

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



Invitation for Bids (“IFB”)  
Facility Condition Assessments  
**DCAM-17-NC-0058**

**Addendum No. 1**  
**Issued: March 10, 2017**

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This Addendum No. 1 is issued by DGS on March 10, 2017. Except as modified herein, the Invitation for Bids (IFB) remains unmodified and is hereby published on the DGS website.

**Item No. 1 Pre-Bid Conference:**

**Add/Incorporate:** Exhibit A to this Addenda No. 1 Pre-Bid Conference Sign-in Sheet and Business Cards.

**Item No. 2 Section A Executive Summary:**

*Delete in its entirety*

*Replace with:*

**SECTION A**  
**EXECUTIVE SUMMARY**

The District of Columbia Department of General Services (“DGS” or “Department”), is issuing this Invitation for Bids (IFB) to engage one Contractor to provide documented data to define and determine the short and long term level of capital reinvestment needed to maintain the subject facilities as safe, reliable, functional, and more energy efficient government assets. The Comprehensive Facility Condition Assessment and Space Utilization Study (“the evaluation”) shall provide objective, analytical findings and recommendations that optimally meets the identified needs. It will produce both a physical plan of action, as well as a budget, to satisfy those needs. The District will use the information from the evaluation to determine future capital funding needs, space needs and to identify future physical repair, replacement and upgrade projects. The Department reserves the right at any time (including after an award hereunder), to either add or remove facilities and/or to increase or decrease the responsibility by contract modification.

The selected Contractor shall perform the required services throughout the 2017 fiscal year for all of the facilities listed on Attachment A. The contract shall also provide for one additional option year.

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The goal of this procurement is to establish an Indefinite Delivery/Indefinite Quantity (IDIQ) Contract for Facility Condition Assessments in accordance with 27 DCMR Chapter 47, Section 4720 for Sealed Bidding. The Contract will provide the Department the vehicle to procure Facility Condition Assessments on an as needed basis.

**This IFB is designated only for certified small business enterprise (SBE) Bidders under the provisions of the “Small and Certified Business Enterprise Development and Assistance Act of 2014”, D.C. Official Code § 2-218.01 *et seq.*, as amended. ONLY Bidders that are certified by the District of Columbia Department of Small and Local Business Development (DSLBD) as a SBE are eligible.**

**Item No. 3     Section C.2 LSDBE UTILIZATION:**

*Delete in its entirety*

*Replace with:*

**C.2     DSLBD UTILIZATION:**

**C.2.1     Mandatory Subcontracting Requirements**

- (a) Unless the Director of the Department of Small and Local Business Development (DSLBD) has approved a waiver in writing, for all contracts in excess of \$250,000, at least 35% of the dollar volume of the contract shall be subcontracted to qualified small business enterprises (SBEs).
- (b) If there are insufficient SBEs to completely fulfill the requirement of paragraph (a)(1), then the subcontracting may be satisfied by subcontracting 35% of the dollar volume to any qualified certified business enterprises (CBEs); provided, however, that all reasonable efforts shall be made to ensure that SBEs are significant participants in the overall subcontracting work.
- (c) A prime Contractor that is certified by DSLBD as a small, local or disadvantaged business enterprise shall not be required to comply with the provisions of sections C.2.1 (a) and C.2.1 (b) of this clause.
- (d) Except as provided in 2.1 (e) and 2.1 (g), a prime Contractor that is a CBE and has been granted a bid preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least 35% of the contracting effort with its own organization and resources and,

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if it subcontracts, 35% of the subcontracting effort shall be with CBEs. A CBE prime Contractor that performs less than 35% of the contracting effort shall be subject to enforcement actions under D.C. Official Code § 2-218.63.

- (e) A prime Contractor that is a certified joint venture and has been granted a bid preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least 50% of the contracting effort with its own organization and resources and, if it subcontracts, 50% of the subcontracting effort shall be with CBEs. A certified joint venture prime Contractor that performs less than 50% of the contracting effort shall be subject to enforcement actions under D.C. Official Code § 2-218.63.
- (f) Each CBE utilized to meet these subcontracting requirements shall perform at least 35% of its contracting effort with its own organization and resources.
- (g) A prime Contractor that is a CBE and has been granted a bid preference pursuant to D.C. Official Code § 2-218.43, or is selected through a set-aside program, shall perform at least 50% of the on-site work with its own organization and resources if the contract is \$1 million or less.
- (h) A list of Certified Business Enterprises can be found on the District of Columbia, Department of Small and Local Business Development website at <http://dslbd.dc.gov/> DC/DSLBD, click on "Doing Business in the District", click on "Find CBE Certified Contractors."

**C.2.2 Subcontracting Plan**

**C.2.2.1** If the prime Contractor is required by law to subcontract under this contract, it must subcontract at least 35% of the dollar volume of this contract in accordance with the provisions of section C.2.1 of this clause. The plan shall be submitted as part of the bid and may only be amended with the prior written approval of the CO and Director of DSLBD. Any reduction in the dollar volume of the subcontracted portion resulting from an amendment of the plan shall inure to the benefit of the District. Each subcontracting plan shall include the following:

- (a) The name and address of each Sub Contractor;

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- (b) A current certification number of the small or certified business enterprise;
- (c) The scope of work to be performed by each Sub Contractor; and
- (d) The price that the prime Contractor will pay each Sub Contractor.

**C.2.3 Copies of Subcontracts**

Within twenty-one (21) days of the date of award, the Contractor shall provide fully executed copies of all subcontracts identified in the subcontracting plan to the CO, COTR, District of Columbia Auditor and the Director of DSLBD.

**C.2.4 Subcontracting Plan Compliance Reporting**

**C.2.4.1** If the Contractor has a subcontracting plan required by law for this contract, the Contractor shall submit a quarterly report to the CO, COTR, District of Columbia Auditor and the Director of DSLBD. The quarterly report shall include the following information for each subcontract identified in the subcontracting plan:

- (a) The price that the prime Contractor will pay each Sub Contractor under the subcontract;
- (b) A description of the goods procured or the services subcontracted for;
- (c) The amount paid by the prime Contractor under the subcontract; and
- (d) A copy of the fully executed subcontract, if it was not provided with an earlier quarterly report.

**C.2.4.2** If the fully executed subcontract is not provided with the quarterly report, the prime Contractor will not receive credit toward its subcontracting requirements for that subcontract.

**C.2.5 Annual Meetings**

Upon at least 30-days written notice provided by DSLBD, the Contractor shall meet annually with the CO, COTR, District of Columbia Auditor and the Director of DSLBD to provide an update on its subcontracting plan.

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**C.2.6 Notices**

The Contractor shall provide written notice to the DSLBD and the District of Columbia Auditor upon commencement of the contract and when the contract is completed.

**C.2.7 Enforcement and Penalties for Breach of Subcontracting Plan**

**C.2.7.1** Contractor shall be deemed to have breached a subcontracting plan required by law, if the Contractor (i) fails to submit subcontracting plan monitoring or compliance reports or other required subcontracting information in a reasonably timely manner; (ii) submits a monitoring or compliance report or other required subcontracting information containing a materially false statement; or (iii) fails to meet its subcontracting requirements.

**C.2.7.2** A Contractor that is found to have breached its subcontracting plan for utilization of CBEs in the performance of a contract shall be subject to the imposition of penalties, including monetary fines in accordance with D.C. Official Code § 2-218.63.

**C.2.7.3** If the CO determines the Contractor's failure to be a material breach of the contract, the CO shall have cause to terminate the contract under the default provisions in clause 8 of the SCP, Default.

**Item No. 4 Section F.5 Attachments**

*Delete in its entirety*

*Replace with:*

The Bidder shall complete and include the following attachments in their Bid:

- (a) Award/Signature Page (**Attachment H**)
- (b) Acknowledgement of Amendments (Award/Signature Page Section 13)
- (c) The IFB pages 2 - 43
- (d) Bid Form - Each Bidder shall submit a Bid Form (**Attachment A**);
- (e) Bidder/Offeror Certification Form (**Attachment B**);
- (f) Tax Affidavit - Each Bidder shall submit a completed tax affidavit to include an e-mail address and fax number (**Attachment C**). In order to be

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- eligible for this procurement, Bidders must be in full compliance with their tax obligations to the District of Columbia government;
- (g) Subcontracting Plan Form - Each Bidder shall submit a Subcontracting Plan, if applicable, substantially in the form of (**Attachment D**);
  - (h) First Source Employment - Each Bidder shall submit the First Source Employment Agreement in the form of (**Attachment F**); and
  - (i) Equal Employment Opportunity (EEO) Policy Statement Agreement – Each Bidder shall submit a signed EEO Policy Statement Agreement on company letterhead and complete and sign the Employer Information Report in the form of **Attachment I**;
  - (j) DSLBD Certification Letter – Each Bidder shall submit a copy of the certification acknowledgement letter issued by DSLBD.

*All other terms and conditions remain unchanged.*

  
James Marshall  
Sr. Contract Specialist/Contracting Officer

  
Date

*- End of Addendum No. 1 -*

IF YOU HAVEN'T JOINED OUR CONSTANT CONTACT EMAIL DISTRIBUTION LIST, PLEASE CHECK "NO"  
BELOW AND WE WILL SEND YOU AN EMAIL INVITATION TO JOIN

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DEPARTMENT OF GENERAL SERVICES



Solicitation #: DCAM-17-CS-0058  
Facility Condition Assessments

Sign-in Sheet

1. Name: Angela Osborne Phone: 571-4519721  
Company: Guide Post Solutions  
Email Address: aosborne@guidepostsolutions.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☐ NO ☐  
Type of services performed: Security Design, Assessments, fireLife Safety  
Interested in bidding as a prime or a subcontractor? Sub Low Voltage
2. Name: Gary DeShayes Phone: 240 429 1450  
Company: Cinnova  
Email Address: Gary.DeShayes@Cinnova.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☐ NO ☐  
Type of services performed: Inspections  
Interested in bidding as a prime or a subcontractor? Prime / Sub
3. Name: Daanen Strachan Phone: 202 909-6720  
Company: ARS  
Email Address: daanens@arsconsulting.net  
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: Construction, Inspection, engin  
Interested in bidding as a prime or a subcontractor? prime
4. Name: STEPHEN TARBURK Phone: 202 258 8464  
Company: BIOS LLC  
Email Address: STARBURK@BIOS-EPS.COM  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: CX, Bldg Envr, I&O  
Interested in bidding as a prime or a subcontractor? Prime / Sub

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Solicitation #: DCAM-17-CS-0058  
Facility Condition Assessments

Sign-in Sheet

1. Name: Jason D. Arich Phone: 410 299 4236  
Company: O'Connor Construction Management, Inc.  
Email Address: jdarich@ocmi.com  
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐  
Is your company a certified business enterprise? YES ☐ NO ☒  
Type of services performed: Construction Management  
Interested in bidding as a prime or a subcontractor? Subcontractor
2. Name: Michael Hardy Phone: 703.270.8480  
Company: 4tell Solutions  
Email Address: mhardy@4tellsolutions.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☐ NO ☒  
Type of services performed: FCA Services, software, training  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
3. Name: Michael R Nelson Phone: 4436956644  
Company: EMG  
Email Address: Mnelson@emgcorp.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☐ NO ☐  
Type of services performed: FCA, PM  
Interested in bidding as a prime or a subcontractor? \_\_\_\_\_
4. Name: KEAZO OKWUMABUA Phone: 202-829-3316  
Company: SIMON DEVELOPMENT & CONSTRUCTION CORP.  
Email Address: simondcc@simondccorp.com  
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: GENERAL CONST. PR  
Interested in bidding as a prime or a subcontractor? PRIME

P.T.O.

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Solicitation #: DCAM-17-CS-0058  
Facility Condition Assessments

Sign-in Sheet

1. Name: RON DEACON Phone: 443 968 1965  
Company: SUSTAINABLE FACILITIES MANAGEMENT SERVICES  
Email Address: rdeacon@sfmscompany.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: Facilities Management Services  
Interested in bidding as a prime or a subcontractor? prime
2. Name: Zach Pogue Phone: 202-527-9224  
Company: ECORE Living LLC  
Email Address: ZACH@ECORELIVING.COM  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: Project Mgmt for energy efficiency & energy mgmt consulting sves  
Interested in bidding as a prime or a subcontractor? Both
3. Name: MOUSER NGAI Phone: 240-751-7697  
Company: DMY Capital, LLC  
Email Address: mngai@dmypcapital.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: CMT, Facility, Forensic Investigation, Roofing.  
Interested in bidding as a prime or a subcontractor? Both
4. Name: LARRY WILSON Phone: 202-733-7006  
Company: PROMESOR CONSULTING GROUP, INC  
Email Address: L.WILSON@PROMESORCGI.COM  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: GENERAL CONSULTING  
Interested in bidding as a prime or a subcontractor? YES

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Solicitation #: DCAM-17-CS-0058  
Facility Condition Assessments

Sign-in Sheet

1. Name: Moe Fridy Phone: 703.209.5940  
Company: ~~affinity~~ Citadel DBD  
Email Address: m.fridy@citadelDBD.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: Architectural + Engineering  
Interested in bidding as a prime or a subcontractor? Prime
2. Name: Ayich LEGESSE Phone: 240-461-8949  
Company: ATEL CONSULTING GROUP LLC  
Email Address: ALEGESSE@ATELCONSULTINGGROUP.COM  
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: CONSULTING & CONSTRUCTION  
Interested in bidding as a prime or a subcontractor? PRIME
3. Name: Kal Bhatti Phone: 443.520-7619  
Company: Mimar Ponte Mellow of DC  
Email Address: KBHATTI@MPIAOFDC.COM  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: A/E/C  
Interested in bidding as a prime or a subcontractor? Prime
4. Name: Pamela Rue Phone: 202.347.1446  
Company: McKersack + McKersack of Washington, Inc  
Email Address: Pamela.Rue@mkinc.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: Construction Management, Architecture  
Interested in bidding as a prime or a subcontractor? Sub

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Solicitation #: DCAM-17-CS-0058  
Facility Condition Assessments

Sign-in Sheet

1. Name: STEPHEN SHANKS Phone: 804-622-8630  
Company: CTI  
Email Address: SSHANKS@CTI-CONSULTANTS.COM  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: Commissioning / Code Inspections  
Interested in bidding as a prime or a subcontractor? PRIME
2. Name: MATT MUNTZ Phone: 240 418 7443  
Company: EMG  
Email Address: msmuntz@emgcorp.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☐ NO ☒  
Type of services performed: Facility Assessments  
Interested in bidding as a prime or a subcontractor? SUB
3. Name: Michael Brennan Phone: 610 373 6667  
Company: Entech Engineering, Inc  
Email Address: MBrennan@entecheng.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☐ NO ☒  
Type of services performed: Facility Assessments / Space Study  
Interested in bidding as a prime or a subcontractor? Sub
4. Name: BRIAN UHER Phone: 202-709-9702  
Company: ECORE  
Email Address: brian@ecoreliving.com  
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒  
Is your company a certified business enterprise? YES ☒ NO ☐  
Type of services performed: ENERGY / FACILITY ASSESSMENTS  
Interested in bidding as a prime or a subcontractor? BOTH (SUB IS EXPECTED)

KYLE CHRISTIANSEN 240-385-6737

AEI CONSULTANTS KCHRISTIANSEN@AEIconsultants.  
Facility Assessments subcontractor

TAS IOANNIDIS 703 6912115 703 6099556

SETTY & ASSOC. INTERNATIONAL

toisioannidis@setty.com

Prime

SEAN O'DONNELL (202) 861-1325

PERKINS EASTMAN DC - ARCHITECTURE

S.O'DONNELL@PERKINSEASTMAN-DC.COM

PRIME OR SUB

Patricia Bush

Sustainable Facilities Management Services

(202)812-7366

pbush@sfmscompany.com

Constant email <sup>NO</sup> ☒

Certified Business Enterprise <sup>YES</sup> ☒

Services Provided - Facilities Maintenance

Bidding as PRIME

STEPHEN LEE

571 643 2343

HANSCOMB CONSULTING - A SMALL BUSINESS & CBE

Slack @ hanscombconsult.com

FCA & Cost Management

North Arrow Inc

Eric Henry

eric.henry@northarrowinc.com

202 434 - 8728

CBE ✓

Prime - MEP, Fire Protection, Security Structural

**SIMON DEVELOPMENT &  
CONSTRUCTION CORPORATION**



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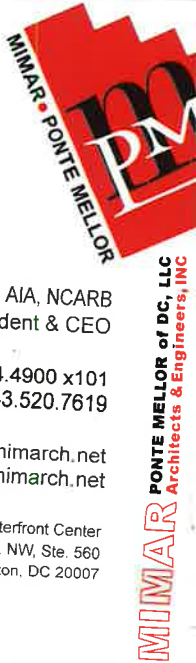
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