilson Building is designated as a landmark by the Joint Committee on Landmarks, and is listed in the inventory of the National Register of Historic Places. The intricacy and detail of the renovations and the extraordinary nature of the facility require some specialized maintenance in order to preserve and maintain its historic integrity.

OCCUPANT WORK HOURS

The John A. Wilson Building is open 24 hours per day, seven days a week. On-site engineering coverage is expected Monday through Friday 6:00 a.m. until 6:00 p.m., unless otherwise authorized by COTR.

OPERATION OF MECHANICAL EQUIPMENT AFTER HOURS

The Contractor shall be responsible for the operations of mechanical, electrical, and utility equipment at the John A Wilson Building at other than normal occupant work hours to prevent damage to the building, or building systems and equipment, due to freezing outdoor temperatures. The Government considers these hours part of basic service and the Contractor will not be reimbursed for these hours.

RECOGNIZED HOLIDAYS

The Government recognizes the following holidays:

1. New Year's Day
2. Martin Luther King's Birthday
3. President's Day
4. Memorial Day
5. July 4th
6. Labor Day
7. Columbus Day
8. Veteran's Day
9. Thanksgiving Day
10. Christmas Day
11. Inauguration Day* (*When Applicable*)

*Although the District of Columbia Government recognizes Inauguration Day as a holiday, for the purposes of this contract, Inauguration Day shall be a regular work day at the Wilson Building.

Note: Should a holiday fall on a weekend, the day designated by the Federal Government shall be recognized as the holiday.

DESIGNATED FURNISHED SPACE

<u>Floor</u>	<u>Room #/ Location</u>
Courtyard	C-12 Engineers Office
Courtyard	Engineer equipment area
Courtyard	Janitorial Room

PLUS JANITORIAL CLOSETS THROUGHOUT THE BUILDING

MECHANICAL SPACES:

Doors to mechanical spaces, electrical switchgear vaults, wire closets, elevator equipment rooms and pipe shaft access doors shall be kept locked at all times.

All spaces made available to the Contractor shall not be used to store illegal materials of any kind, and shall be kept broom clean and free of all debris at all times.

The floors shall be painted on a regular basis, in order to maintain a space free of deterioration or chipping.

BUILDING INFORMATION

Building Data

Building Name: John A. Wilson
Building Address: 1350 Pennsylvania Avenue, NW, Washington, DC 20004

Building Statistics

Rentable area: **278,000 square feet**
Stairways: **two (2) fire rated; one (1) open/historic (marble)**
Passenger Elevators: **Seven (7)**
Loading Area: **one (1)**

OTHER PERTINENT BUILDING INFORMATION

Systems Furniture

The Contractor is responsible for performing general service calls including repairs on electrical circuits serving systems furniture and shall replace fuses in this same systems furniture as part of this contract.

The District may also request the Contractor perform and oversee, as a reimbursable service, furniture reconfiguration services. The Contractor shall utilize a vendor properly certified to assemble and disassemble the specified product lines in the building.

Parts List

The Contractor shall provide and maintain sufficient parts and supplies at the building to correct all service calls within the prescribed time limits.

Contractor shall provide this list of inventory items to the COTR as defined in the contract.

All parts and supplies used to complete repairs shall be new and comparable to either the original equipment or the recommended manufacturer's replacement parts.

AREAS REQUIRING SPECIAL ATTENTION

Entrances and Lobbies: Entrances and lobbies are high visibility area and therefore, the Contractor shall give special attention to these areas. The custodial services provided must be of the highest quality and policed at a frequency to maintain a clean appearance at all times.

Executive Spaces: Due to the high visibility and professional functions in these areas, the custodial services provided must be of the highest quality. These areas shall be completely free from removable dirt, dust, soil substances, stains, or marks.

Marble Surfaces and Wainscoting: Surfaces shall be maintained clean and free of smudges, dust, dirt, and removable soil substances. Surfaces shall present a uniform luster. Marble surfaces shall be cleaned with a dampened dust cloth.

NOTE: The Contractor shall not use cleaning solutions on marble surfaces.

Stairwells: Shall be maintained like all other common areas of the facility, clean and free of smudges, dust, dirt, and removable soil substances. Stairwells (landings and steps) shall be mopped as needed to maintain the required appearance.

Wood Paneling, Railings, Wainscoting, Crown Molding, and Other Wood Surfaces:

Surfaces shall be free of dirt and dust. Only COTR-approved cleaning solutions shall be used on fine wood surfaces. Locations of fine wood surfaces are primarily located in the Historic wood offices, Council Chamber and other executive spaces and will be identified during the pre-bid/pre-proposal walk-through.

STAFFING

Property Operations Manager

Shall reside in an office within the District of Columbia and be available Monday through Friday **8:30 AM THROUGH 5:00 PM, and after hours via mobile phone.**

Chief Engineer

The on-site Chief Engineer shall possess at least a valid 3rd Class Engineers license issued by the District of Columbia.

Administrative Staffing

The Contractor shall be responsible for providing the appropriate additional administrative staffing to directly receive, *accurately* record, and monitor the performance of all service calls, including service calls that are re-classified to a repair.

One Judiciary Square

(OJS) 441 4th St., NW

A. BACKGROUND

OJS is a municipal building owned and operated by the District of Columbia and the Department of General Services. It houses several agencies of the District Government. The largest agencies located within the building are the Office of Attorney General, and Health Care Finance. Some unique agencies at OJS are the Board of Elections and Ethics, which is responsible for all elections activity in the District and the Office of Zoning which holds regular public hearings in their dedicated hearing room. OJS also houses the Office of Administrative Hearings which conducts mediations and hearings on a daily basis.

The building includes the City Wide Conference Center (CWCC) and the Old Council Chamber (OCC) which both cater to meetings and seminars and are open to be used by all District agencies and employees by reservation, maintaining and reserving the OCC and CWCC will be the responsibility of the CMC. It will also be the responsibility of the CMC to monitor the use and setup of the CWCC and OCC for all meetings and events and insure compliance with all rules and regulations by anyone using the areas.

OJS has an active food court area that houses 3 takeout restaurants and a snack shop with seating capacity for approximately 150 patrons. The food court and snack shop have a common use area in the rear that is maintained by the CMC and all electrical and gas delivery is part of the building's normal operations and maintenance. The building also houses Fire Hook Bakery on the south end which has its heating and cooling supplied and maintained by the building.

The building has a split level parking garage with 2 restrooms and coming soon a unisex shower for bikers. There is also the penthouse level with engineers' offices and major electrical and mechanical components.

The loading dock is fully functional and is the site of all trash and recyclable collections and removal. The building is actively participating in energy conservation and recycling and maintains a green roof and adheres to all energy conservation standards and requirements.

The twelve occupied floors of the building are divided into North, North Center, South, and South Center. There is a mechanical room in each section along with LAN closets and electrical rooms.

B. OCCUPANT HOURS

The building, loading dock, and CWCC/OCC are open to the public from 7:00am-5:00pm Monday through Friday. The CWCC and OCC are available for District government agency use and the general public by COTR/Building Manager's approval only after the stated hours. The Office of Zoning does conduct public hearings from time to time after hours and the Office of the State Superintendent of Education does conduct adult education and testing on some weekends. The parking garage has established hours of 7:00am-7:00pm Monday through Friday and Fire Hook Bakery operates 6:00am-6:00pm Monday through Friday. The food court operates on the building schedule.

C. MECHANICAL EQUIPMENT

The major mechanical equipment is controlled by a BMS system and is set to conserve energy on nights, weekends, and holidays. The Contractor will be responsible for maintaining and operating the BMS system and all its components. There are 3 cooling towers that control the cooling system and the tower designated as #3 controls critical areas of the building that must remain cool at all times, like computer servers and LAN rooms. The contractor is expected to monitor the system continuously without interruption and to adjust its operation when notified. OJS has a fire alarm system manufactured by Siemens and operates on a "High-Rise Package". The system is to be adjusted and augmented for all new construction maintained in proper working condition. There is a backup generator for emergencies that is the contractor's responsibility as well as 15 elevators, numerous ADA doors, and 3 overhead or electrical doors that service the garage and loading dock. There is a kiosk directory in the lobby and signage on each floor that is to be maintained by the contractor.

D. BUILDING INFORMATION

The building has 12 tenant occupied floors and a penthouse for the engineers and mechanical operations and supervision. The Judiciary Square Metro has an entrance in the front of the building and the outside consist of tinted windows all around and one glass owning in the front. The flooring is a combination of carpet, tile, and marble. The lobby area flooring is marble and the restroom floors are tile. The quality of cleaning materials and paper products and soap must be of a high quality and approved by the COTR prior to use or change. The lobby doors and front facing windows will need to be

cleaned regularly and the entire entrance area and perimeter of the building must remain free of all debris, trash or litter throughout the day and evening. The stairwells must be cleaned and mopped from time to time and the parking garage kept free of dust and litter on all surfaces.

E. STAFFING

The contractor is expected to have on site the following:

Property Operations Manager

Shall reside in an office within the District of Columbia and be available Monday through Friday 8:30am through 5:00pm and after hours via mobile phone.

Chief Engineer

The on-site Chief Engineer shall possess at least a valid 3rd Class Engineers license issued by the District of Columbia.

Administrative Staffing

The Contractor shall be responsible for providing the appropriate additional administrative staffing to directly receive, accurately record, and monitor the performance of all service calls, including service calls that are re-classified to a repair, and conduct the day to day business of the CWCC and OCC.