

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Request for Proposals (RFP)

CONDITION FACILITY ASSESSMENTS

DCAM-17-NC-0058

Addendum No. 2
Issued: April 28, 2017

This Addendum No. 2 is issued by the Department of General Services (DGS) on April 28, 2017. Except as modified herein, the Request for Proposals (RFP) remains unmodified and is hereby published on the DGS website.

Item No. 1 Cover Page and Section B.3, 2nd paragraph

Delete in its entirety:

Replace with: This solicitation is being set-aside for Offerors that are certified by the District of Columbia Department of Small and Local Business Development (DSLBD) as a small Business Enterprise under NIGP Codes **925-33-00** and **925-44-00** on the proposal due date.

Item No.2 – Question and Answers

Add/Incorporate: *Exhibit A* to Addendum No. 02

Item No. 03 – Proposal Submission Deadline

Section L.3.1 Proposal Submission

Delete it its entirety: All reference to “Proposals due date of May 4, 2017

Replace with Proposals must be submitted no later than 2:00 pm on May 11, 2017

Item No. 4 2013 FCA

Add/Incorporate: Aiton Elementary School *Exhibit B* to Addendum No. 02

Item No. 4- SECTION M EVALUATION FACTORS

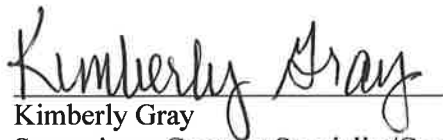
Delete it its entirety

Replace with Exhibit C SECTION M EVALUATION FACTORS

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



All other terms and conditions remain unchanged.



Kimberly Gray
Supervisory Contract Specialist/Contracting Officer



Date

- End of Addendum No. 2 -

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts and Procurement

Exhibit A

Answers to Questions

**DCAM-17-NC-0058 Facility Condition Assessments
QUESTION & ANSWERS**

NO.	<u>QUESTIONS</u>	<u>ANSWERS</u>
1	What are the NIGP codes CBE/SBEs need to be certified with DSLBD in order to be Prime for this work?	See Addendum No. 2, Item No. 1
2	Will DGS be paying monthly against % total completions?	DGS will pay monthly against actual FCA's completed
3	Will EFT payments be available?	As a Contractor, you may elect to receive your payments via EFT, (EASI-Pay, as per G.2.1).
4	Will the COTR be approving payments directly, or will there be a secondary review?	The COTR will be approving payments directly.
5	Does the government anticipate award to more than one firm	DGS will only award one (1) contract.
6	Does the government have an anticipated contract ceiling for the 1st year?	As noted in section B.5.1, the maximum quantity of Square Feet to assessed is anticipated to be 5 Millions square feet.
7	Will the funding source be Capital or Operating?	The FCA's requested are sourced from operations funding; it is anticipating that all FCA's would be completed before the end of the current fiscal year-- by September 30, 2017
8	Will facilities be limited to Public School facilities or does the government anticipate other facilities? If yes, please provide realistic potential examples.	The funding for this contrat is specifically for DC Public Schools and DC Public Charter Schools.
9	Who does the government consider as 'Key Personnel?' Please clarify the value of 3 prior references for 'key' personnel	Key Personnel is defined as senior personnel with the experience in completing similar projects and scope . DGS will utilize the information provided to evaluate key individuals assigned to this project. References are required to confirm the professionalism, timeliness, responsibility, role and authority that will rest in those individuals' hands.
10	The engineers assigned may not be known to client references even though they may have performed numerous prior assignments, please remove the requirement for project references.	This requirement will not be removed. If there are extenuating circumstances regarding the personnel proposed, please note the circumstances.
11	Can you provide us with the incumbent information along with the award amount which was previously approved for this solicitation or similar solicitation?	This information can be obtained by Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.

**DCAM-17-NC-0058 Facility Condition Assessments
QUESTION & ANSWERS**

NO.	<u>QUESTIONS</u>	<u>ANSWERS</u>
12	Would you be able to provide a previous report for the building assessment survey?	See Addendum No. 2, Item No. 4. DGS is providing the Aiton Elementary FCA, which was performed in 2013. Although in the past FCA's were submitted as both pdf documents and data, the final submission is just data, including charts, images, spreadsheets, etc. The document attached shows the range of data and how it is expected to be presented, or made available for Iplan. It has CADD drawings at the end of the document. This is the level of CADD development that would be expected, with perhaps a bit more graphic representation of the spatial types (Classrooms, Offices, Recreations, Bathrooms, Mechanical, etc.)
13	G.1.2.1 states that the contractor will be paid on a monthly basis. Is our assumption that this means that the District will approve progress payments, correct?	Payments will be on a building by building basis. As per G.3.3, payment will be based on acceptance of the work ---e.g. a submitted FCA. If CADD drawings are also being prepared for that facility, the CADD drawings for a particular address can be invoiced in a different month than the delivery of the FCA. Note section C.3.1---75% submittal constitutes the draft FCA. Therefore, upon submission of the 75% (Draft) FCA, you may invoice for 75% of that school's FCA. Upon submission of the Final of the FCA, and its acceptance by the District, you may invoice for the 25% balance of that FCA. it is expected that there will rolling FCA's
14	Please specify what percentage of the work will need to be self-performed by CBE companies ?	For contracts in excess of \$250,000, at least thirty-five (35%) percent of the dollar volume of the contract shall be subcontracted in accordance with section H.9.1
15	Please specify whether all inspections for the schools will need to be done during the summer when the students are out of school or during the normal school year ?	Although there may be more limitations in performing the inspections during the school year, the goal is for the assessments to be performed either during the school year (if a schedule can be arrived at) and/or during the summer
16	Please clarify if the intention is to do most or all of the schools during 2017 or if a phased approach is acceptable.	The intention is to perform all FCA's during 2017, before September 30, 2017
17	Section C.3.1 specifies that the 75% submittal is due within 60 days of the contract award. Is this submittal required for the minimum quantity of 2,000,000 SF or the maximum quantity of 5,000,000 SF ?	The 75% submittal is the 'Draft FCA', on a per FCA basis, recognizing that after you submit FCA's the District will review them and require you to submit a 100% final submittal as well. Although the goal is to perform all the work within FY 2017(before September 30, 2017), the 75% does not contractually relate to the total square footage, but to the two stages of submission. (See question 13, above)

**DCAM-17-NC-0058 Facility Condition Assessments
QUESTION & ANSWERS**

NO.	<u>QUESTIONS</u>	<u>ANSWERS</u>
18	Once awarded would facility staff be available for interviews or meetings to discuss maintenance issues for the various schools?	To the greatest extent practical, yes. The District will work with you and with the field staff to facilitate such interviews.
19	Are logs maintained on maintenance issues for these buildings?	Not necessarily. If the building is new, or has recently undergone major renovation, it is safe to assume so. However, for older or vacant buildings, assume no.
20	We assume that the CADD plans are dwgs and not pdf files?	Most of the CADD files we have on file are pdf files. Note the level of development of the CADD files on the Aiton Elementary FCA. If you need to make any updates to existing CADD files, assume it will be converting from pdfs.
21	We understand that DGS updates the Phase I reports (hazmat reports) periodically for these buildings.. Would there be a report on file for most of these schools that need updating?	Do not assume that Environmental Site Assessment Phase I reports are readily available. However, as per the solicitation, C.1.7.11, you will only be " identifying suspected hazardous materials... For further study and analysis. " By the time these FCA's are underway, there may be some ESA Phase I's or other environmental studies. You should ask on a site by site basis, but is not necessary to rely on such reports to perform your work.
22	When can we expect to get answers to the questions and should we check the DGS website for updates or would we get an email response?	Answers to the all questions in regards to this solicitation will be published on the DGS Website
23	Can we expect an extension on the proposal due date?	See Addendum No. 2, Item No. 3
24	Attachment J.12 is a list of the facilities that to be considered for the condition assessments; however several of these are already in the midst of major renovations such as Murch ES which is our current project; Orr ES has been awarded to Cox Grace Speck; Ron Brown HS was recently renovated. We did the feasibility study for Kimball and Marie Reed and both of these are currently awarded to other architectural firms So we are a bit confused by the list. Is there current list in process?	The Department reserves the right, at any time (including after and award hereunder) to either add or remove facilities.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts and Procurement

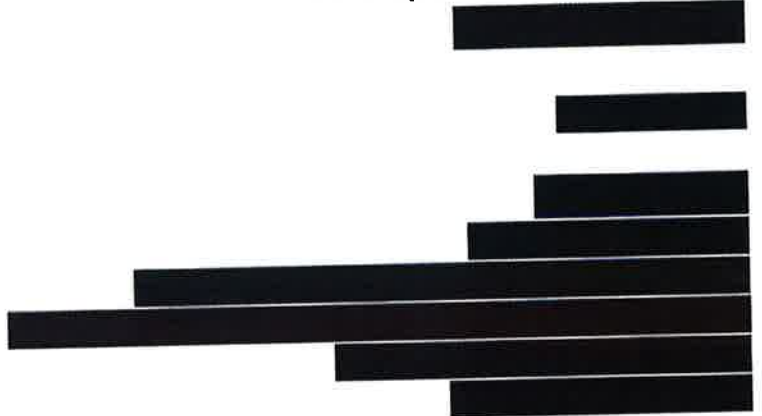
Exhibit B

2013 FCA Aiton Elementary School



**Aiton Elementary School
533 48th Place NE
Washington, DC**

**Comprehensive Facility Condition Assessment
And Space Utilization Study**



DCPS PCA Property Rollup

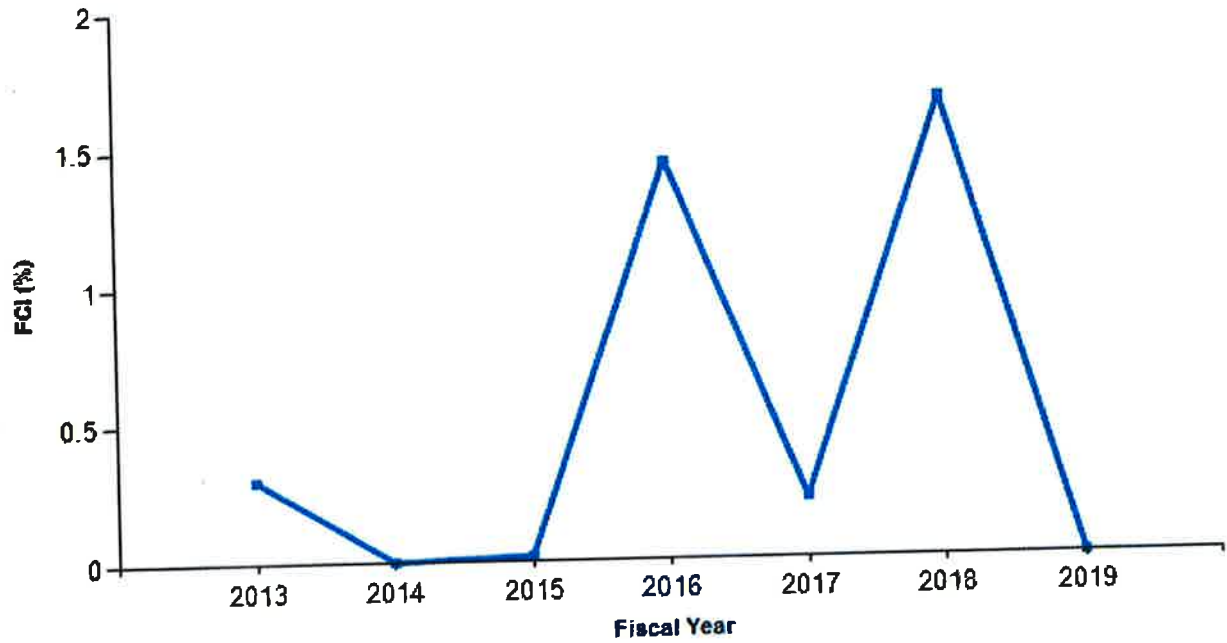


Aiton Elementary School



DCPS PCA Property Rollup

Facility Condition Index (FCI) by Year for Aiton Elementary School



								\$0	\$0	\$0	\$0	\$0
	Fair	75	0	100.00	SF	\$25.97	Deferred Maintenance	\$2,597				
	Fair - Good	20	5	20,620.00	SF	\$10.19	Capital Replacement					
	Good	30	5	660.00	SF	\$4.08	Capital Replacement					
								\$2,597	\$0	\$0	\$0	\$0
	Good	7	4	9,588.00	SF	\$1.53	Capital Replacement					\$14,69
	Good	7	4	15,782.00	SF	\$1.53	Capital Replacement					\$24,18
	Fair - Good	60	2	200.00	SF	\$15.97	Capital Replacement			\$3,194		
								\$0	\$0	\$3,194	\$0	\$38,86
	Fair - Good	20	0	1.00	EACH	\$11,313.51	Deferred Maintenance	\$11,314				
Tank	Fair	15	5	175.00	GALS	\$60.00	Capital Replacement					
	Fair - Good	15	5	2.00	EACH	\$4,586.19	Capital Replacement					
	Good	15	5	40.00	MBH	\$65.00	Capital Replacement					
	Good	7	3	55.00		\$565.00	Capital Replacement				\$31,075	
	Good	10	5	57,100.00	SF	\$0.61	Capital Replacement					
gnal	Fair	10	3	57,100.00	SF	\$4.00	Capital Replacement				\$228,400	
	Good	10	5	57,100.00	SF	\$0.51	Capital Replacement					
								\$11,314	\$0	\$0	\$259,475	\$0
								\$0	\$0	\$0	\$0	\$0
								\$0	\$0	\$0	\$0	\$0
	Fair - Good	10	0	1,672.00	SY	\$18.00	Deferred Maintenance	\$30,096				
	Poor - Fair	10	0	333.00	SY	\$18.00	Deferred Maintenance	\$5,994				
	Poor - Fair	15	0	150.00	LF	\$15.00	Deferred Maintenance	\$2,250				

leaks,	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
or leaks	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
								\$100	\$100	\$100	\$100	\$100
ement or	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
tegrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
ement or	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
tegrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
ement or	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
tegrity	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
d	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
acks,	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
er	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
and	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
d	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
acks,	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
er	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
and	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
d	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
acks,	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
er	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
and	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
d	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
acks,	Poor - Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

							inspec					
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
nd	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
ss,	Good	1	0	1.00	Lump Sum	\$56.00	Routine Maint Minor Repairs	\$56	\$56	\$56	\$56	\$56
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
cks,	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
r	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
and	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

fety,	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
fety,	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
fety,	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

								\$1,762	\$1,762	\$1,762	\$1,762	\$1,762
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C1025 110	Good	1	0	1.00	Lump Sum	\$32.50	Routine Maint Minor Repairs	\$33	\$33	\$33	\$33	\$33
seals	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
wall	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

ing	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
and anti	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
worn	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

							inspec					
	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
worn	Poor	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
worn	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

								\$1,033	\$1,033	\$1,033	\$1,033	\$1,033
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/Frieght -	Fair - Good	1	0	1.00	Lump Sum	\$6,425.00	Routine Maint Minor Repairs	\$6,425	\$6,425	\$6,425	\$6,425	\$6,425
nd	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
uecnes of	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
es of	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

er Type -	Good	1	0	32.00	Per Fixture	\$16.55	Routine Maint Minor Repairs	\$530	\$530	\$530	\$530	\$530
osion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
er Type -	Good	1	0	32.00	Per Fixture	\$16.55	Routine Maint Minor Repairs	\$530	\$530	\$530	\$530	\$530
osion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
0	Good	1	0	16.00	Per Fixture	\$16.55	Routine Maint Minor Repairs	\$265	\$265	\$265	\$265	\$265
osion	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

						repairs						
panels	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
gainst	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
enerating	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
n,	Good	1	0	1.00	Lump Sum	\$187.00	Routine Maint Minor Repairs	\$187	\$187	\$187	\$187	\$187
panels	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
ainst	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
enerating	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
Panel -	Fair	1	0	1.00	Lump Sum	\$970.00	Routine Maint Minor Repairs	\$970	\$970	\$970	\$970	\$970
panels	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
gainst	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
enerating	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Fair	15	3	33.00	EACH	\$236.00	Plant Adaptation					\$7,788
r Panel -	Fair	1	0	1.00	Lump Sum	\$970.00	Routine Maint Minor Repairs	\$970	\$970	\$970	\$970	\$970
panels	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
gainst	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
enerating	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Fair	15	3	85.00	EACH	\$146.00	Plant Adaptation					\$12,410
r Panel -	Fair	1	0	1.00	Lump Sum	\$970.00	Routine Maint Minor Repairs	\$970	\$970	\$970	\$970	\$970
panels	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
gainst	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
enerating	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Fair	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

							inspec					
em -	Good	1	0	1.00	Lump Sum	\$320.00	Routine Maint Minor Repairs	\$320	\$320	\$320	\$320	\$320
panels	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
ainst	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
enerating	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	10	5	6.00	EACH	\$3,360.00	Plant Adaptation					
em -	Good	1	0	1.00	Lump Sum	\$320.00	Routine Maint Minor Repairs	\$320	\$320	\$320	\$320	\$320
panels	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
ainst	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
enerating	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

								\$18,792	\$18,792	\$18,792	\$41,190	\$18,792
--	--	--	--	--	--	--	--	----------	----------	----------	----------	----------

ipment -	Good	1	0	1.00	Lump Sum	\$2,740.00	Routine Maint Minor Repairs	\$2,740	\$2,740	\$2,740	\$2,740	\$2,740
nd	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
age and	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
against	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
nt against	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
--	------	---	---	------	-----------	---------	------------------------------	------	------	------	------	------

								\$2,990	\$2,990	\$2,990	\$2,990	\$2,990
SECTION												
SECTION SUB-TOTALS								\$0	\$0	\$0	\$0	\$0

g for	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
g for	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50
g for	Fair - Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50

ged red chgear	Good	1	0	1.00	Labor Hrs	\$50.00	Predictive Maint Test Inspec	\$50	\$50	\$50	\$50	\$50	
								\$2,106	\$1,656	\$1,656	\$1,656	\$1,656	
ems.	Fair	20	0	1.00	LS	\$69,761.00	Plant Adaptation	\$69,761					
et details.	Fair	20	0	1.00	LS	\$12,255.00	Plant Adaptation	\$12,255					
stems.	Fair	20	0	1.00	LS	\$479,492.00	Plant Adaptation	\$479,492					
r to the	Good	50	0	20,620.00	SF	\$12.23	Plant Adaptation	\$252,141					
ieve ort for	Fair	20	0	1.00	LS	\$130,016.00	Plant Adaptation	\$130,016					
ty	Fair	20	0	1.00	LS	\$87,142.00	Plant Adaptation	\$87,142					
								\$1,030,807	\$0	\$0	\$0	\$0	
								Expenditure Totals per Year	\$1,057,590	\$26,333	\$26,333	\$48,731	\$26,333
								CRV*** \$17,891,982					

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DCPS PCA Property Rollup



Access Control Questionnaire for Aiton Elementary School

Access Control	Yes/ No	Comments
1 Does the facility have a key card proximity entry system?	No	
2 Are all windows at grade level locked or fixed at all times (to prevent passing of contraband into the facility)?	No	Mesh panels are installed on the window face
3 There is one clearly marked and designated entrance for visitors?	Yes	
4 Signs are posted for visitors to report to main office or through a designated entrance?	No	
6 Access to bus loading area is restricted to other vehicles during loading/unloading?	N/A	
7 Lighting is provided at entrances and points of possible intrusion?	Yes	
8 Outside hardware has been removed from all doors except at points of entry?	Yes	
9 Basement windows are protected with grill or well cover?	Yes	
10 "Restricted" areas are properly identified?	No	
11 Access to electrical panels is restricted?	Yes	
12 Are there control gates to separate gym, cafeteria, stage, lobby and restrooms from rest of school and classrooms during after hours without changing means of egress?	No	
13 Are all perimeter doors equipped with recessed magnetic contact – door position door sensors?	No	
14 Are interior doors with specific vulnerability equipped with door position monitoring sensors?	No	

DCPS PCA Property Rollup



ADA Questionnaire for Aiton Elementary School

Parking

Accessibility Item

	Qty.	Unit Cost	Unit	Est. Cost
Adequate number of designated parking stalls and signage for cars are not provided?	0	\$165.00	EACH	\$0
Adequate number of designated parking stalls and signage for vans are not provided?	1	\$220.00	EACH	\$220
Signage indicating accessible parking spaces for cars and vans are not provided?	1	\$120.00	EACH	\$120
1 IN EVERY 8 ACCESSIBLE SPACES SHOULD BE DESIGNATED FOR A VAN WITH A MINIMUM OF ONE				
Access aisles adjacent to parking spaces, crossing hazardous vehicle areas, from main roadways or public transportation stops to the building sidewalks and entrances are not provided?	0	\$6.50	LF	\$0
Curb ramps are required from the parking area to the sidewalks providing access to the building?	0	\$950.00	EACH	\$0
Passenger drop off areas are not provided at the building entrances or access routes?	0		EACH	
Drop off area is for shuttle service, etc. Individual cars and vans use the HC space. Limit use to enclosed malls and properties with known needs.				
Signage directing to accessible parking or accessible building entrances to the facility are not provided?	1	\$120.00	EACH	\$120
Use when main entrance is not accessible and directions are required to alternate entrance.				
Comments:				
Parking Estimated Cost:				\$460

Ramps

Accessibility Item

	Qty.	Unit Cost	Unit	Est. Cost
The building requires the construction of a straight entrance ramp with handrails to allow wheelchair access?	0	\$325.00	LF	\$0
limit assessment to cases where the barrier is three steps or less (30" rise) and provide cost. Otherwise note only in checklist "consult a design professional".				
Existing exterior ramps and stairs are not equipped with the required handrails?	0	\$40.00	LF	\$0
Comments:				
Ramps Estimated Cost:				\$0

Entrances/Exits

Accessibility Item

	Qty.	Unit Cost	Unit	Est. Cost
Install buzzer or intercom for assistance and service at exterior entrance doors or parking space?	0	\$500.00	EACH	\$0
Existing entrance doors are not wide enough to accommodate wheelchair access and clear floor space beside the door swing is	0	\$1,250.00	EACH	\$0
Vestibule doors are set too close to the front doors for wheelchair access?	0	\$2,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	0	\$65.00	EACH	\$0
Comments:				

ADA Questionnaire for Aiton Elementary School

Entrances/Exits Estimated Cost: \$0

Paths of Travel

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Obstacle or protrusion from wall impeding access? Describe condition, location, and repair scope to correct.	0			
Existing carpeting is not securely attached or has a pile thickness exceeding 1/2"?	0		SY	
Stair handrails do not extend beyond the top and bottom risers?	0	\$350.00	EACH	\$0
Compliant signage indicating accessible entrances and general information is not provided?	1	\$60.00	EACH	\$60
Stair handrails do not extend beyond the top and bottom risers?	0	\$125.00	EACH	\$0
Modify location of telephones installed higher than what is essential for basic operation?	0	\$400.00	EACH	\$0
Lower objects mounted higher than 27" off the floor, project more than 4" into walks, halls, corridors, passageways, or aisles?	0		EACH	
Watercoolers and telephones may be an issue if they are wall mounted above 27". ADAAG intent is to enable the cane of a blind person to detect the object before bumping into it.				
Add visual alarm to existing audible fire alarm?	20	\$250.00	EACH	\$5,000
Only if audible alarm is present, required by building codes in affect when constructed.				
Install cup dispenser at an existing non-conforming water fountain?	1	\$25.00	EACH	\$25
Comments:				
Paths of Travel Estimated Cost:				\$5,085

Elevators

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Elevator control panel and hall buttons are mounted higher than 54" above the floor?	0	\$6,000.00	EACH	\$0
Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet?	4	\$350.00	EACH	\$1,400
Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival?	4	\$400.00	EACH	\$1,600
Add visual alarm to existing audible fire alarm?	1	\$250.00	EACH	\$250
Safety stops not installed in elevator doors?	0	\$6,000.00	EACH	\$0
Elevator communication equipment not set up for speech impaired communication?	0	\$2,600.00		\$0
Comments:				
Elevators Estimated Cost:				\$3,250

Restrooms

Accessibility Item	Qty.	Unit Cost	Unit	Est. Cost
Existing restroom doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking?	0	\$1,250.00	EACH	\$0
Lever action hardware is not provided at all accessible locations?	4	\$65.00	EACH	\$260

ADA Questionnaire for Aiton Elementary School

Install grab bars in accessible stalls at 36" above the floor?	4	\$325.00 EACH	\$1,300
Modify existing toilet room accessories and mirrors?	0	\$200.00 EACH	\$0
Modify existing lavatory faucets to paddle type faucets?	4	\$300.00 EACH	\$1,200
Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces?	4	\$50.00 EACH	\$200
Add pull station alarm in unisex bathroom?	1	\$500.00 EACH	\$500
Comments:			

Restrooms Estimated Cost: \$3,460

Total Estimated Cost: \$12,255

DCPS PCA Property Rollup



Fire Protection Questionnaire for Aiton Elementary School

Sprinkler and Suppression		Yes/ No	Comments
1	Does the facility have a fire sprinkler system?	No	
2	Does the facility have wall mounted fire extinguishers?	Yes	
3	Does the kitchen and cooking area have hood vent mounted fire suppression systems?	No	
4	Does combustion equipment have dedicated fire sprinkler system e.g. boilers, hot water heater?	No	

Inspection		Yes/ No	Comments
1	Are current fire protection system inspections up to date and onsite?	Yes	
2	A record of Fire Inspection by the local or state Fire Officer is maintained?	Yes	
3	Exit signs are clearly visible and pointing in the correct direction?	Yes	

Alarm and Annunciators		Yes/ No	Comments
1	Does the facility have monitored fire alarm system?	Yes	
2	Is the fire alarm control panel solid-state, modular design type, incorporating the following standard features: lamp test, red alarm and amber LEDs per zone, positive and negative ground fault indicators, power ON indicator, two (2) auxiliary form C alarm contacts with disconnect switches and lights, one (1) auxiliary form C trouble contact, regulated 24Vdc four-wire smoke detector power supply, and remote reset connection?	No	
3	Is the power supply to the fire alarm control panel from an individual circuit?	Yes	
4	Does the activation of any initiating device including but not limited to manual pull stations, smoke detectors, heat detectors and flow switches shall cause all signals to sound continuously until manually reset; flash all visual alarm indicator lights; illuminate respective zone indicator lamps in the control panel; illuminate respective zone indicator lamps in the graphic display on the door of the control panel; and illuminate respective zone indicator lamps in the remote annunciator?	Yes	
5	Are the audible and visual devices such as combination horn/strobe indicating type wired to separate zones so that audible devices correctly provide code three temporal output and visual devices correctly provide ADA compliant strobe effect?	Yes	
6	Is the fire alarm wiring enclosed in 3/4" metal conduit raceway to the manufacturer's instructions?	Yes	
7	Is there a smoke detector directly above the fire alarm control panel?	No	
8	Are there smoke detectors within 5'-0" on each side of the fire doors? Are detectors tied into magnetic door holders to release fire doors upon alarm?	No	
9	Are there duct-type smoke detectors on the supply side of HVAC units rated greater than 2000 cfm but less than 15,000 cfm?	N/A	
10	Are there duct-type smoke detectors on both the supply side and return side of the HVAC units rated 15,000 cfm or more?	N/A	
11	Are there duct-type smoke detectors at all smoke damper locations within the HVAC system ductwork? Is there additional wiring to close the damper and turn off the associated HVAC unit?	N/A	

DCPS PCA Property Rollup



Green Roof Questionnaire for Aiton Elementary School

Green Roof-1 Feasibility Questions

Label	Qty.	Unit Cost	Total Cost
Green Roof	20620 SF	\$12.23	\$252,141.36
Location	Rooftop		
Is the roof a sloped system?	No		
Is the roof less than 5 years in age?	No		
Does the roof have significant amounts of penetration and equipment?	No		
Will structural modification need to be made to support a green roof?	Yes		
Comments			



DCPS PCA Property Rollup



Haz Mat Questionnaire for Aiton Elementary School

Asbestos Containing Building Materials

	Yes/ No	Comments
1 Does the facility have a current AHERA Asbestos Inspection on File?	Yes	
2 Does the facility currently have a Asbestos Containing material O&M plan in place?	Yes	
3 Has all the material identified in the AHERA report been abated?	No	

Lead in Paint / Water

	Yes/ No	Comments
1 Has the facility been tested for Lead Paint?	Yes	
2 Does the facility have a Lead containing paint O&M plan in place?	Yes	
3 Has all the lead identified in the LBP report been abated?	Yes	
4 Has the facility been tested for Lead in Water?	Yes	
5 Does the facility have a Lead in water O&M plan in place?	Yes	

Fuel Storage Tanks

	Yes/ No	Comments
1 Does the facility have a UST?	No	
2 Does the tank have a leak detection system?	N/A	
3 Does the facility have a AST?	No	
4 Does the AST have a leak containment system?	N/A	

PCBs

	Yes/ No	Comments
1 Are transformers PCBs free?	Yes	
2 Is there any known PCB containing equipment onsite?	No	



DCPS PCA Property Rollup



LEED Scoresheet for Aiton Elementary School Sustainable Sites

Possible Points: 26
Existing

Credit 1	Is the school LEED Certified Design and Construction? Level of Effort to Achieve: Hard	No	0
Credit 2	Does the facility have a Building Exterior and Hardscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 3	Does the facility have an Integrated Pest Management, Erosion Control, and Landscape Management Plan? Level of Effort to Achieve: Easy	No	0
Credit 4	Does the facility provide car pooling or Alternative Commuting Transportation options or incentives? Level of Effort to Achieve: Not Feasible	No	0
Credit 5	Does the way the site is developed Protect or Restore Open Habitat? Level of Effort to Achieve: Easy	No	0
Credit 6	Does the facility have retention ponds rain gardens to control the quantity of Storm water?	N/A	0
Credit 7.1	Does the facility have non asphalt / macadam based paving such as light colored pavers or concrete? Level of Effort to Achieve: Hard	No	0
Credit 7.2	Does the facility have a cool roof (white or light color roof surface) ? Level of Effort to Achieve: Hard	No	0
Credit 8	Are measures installed preventing operable exterior lighting from encroaching on adjacent properties? Level of Effort to Achieve: Not Feasible	No	0
Total:			0

Water Efficiency

Possible Points: 14
Existing

Prereq 1	The facility has a Minimum Indoor Plumbing Fixture and Fitting Level of Effort to Achieve: Hard	No	
Credit 1	Does the facility have a water meter for the whole building?	Yes	1
Credit 1	Does the facility have sub meters for boiler water, cooling tower water, irrigation water, fire sprinkler? Level of Effort to Achieve: Hard	No	0
Credit 2	Are all of the plumbing fixtures at the facility non-water saving devices?	Yes	0
	Are some of the plumbing fixture at the facility are non-water saving devices (10-25%)? Level of Effort to Achieve:	No	0
	Are all of the plumbing fixture at the facility water saving devices (100%)? Level of Effort to Achieve:	No	0
Credit 3	Does the school use native planting that does not require irrigation?	Yes	2
	Does the school have an irrigation system with a rain gauge and time system? Level of Effort to Achieve: Not Feasible	No	0
	Does the school hand water on an as needed basis?	Yes	1

LEED Scoresheet for Aiton Elementary School

Credit 4	Does the Cooling Tower utilize a Chemical Management System?	N/A	0
	Does the Cooling Tower utilize a Non-Potable Water Source (not public drinking water system)?	N/A	0
		Total:	4

Energy and Atmosphere Possible Points: 35 Existing

Prereq 1	Does the school have an Energy Efficiency Best Management Practices Level of Effort to Achieve: Hard	No	
Prereq 2	Has an energy audit been performed and were ECMS implemented to Level of Effort to Achieve: Easy	No	
Prereq 3	Does the school have a Fundamental Refrigerant Management program? Level of Effort to Achieve: Not Feasible	No	
Credit 1	Is it feasible for the facility to achieve an EnergyStar rating of 71 or higher? Level of Effort to Achieve: Not Feasible	No	0
Credit 2.1	Have building lighting and HVAC systems been Investigated and Analyzed for retro Commissioning? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Has the school performed retro Commissioning of the building lighting and HVAC systems? Level of Effort to Achieve: Easy	No	0
Credit 2.3	Is the school performing ongoing Commissioning of the building lighting and HVAC systems? Level of Effort to Achieve: Easy	No	0
Credit 3.1	Does the school have a HVAC or Lighting —Building Automation System? Level of Effort to Achieve: Hard	No	0
Credit 3.2	Are the HVAC and lighting systems individually metered at 40%? Level of Effort to Achieve: Hard	No	0
	Are the HVAC and lighting systems individually metered at 80% ? Level of Effort to Achieve: Hard	No	0
Credit 4	Does the school use on-site or off-site renewable energy? Level of Effort to Achieve: Not Feasible	No	0
Credit 5	Does the school have an Enhanced Refrigerant Management? Level of Effort to Achieve: Easy	No	0
Credit 6	Does the school have an Emissions Reduction Reporting program? Level of Effort to Achieve: Hard	No	0
		Total:	0

Materials and Resources Possible Points: 10 Existing

Prereq 1	Does the school have a Sustainable Purchasing Policy? Level of Effort to Achieve: Easy	No	
Prereq 2	Does the school have a Solid Waste Management Policy?	Yes	
Credit 1	Does the school have a Sustainable Purchasing program for Ongoing Consumables? Level of Effort to Achieve: Hard	No	0
Credit 2.1	Is a Sustainable Purchasing policy used for purchasing at least 40% of Electric Powered Equipment?	No	0

LEED Scoresheet for Aiton Elementary School

	Level of Effort to Achieve: Easy		
Credit 2.2	Is a Sustainable Purchasing policy used for purchasing at least 40% of Furniture?	No	0
	Level of Effort to Achieve: Hard		
Credit 3	Is a Sustainable Purchasing policy used when making Facility Alterations and Additions?	No	0
	Level of Effort to Achieve: Hard		
Credit 4	Is a Sustainable Purchasing policy used to reduce Mercury content in Lamps purchased?	Yes	1
Credit 5	Is a Sustainable Purchasing policy used when making Food purchases at the school?	No	0
	Level of Effort to Achieve: Not Feasible		
Credit 6	Has the school performed a Waste Stream Audit?	No	0
	Level of Effort to Achieve: Easy		
Credit 7	Has the school implemented a policy to reduce the quantity Ongoing Consumables going into landfills?	No	0
	Level of Effort to Achieve: Hard		
Credit 8	Has the school implemented a policy to reduce the quantity durable goods (furniture, equipment) going into landfills?	Yes	1
Credit 9	Does the school recycle building materials during construction which prevents material going to landfill?	N/A	0
		Total:	2

Indoor Environmental Quality

Possible Points: 15
Existing

Prereq 1	Has the school performed a Minimum Indoor Air Quality (IAQ) Level of Effort to Achieve: Easy	No	
Prereq 2	Is the facility and surrounding area smoke free - Environmental Tobacco	Yes	
Prereq 3	Does the school have a Green Cleaning Policy? Level of Effort to Achieve: Easy	No	
Credit 1.1	Does the school have an Indoor Air Quality Management Program? Level of Effort to Achieve: Easy	No	0
Credit 1.2	Does the school have Outdoor Air Delivery Monitoring? Level of Effort to Achieve: Hard	No	0
Credit 1.3	Has the school modified the HVAC systems to allow Increased Ventilation? Level of Effort to Achieve: Easy	No	0
Credit 1.4	Does the school have a plan to Reduce Particulates in Air Distribution? Level of Effort to Achieve: Easy	No	0
Credit 1.5	Does the school have a policy to enhance IAQ performance during Facility Alterations and Additions? Level of Effort to Achieve: Easy	No	0
Credit 2.1	Has the school performed an Occupant Survey for IAQ? Level of Effort to Achieve: Easy	No	0
Credit 2.2	Does the school allow for the Controllability of Systems—Lighting by occupants?	Yes	1
Credit 2.3	Does the school allow for the Occupant Comfort—Thermal Comfort Monitoring?	Yes	1
Credit 2.4	Does the school take advantage of Daylight and Views for tenant comfort?	Yes	1

LEED Scoresheet for Aiton Elementary School

Credit 3.1	Does the school have a High Performance Cleaning Program?	Yes	1
Credit 3.2	Does the school have a Custodial Effectiveness Assessment?	Yes	1
Credit 3.3	Does the school Purchase Sustainable Cleaning Products and Materials ?	No	0
	Level of Effort to Achieve: Easy		
Credit 3.4	Does the school use Sustainable Cleaning Equipment?	No	0
	Level of Effort to Achieve: Not Feasible		
Credit 3.5	Does the school have Indoor Chemical and Pollutant Source Control?	No	0
	Level of Effort to Achieve: Easy		
Credit 3.6	Does the school have an Indoor Integrated Pest Management?	Yes	1
		Total:	6

Innovation in Operations

Possible Points: 6
Existing

Credit 1.1	Does the school have an Innovation in Operations program?	No	0
	Level of Effort to Achieve: Easy		
Credit 2	Does the school have a LEED Accredited Professional on staff?	No	0
	Level of Effort to Achieve: Easy		
Credit 3	Is the school Documenting Sustainable Building Cost Impacts?	No	0
	Level of Effort to Achieve: Easy		
		Total:	0

Certified 40 to 49 points ● Silver 50 to 59 points ● Gold 60 to 79 points ● Platinum 80 to 110 points

Total: 12
28 Points to LEED Certification

DCPS PCA Property Rollup



Safety-Security Questionnaire for Aiton Elementary School

Communication Yes/No Comments

- | | | |
|--|-----|--------------------------|
| 1 Do all areas of the school, including bathrooms, | No | No P.A. in the restrooms |
| 2 Do all areas of the school have the ability to privately | Yes | |
| 3 Does the general office, principal's office, assistant | Yes | |
| 4 Is there an automated notification system to lockdown | No | |

Monitoring Yes/No Comments

- | | | |
|---|-----|-------------|
| 1 Does the facility have a monitored burglar alarm | Yes | |
| 2 Are all classrooms and all other rooms that are grade- | No | First floor |
| 3 Are all general corridor or lobby areas plus rooms with | No | First floor |
| 4 Is the main office and one or more additional | No | |
| 5 Are alarm monitoring and response performed by DCPS | Yes | |

Surveillance Yes/No Comments

- | | | |
|---|-----|--|
| 1 Is there a video surveillance system that provides general surveillance of the site, common areas and building entry and exit points? | Yes | |
| 2 Does the facility have monitored video surveillance system at the interior? | Yes | The poc stated that it does not work all of the time |
| 3 Does the facility have monitored video surveillance system at the exterior? | Yes | |

Exterior Entry/Egress Yes/No Comments

- | | | |
|---|--|--|
| 1 Does the facility have exterior door hardware that allows controlled access to the building? | | |
| 2 Does the facility have exterior card access readers that allow controlled access to the building? | | |
| 3 Does the facility have allow occupants a quick, unimpeded egress from the building? | | |

Interior Entry/Egress Yes/No Comments

- | | | |
|---|--|--|
| 1 Does the facility have interior door hardware that allows controlled access to classrooms? | | |
| 2 Does the facility have interior card access readers that allow controlled access within the building? | | |

Interior Entry/Egress Yes/No Comments

- | | | |
|--|--|--|
| 1 Does the facility have Magnetometers that monitor for the entry of "unwanted items" into the building? | | |
| 2 Does the facility have equipment that allows announcements to be made during large gatherings? | | |

DCPS PCA Property Rollup



Space Utilization for Aiton Elementary School

Entire School Comments [From Pathways 2012 Data]

2003 Capacity: 480

Bldg SF: 1,827,200

Rationale: Inst Coach/Co-location

Proposed Capacity (2012): 442

SF per Student: 4,134.08

TBD

Room [From Pathways]	Design ID [From Pathways]	Room Type [From Pathways]	Program Occupancy [From Pathways]	Design Occupancy [From Pathways]	Space (SQF) (Design [From Pathways]	Space (SQF) (Actual) [From IPlan]	Comments [From Pathways]
101	16	ElemParentRes	0	0	200	723	
102	17	ElemPreK	20	20	1175	723	
103	18	ElemPreK	20	20	1175	723	
201	68	ElemPrimary	20	20	900	723 1st	
202	69	ElemKind	20	20	1175	723	
203	70	ElemKind	20	20	1175	723	
204	73	ElemPrimary	20	20	900	723 1st	
205	74	ElemOther1	0	0	900	723 Inst Coach	
206	75	Vacant	20	20	900	723	
207	76	ElemPrimary	20	20	900	723 2/3	
208	77	ElemResource	0	0	350	723 sped	
301	81	ElemArt	0	0	1150	1,143	
303	83	ElemPrimary	20	20	900	885 2nd	
304	89	Temporary Office	20	20	850	723 Counselor	
305	90	Vacant	20	20	900	723	
306	93	ElemIntermedia te	23	23	900	723 4th	
307	94	ElemIntermedia te	23	23	900	723 5th	
308	95	Temporary Office	20	20	850	723 Social Worker	
309	96	ElemIntermedia te	23	23	900	723 4/5	
310	97	ElemIntermedia te	23	23	900	723 5th	
402	101	ElemComputer	0	0	900	1,138	
403	105	ElemComputer	0	0	900	725 small size	
404	110	Temporary Office	20	20	850	723 Psychologist	
405	111	ElemResource	0	0	350	723 sped	
406	112	Vacant	20	20	900	723 Positive Behavior Prog	
407	115	ElemMusic	0	0	1000	723	
408	116	ElemOther	0	20	900	723 First home Care works with students	
409	117	Elem PE	0	0	1000	723	
410	118	ElemOther	0	20	900	723 Teacher work room	
411	119	Vacant	20	20	900	723 conference rm	
k-1	24	ElemPreS	16	16	1175	897	
k-2	31	ElemPreS	16	16	1175	897	
Floor Totals:			424	464		24,483	
Property Totals:			424	464		24,483	

Fair-Good	8	80%
Fair	6	60%
Poor-Fair	4	40%
Poor	2	20%

Item No.	Asset	Qty.	UOM.	Unit Cost (\$)	Asset Value (\$)	Actual Asset Condition Score	Max Possible Score	Asset Weighting Based Upon Asset Value	Asset Condition Weighted Score
Foundations	Standard Foundations	57,100.00	SF	11.60	662,360.00	10	10.00	100%	10.00
					662,360.00	10			10.00
Structure	Natural Gas Water Boilers	2.00	MBH	20.97	41.95	10	10.00	0%	0.00
	Main Building and Auditorium	57,100.00	SF	8.15	465,479.20	10	10.00	54%	5.40
	Cast-in-place Concrete Beams and Floor	26,500.00	SF	14.98	396,983.25	10	10.00	46%	4.60
					862,504.40	30			10.00
Enclosure	Veneer - Stone	12,450.00	SF	60.00	747,000.00	10	10.00	51%	5.12
	Hollow Core Metal	10.00	EACH	2,495.00	24,950.00	10	10.00	2%	0.17
	Hollow Core Metal	10.00	EACH	1,400.00	14,000.00	10	10.00	1%	0.10
	Repoint Brick Veneer	100.00	SF	25.97	2,596.62	6	10.00	0%	0.01
	Hopper units	324.00	EACH	575.00	186,300.00	4	10.00	13%	0.51
	Veneer Brick	18,640.00	SF	25.96	483,894.40	6	10.00	33%	1.99
					1,458,741.02	46			7.90
Main Roofing	Main Roof Skylight	2.00	SF	130.00	260.00	10	10.00	0%	0.01
	Main Building	20,620.00	SF	10.19	210,117.80	8	10.00	99%	7.89
	Main Roofing	660.00	SF	4.08	2,692.80	10	10.00	1%	0.13
					213,070.60	28			8.03
Construction	Center Glazing Panel	40.00	EACH	2,400.00	96,000.00	10	10.00	100%	10.00
					96,000.00	10			10.00
Interior Stairs	Interior Stairs	4.00	Flight	5,144.44	20,577.74	10	10.00	100%	10.00
					20,577.74	10			10.00
Finishes	Common areas and Classrooms	48,000.00	SY	67.75	3,252,000.00	2	10.00	97%	1.94
		15,782.00	SF	1.53	24,179.60	10	10.00	1%	0.07
		200.00	SF	15.97	3,194.00	8	10.00	0%	0.01
		3,000.00	SF	17.38	52,140.00	8	10.00	2%	0.12
		9,588.00	SF	1.53	14,689.77	10	10.00	0%	0.04
						3,346,203.38	38		
Elevator Systems	Elevator controls and ADA upgrade	1.00	EACH	11,313.51	11,313.51	8	10.00	100%	8.00
					11,313.51	8			8.00
Plumbing	Drainage Piping	150.00	LF	50.40	7,560.00	10	10.00	3%	0.27
		2.00	EACH	5,195.87	10,391.74	10	10.00	4%	0.37
		8.00	EACH	2,545.00	20,360.00	10	10.00	7%	0.72

	Water Pumps	2.00 EACH	4,586.19	9,172.37	8	10.00	15%	1.18
	Rooftop vents	14.00 EACH	1,200.00	16,800.00	10	10.00	27%	2.70
	Wall Mount Radiators	10.00 LF	90.00	900.00	10	10.00	1%	0.14
	Convactor units	12.00 LF	130.00	1,560.00	8	10.00	3%	0.20
	Natural Gas Service to Bldg - 2" Feed	1.00 LF	32.34	32.34	10	10.00	0%	0.01
	Window Air Conditioners	55.00	565.00	31,075.00	10	10.00	50%	5.00
				62,139.71	66			9.65
ection Systems	ABC Fire Extinguishers	1.00 EACH	25,979.40	25,979.40	10	10.00	100%	10.00
ection Systems				25,979.40	10			10.00
Systems	Install Smoke Detectors	33.00 EACH	236.00	7,788.00	6	10.00	2%	0.10
Systems	Heat Sensor	85.00 EACH	146.00	12,410.00	6	10.00	3%	0.15
Systems	Main panel at entry and key areas	1.00 EACH	2,200.00	2,200.00	6	10.00	0%	0.03
Systems	Visual Access Door Buzzer	6.00 EACH	3,360.00	20,160.00	10	10.00	4%	0.42
Systems	Updated pull stations and signal	57,100.00 SF	4.00	228,400.00	6	10.00	47%	2.84
Systems	Main Electrical Distribution	1.00 EACH	147,098.42	147,098.42	10	10.00	31%	3.05
Systems	Burglar Alarm System	57,100.00 SF	0.51	29,160.97	10	10.00	6%	0.60
Systems	Public Address System	57,100.00 SF	0.61	34,831.00	10	10.00	7%	0.72
al Systems				482,048.39	64			7.92
ent	Commercial kitchen equipment	1.00 LS	25,000.00	25,000.00	10	10.00	100%	10.00
ent				25,000.00	10			10.00
ngs	Counter Tops	5.00 LF	50.00	250.00	10	10.00	100%	10.00
ngs				250.00	10			10.00
rovements	ADA Signage	2.00 EACH	225.00	450.00	2	10.00	0%	0.01
rovements	Hydroseed hill	800.00 SF	1.25	1,000.00	6	10.00	1%	0.05
rovements	Side walks leading to the main entrance	1,250.00 LF	33.14	41,421.13	10	10.00	32%	3.25
rovements	Side walks	60.00 SF	8.54	512.35	8	10.00	0%	0.03
rovements	Fencing	150.00 LF	15.00	2,250.00	4	10.00	2%	0.07
rovements	Chain Link Fence	700.00 LF	15.00	10,500.00	8	10.00	8%	0.66
rovements	Facility Signage	1.00 EACH	250.00	250.00	4	10.00	0%	0.01
rovements	Parking Arera Overlay / Repair	1,672.00 SY	18.00	30,096.00	8	10.00	24%	1.89
rovements	Play Ground Equipment	2.00 EACH	16,000.00	32,000.00	8	10.00	25%	2.01
rovements	Repair Asphalt Paving	333.00 SY	18.00	5,994.00	4	10.00	5%	0.19
rovements	Exterior Steps	16.00 cy	187.00	2,992.00	8	10.00	2%	0.19
rovements	Side walks	1.00 LF	21.92	21.92	10	10.00	0%	0.00
rovements				127,487.40	80			8.35
ivil/Mechanical	Water Distribution Piping	500.00 LF	28.00	14,000.00	10	10.00	30%	3.05
ivil/Mechanical	Site Civil/Mechanical Utilities	57,100.00 LS	0.56	31,976.00	8	10.00	70%	5.56
ivil/Mechanical Utilities				45,976.00	18			8.61
ectrical Utilities	Building mounted lights	20.00 EACH	4,507.74	90,154.80	10	10.00	64%	6.40
ectrical Utilities	Site Electrical Utilities	57,100.00 SF	0.89	50,819.00	8	10.00	36%	2.88
ectrical Utilities				140,973.80	18			9.28

Requirements	Z1010.6 Consider: LEED Investments	1.00 LS	130,016.00	130,016.00	6	10.00	13%	0.76
Requirements	Z1010.3 Consider: Fire Protection	1.00 LS	479,492.00	479,492.00	6	10.00	47%	2.79
Requirements	Green Roof	20,620.00 SF	12.23	252,141.36	10	10.00	24%	2.45
Requirements	Z1010.2 Consider: ADA Investments	1.00 LS	12,255.00	12,255.00	6	10.00	1%	0.07
Requirements				1,030,807.36	40			6.98

DCPS PCA Property Rollup



Assessment Images for Aiton Elementary School Property Images

Primary Image:

Front Building Elevation



Image 1:

Property Overview



Image 3:

Left Building Elevation



Property Images

Image 4:

Right Building Elevation



Image 5:

Rear Building Elevation



Image 6:

Parking Area Overview



Property Images

Image 8:

Property Identification Signage



Image 9:

Roof Finish Overview



Image 10:

Main Building Entrance



Image 11:

HVAC Boilers



Property Images

Image 12:

Convactor Unit



Image 13:

Domestic Water Heater



Image 14:

Main Electrical Switchgear



Image 15:

Electric Service Meter



Property Images

Image 16:

Natural Gas Service Meter

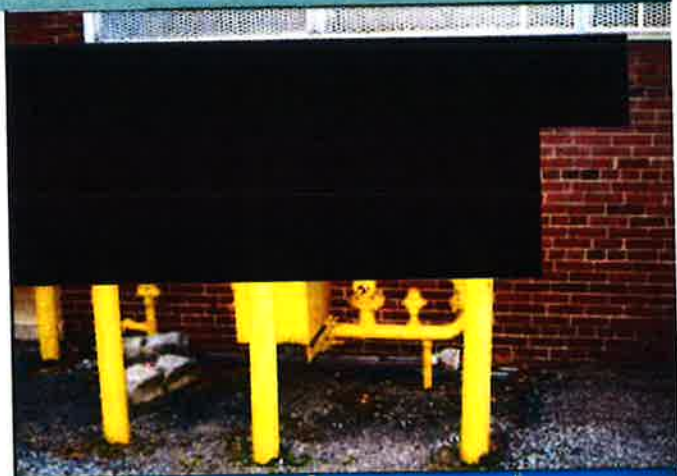


Image 17:

Fire Extinguisher Cabinet



Image 18:

Fire Alarm Pull Station



Image 19:

Kitchen



Property Images

Image 20:

Auditorium



Image 21:

Corridor



Image 22:

Computer Lab



Image 23:

Classroom



Property Images

Image 24:

Restroom



DCPS PCA Property Rollup



Asset Images

B1012 - UPPER FLOORS CONSTRUCTION

Cast-in-place Concrete Beams and Floor Slab

Roof and upper floor framing:

Asset Photo: Cast-in-place Concrete Beams and Floor Slab.1



B1015 - EXTERIOR STAIRS AND FIRE ESCAPES

Natural Gas Water Boilers

Natural Gas Water Boiler:

Asset Photo: Natural Gas Water Boilers.1



B1032 - CONCRETE FRAME STRUCTURE

Main Building and Auditorium

Building Structure:

Asset Photo: Main Building and Auditorium.1



B2011 - EXTERIOR WALL CONSTRUCTION

Veneer - Stone

Asset Images

Natural Stone Veneer:

Asset Photo: Veneer - Stone.1



Repoint Brick Veneer

Deteriorating Brick Veneer:

Asset Photo: Repoint Brick Veneer.1



Veneer Brick

Exterior Wall Construction:

Asset Photo: Veneer Brick.1



B2021 - WINDOWS

Hopper units

Asset Images

Classroom Window:

Asset Photo: Hopper units.1



B2032 - SOLID EXTERIOR DOORS

Hollow Core Metal

Exterior Door:

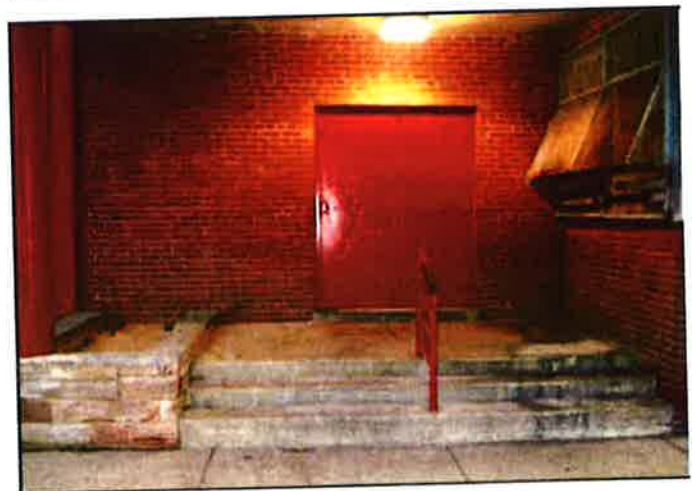
Asset Photo: Hollow Core Metal.1



Hollow Core Metal

Exterior Door:

Asset Photo: Hollow Core Metal.1



B3011 - ROOF FINISHES

Main Building

Asset Images

Builtup Roofing System:

Asset Photo: Main Building and Auditorium.1



B3014 - FLASHINGS & TRIM

Main Roofing

Parameter Roof Flashing:

Asset Photo: B3010 Roof Coverings.1



B3021 - GLAZED ROOF OPENINGS

Main Roof Skylight

Skylight:

Asset Photo: TEMPLATE: B3020 Roof Openings.1



C1021 - INTERIOR DOORS

Center Glazing Panel

Asset Images

Classroom Door:

Asset Photo: Center Glazing Panel.1



C2011 - REGULAR STAIRS

Interior Stairs

Interior Staircase:

Asset Photo: Stairs.1



C3011 - WALL FINISHES TO INSIDE EXTERIOR WALLS

Painted CMU Block

Parameter exterior walls:

Asset Photo: Painted CMU Block.1



C3012 - WALL FINISHES TO INTERIOR WALLS

Painted CMU Block

Asset Images

Painted CMU block:

Asset Photo: Painted CMU Block.1



Corridor Walls

Cracked Glazed CMU Block:

Asset Photo: Corridor Walls.1



C3024 - FLOORING

Common areas and Classrooms

Vinyl tile on the first floor:

Asset Photo: C3020 Floor Finishes.1



Restroom Flooring



Asset Images

Restroom:

Asset Photo: Restroom Flooring.1

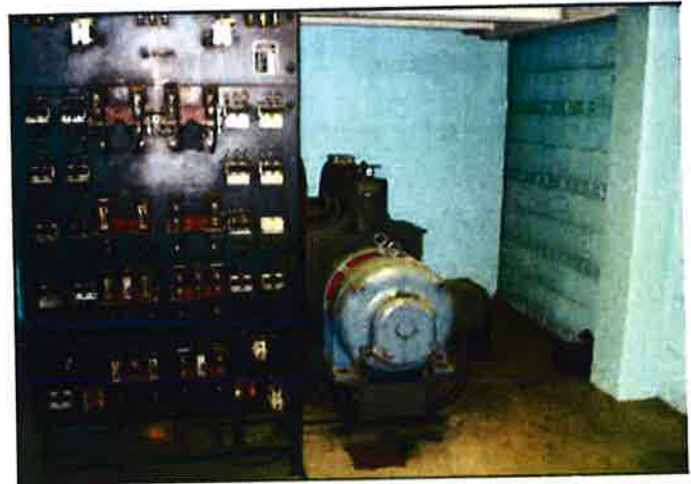


D1011 - PASSENGER ELEVATORS

Elevator controls and ADA upgrade

Elevator Motor and Controls:

Asset Photo: TEMPLATE: D1010 Elevators and Lifts.1



D2011 - WATER CLOSETS

Water Closet Valves

Children's Restroom Sink:

Asset Photo: Plumbing Fixtures.1



Floor Mounted Toilet

Asset Images

Children's restroom water closet:

Asset Photo: TEMPLATE: D2010 Plumbing Fixtures.1



D2012 - URINALS

Wall Hung Urinal

Children's Restroom:

Asset Photo: D2010 Plumbing Fixtures.1



D2018 - DRINKING FOUNTAINS AND COOLERS

Drinking Fountains

Drinking Fountain:

Asset Photo: D2010 Plumbing Fixtures.1



D2019 - BIDETS AND OTHER PLUMBING FIXTURES

Sink Faucets



Asset Images

Rooftop Vent:

Asset Photo: Rooftop vents.1



D4094 - DRY CHEMICAL SYSTEM

ABC Fire Extinguishers

Fire Extinguisher Cabinet:

Asset Photo: ABC Fire Extinguishers.1



D5011 - HIGH TENSION SERVICE & DIST.

Main Electrical Distribution

Electrical Switch Gear and Meter:

Asset Photo: Main Electrical Distrabution.1



D5037 - FIRE ALARM SYSTEMS

Updated pull stations and signal strobe/siren



Asset Images

Pull Station:

Asset Photo: Updated pull stations and signal strobe/siren.1



D5038 - SECURITY AND DETECTION SYSTEMS

Visual Access Door Buzzer

Front Door Buzzer and Camera:

Asset Photo: Visual Access Door Buzzer.1



Burglar Alarm System

Alarm Key Pad:

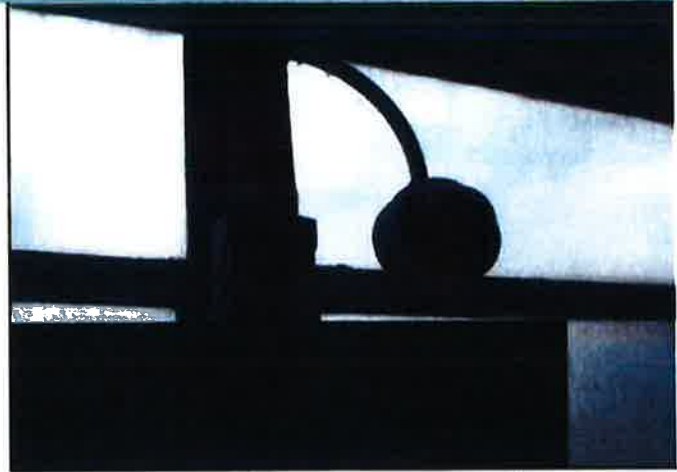
Asset Photo: Burglar Alarm System.1



Asset Images

Motion Sensor and Camera:

Asset Photo: Burglar Alarm System.2



E2012 - FIXED CASEWORK

Counter Tops

Case Work:

Asset Photo: TEMPLATE: E20 Furnishings.1



G2022 - PAVING & SURFACING

Parking Arera Overlay / Repair

Staff Parking Area:

Asset Photo: G2020 Parking Lots.1



Repair Asphalt Paving

Asset Images

Deteriorated Asphalt Paving :

Asset Photo: G2020 Parking Lots.1

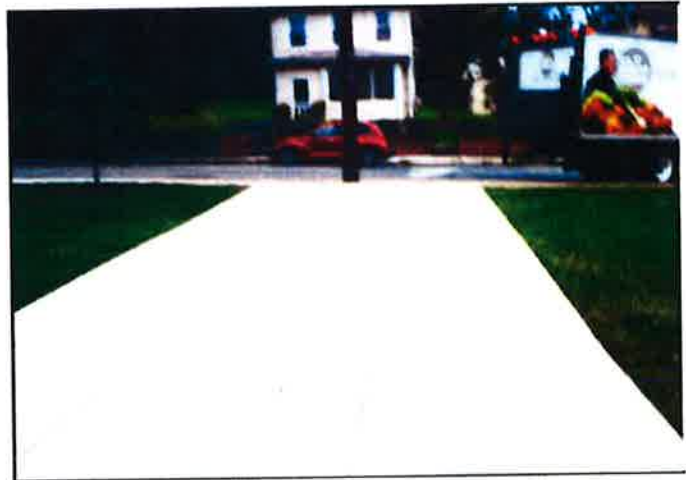


G2031 - PAVING & SURFACING

Side walks leading to the main entrance

Pedestrian walkway:

Asset Photo: Side walks.1



Side walks

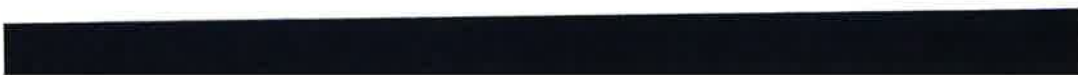
Sidewalks:

Asset Photo: Side walks.1



G2033 - EXTERIOR STEPS

Exterior Steps



Asset Images

Exterior Steps:

Asset Photo: Side walks.1



G2041 - FENCES & GATES

Fencing

Site Fencing:

Asset Photo: TEMPLATE: G2040 Site Development.1



Chain Link Fence

Perimeter Fence:

Asset Photo: TEMPLATE: G2040 Site Development.1



G2044 - SIGNAGE

Facility Signage



Asset Images

Property Signage:

Asset Photo: G2040 Site Development.1



G2047 - PLAYING FIELDS

Play Ground Equipment

One of three playgrounds:

Asset Photo: Play Ground Equipment.1



G4021 - FIXTURES & TRANSFORMERS

Building mounted lights

Building Mounted Lighting:

Asset Photo: Building mounted lights.1



Z1010.4 - CONSIDER: GREEN ROOF INVESTMENTS

Green Roof

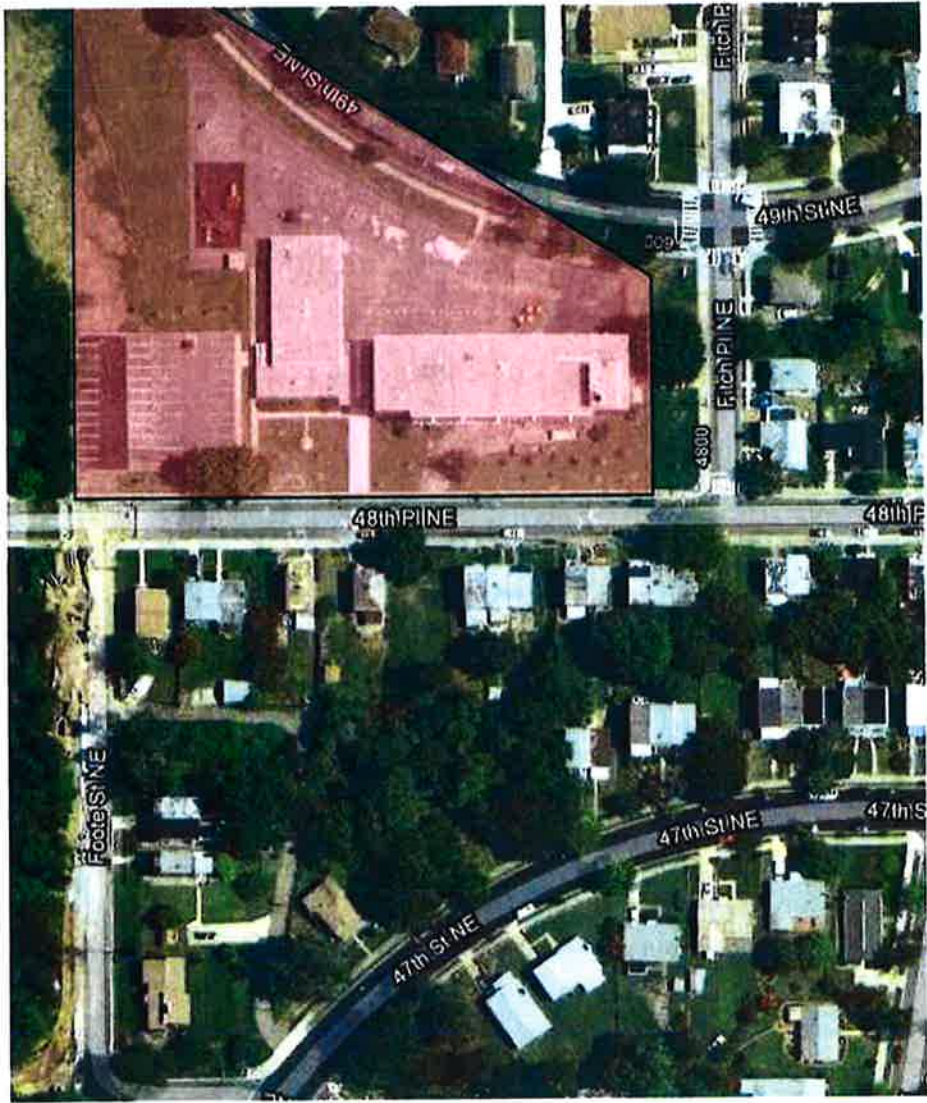


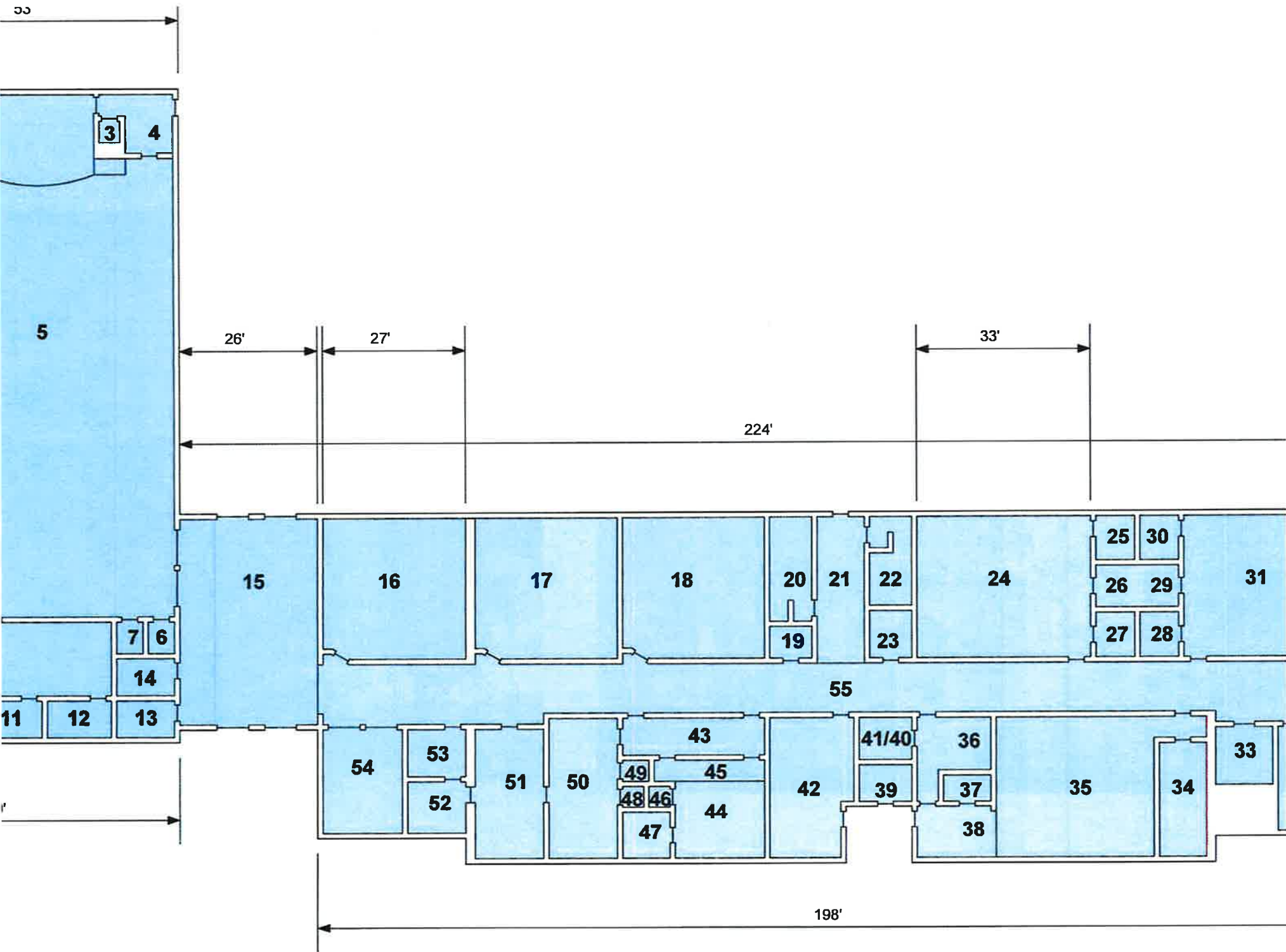
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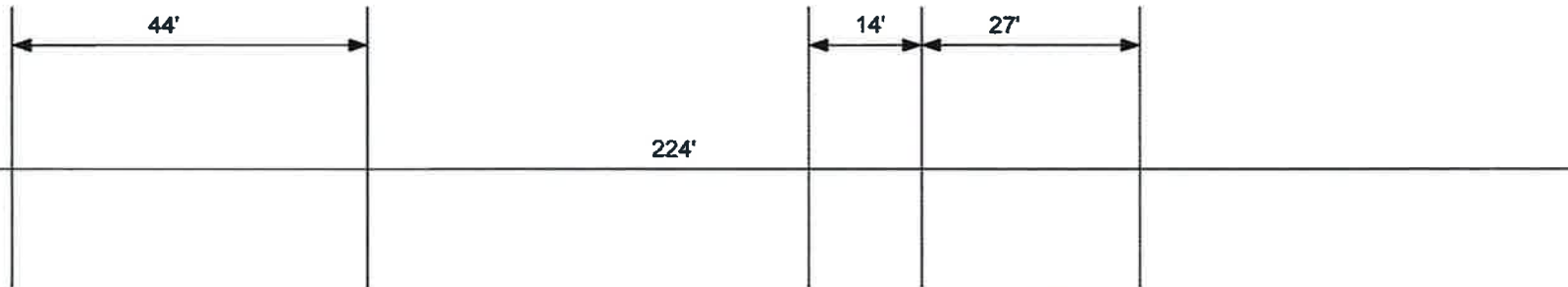
Existing Roof:

Asset Photo: Green Roof.1

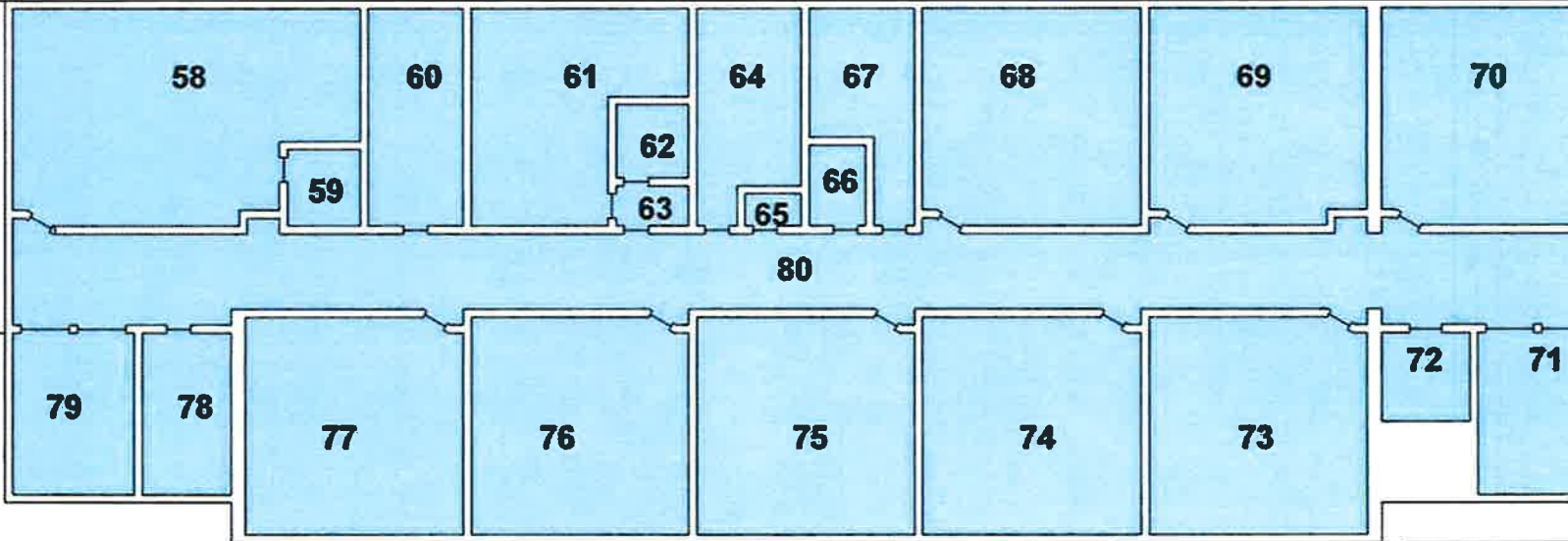








Roof



Roof

80'

224'

Roof Below

81

62

83

84

87

88

89

90

85

86

100

99

98

97

96

95

94

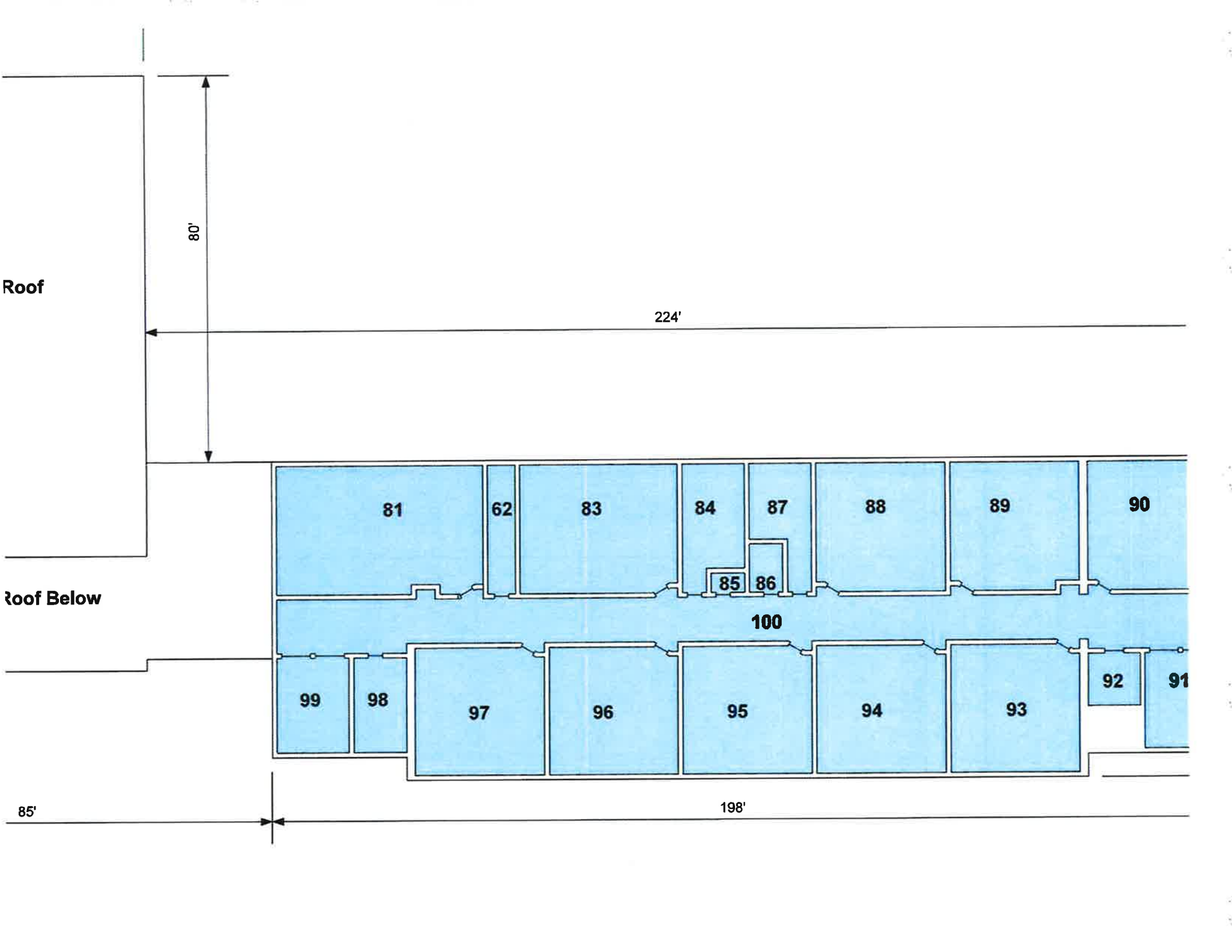
93

92

91

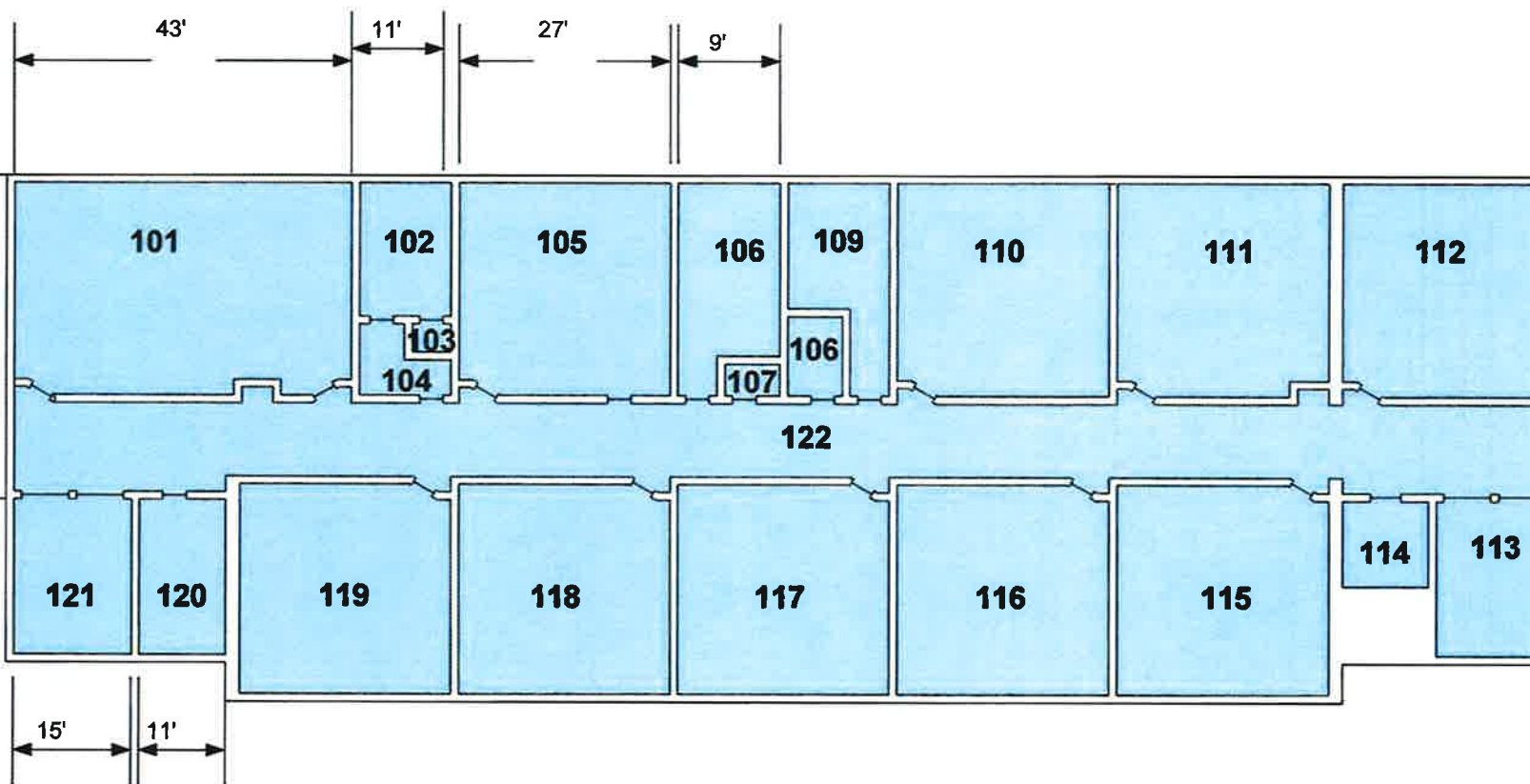
85'

198'



below

below





Below

21'

Below

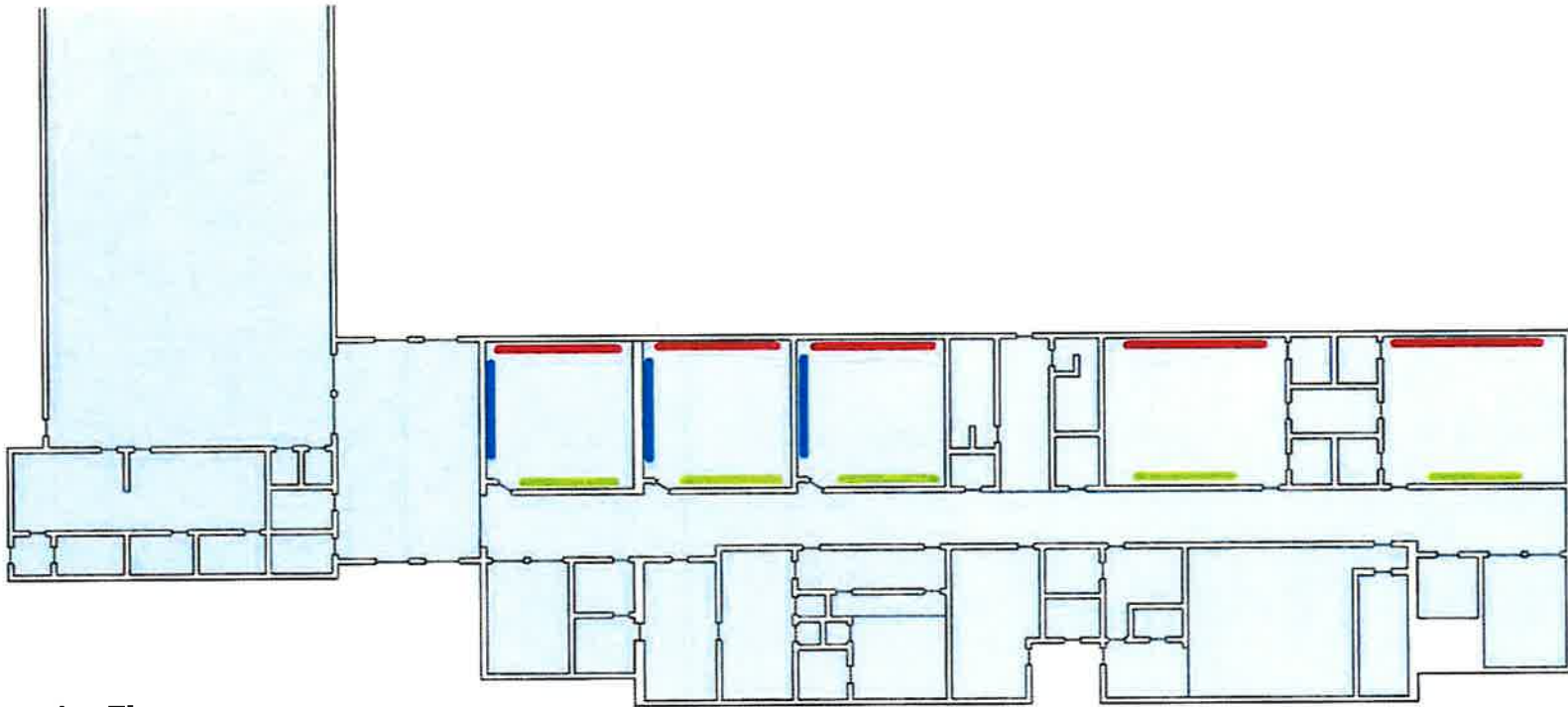
Roof

125
124
123

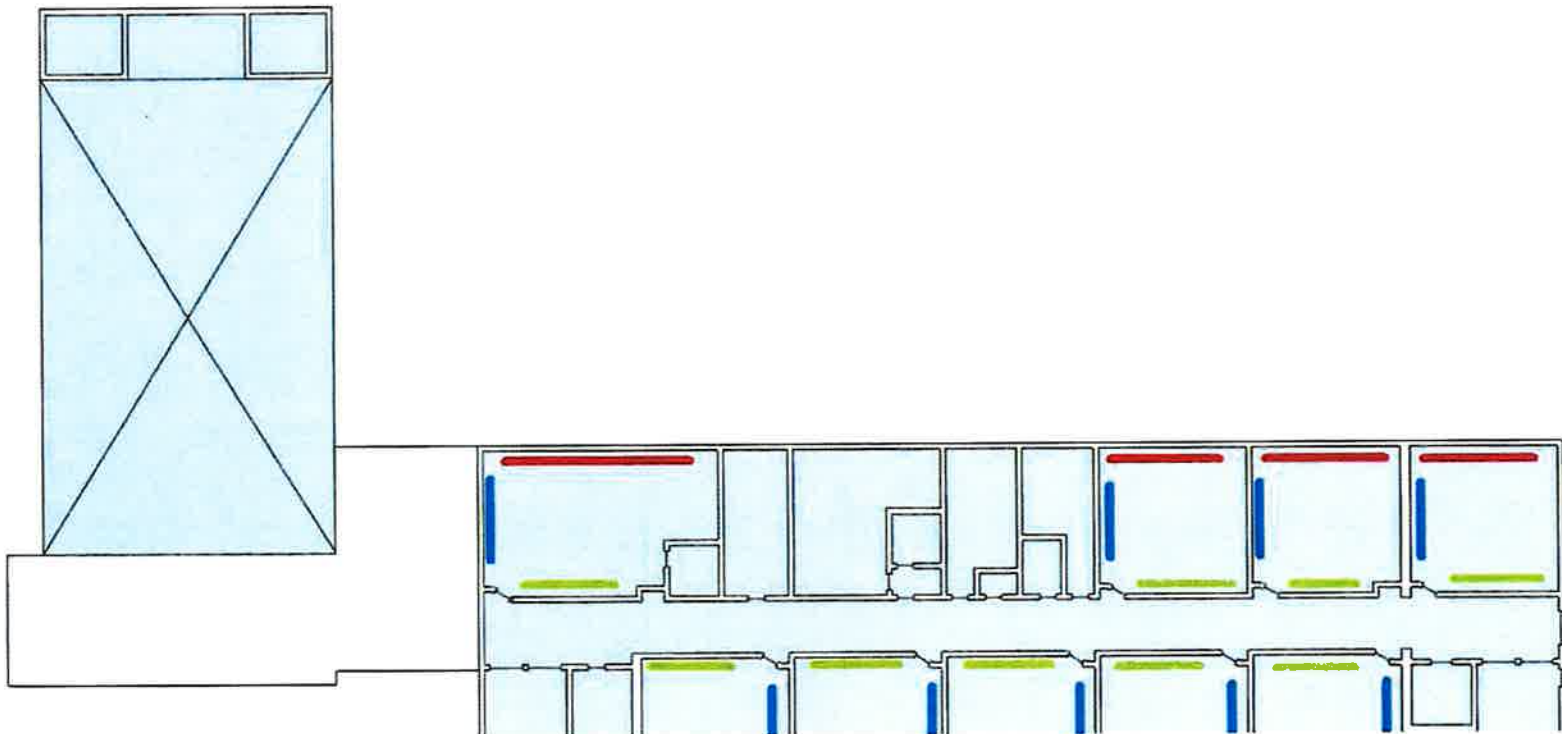
Elementary School	533 48th Place NE Washington DC 20019	
Space Use	Approximate Square Footage	Approximate Dimension in Feet
ile	125	9x11
Room	17	4x4
Room	17	4x4
ile	125	9x11
pose Room	4361	87x51
nical Room	31	6x5
ian Closet	31	6x5
y	647	14x45
ile	53	7x7
e Room (Kitchen)	86	7x7
e Room (Kitchen)	83	7x11
(Dietician)	86	7x12
Women)	78	7x11
Men)	78	7x11
	1044	39x26
room	723	27x27
room	723	27x27
room	723	27x27
lian Closet	49	6x8
Boys)	157	20x8
y	256	28x9
(Girls)	130	17x8
(Teachers)	73	9x8
garten	897	27x33
(Kindergarten)	64	8x7
oom(Kindergarten)	64	8x7
e Room	64	8x7
e Room	64	8x7
oom(Kindergarten)	64	8x7
(Kindergarten)	64	8x7
garten	897	27x33
ell	306	20x15
or	123	11x11
ator Room	199	22x9
Room	853	27x30
(Custodian)	168	10x14
Room	46	5x9
ule	153	10x14
iable / Exterior	71	7x10
Shower(Custodian)	40	4x10
lian Closet	40	4x10
al Storage	407	27x16
ig Room (Health)	146	7x27
Room (Health)	258	15x17
ig Room	87	4x21
(Health)	17	4x4

Room Inventory		Aiton Elementary School	533 48th Place NE Washington DC 20019	
Space No.	Space Type	Space Use	Approximate Square Footage	Approximate Dimension
47	Auxiliary	Rest Area (Health)	82	9x9
48	Administration	Closet (Principal)	17	4x4
49	Administration	Toilet (Principal)	21	4x5
50	Administration	Office (Principal)	355	27x13
51	Administration	Main Office	328	25x13
52	Administration	Office (Counselor)	114	9x1
53	Administration	Outer Office	114	9x1
54	Building Services	Stairwell	306	20x15
55	Building Services	Corridor	2035	9x19
56	Building Services	Fan Room	154	11x11
57	Building Services	Fan Room	154	11x11
58	Auxiliary	Library	1042	27x38
59	Auxiliary	Work Room (Library)	8	9x9
60	Building Services	Book Room	318	27x11
61	Building Services	Teachers Lounge	570	27x11
62	Building Services	Toilet (Teachers Lounge)	82	9x9
63	Building Services	Vestibule	49	5x9
64	Building Services	Toilet (Boys)	312	22x11
65	Building Services	Custodian Closet	29	4x7
66	Building Services	Book Room	71	10x7
67	Building Services	Toilet (Girls)	264	13x11
68	Instruction	Classroom	723	27x26
69	Instruction	Classroom	723	27x26
70	Instruction	Classroom	723	27x26
71	Building Services	Stairwell	307	20x15
72	Building Services	Elevator	123	11x11
73	Instruction	Classroom	723	27x26
74	Instruction	Classroom	723	27x26
75	Instruction	Classroom	723	27x26
76	Instruction	Classroom	723	27x26
77	Instruction	Classroom	723	27x26
78	Building Services	Storage Room	221	20x11
79	Building Services	Stairwell	306	20x15
80	Building Services	Corridor	2057	9x19
81	Instruction Support	Multi-Purpose Room	1143	27x42
82	Building Services	Storage Room	156	27x6
83	Instruction Support	Multi-Purpose Room	885	27x32
84	Building Services	Toilet (Boys)	312	22x11
85	Building Services	Custodian Closet	29	4x7
86	Building Services	Toilet (Teachers)	71	10x7
87	Building Services	Toilet (Girls)	264	17x11
88	Instruction	Classroom	723	27x26
89	Instruction	Classroom	723	27x26
90	Instruction	Classroom	723	27x26

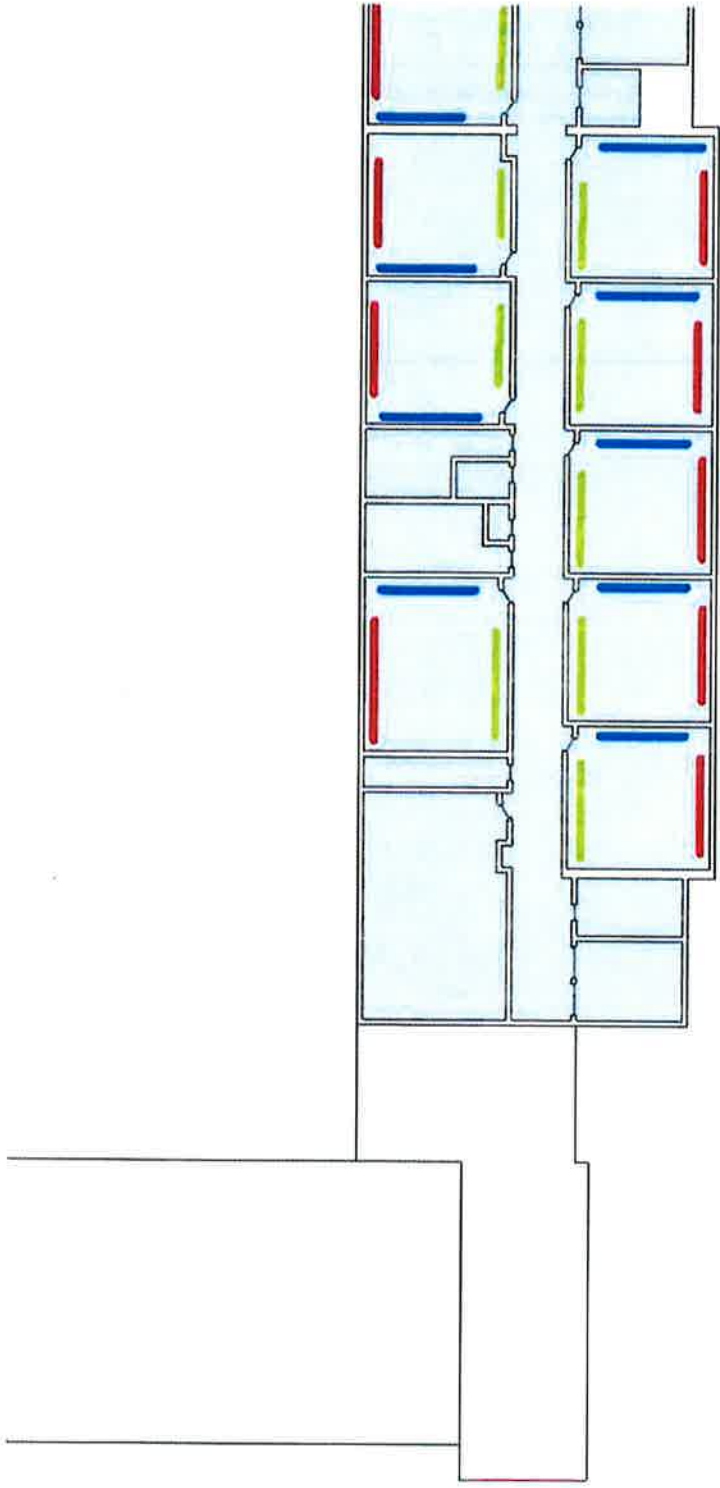
Elementary School	533 48th Place NE Washington DC 20019	
Space Use	Approximate Square Footage	Approximate Dimension in Feet
well	306	20x15
tor	123	11x11
room	723	27x27
room	723	27x27
room	723	27x27
room	723	27x27
room	723	27x27
ge Room	221	20x11
well	306	20x15
lor	2060	9x196
xuter Lab	1138	43x27
ch Lab	202	17x11
t (Speech Lab)	19	3x5
r Office (Speech Lab)	81	5x11
xuter Lab	725	27x27
t (Boys)	312	22x13
edian Closet	29	4x7
t (Teachers)	71	10x7
t (Girls)	264	16x13
room	723	27x27
room	723	27x27
room	723	27x27
well	306	20x15
tor	123	11x11
room	723	27x27
room	723	27x27
room	723	27x27
room	723	27x27
room	723	27x27
ge Room	221	20x11
well	306	20x15
lor	2070	9x196
well	83	20x7
bule	141	11x7
tor Machine Room	258	23x11
age - 1st Floor	18606	
age - 2nd Floor	11621	
age - 3rd Floor	11658	
age - 4th Floor	11649	
age - Penthouse	483	



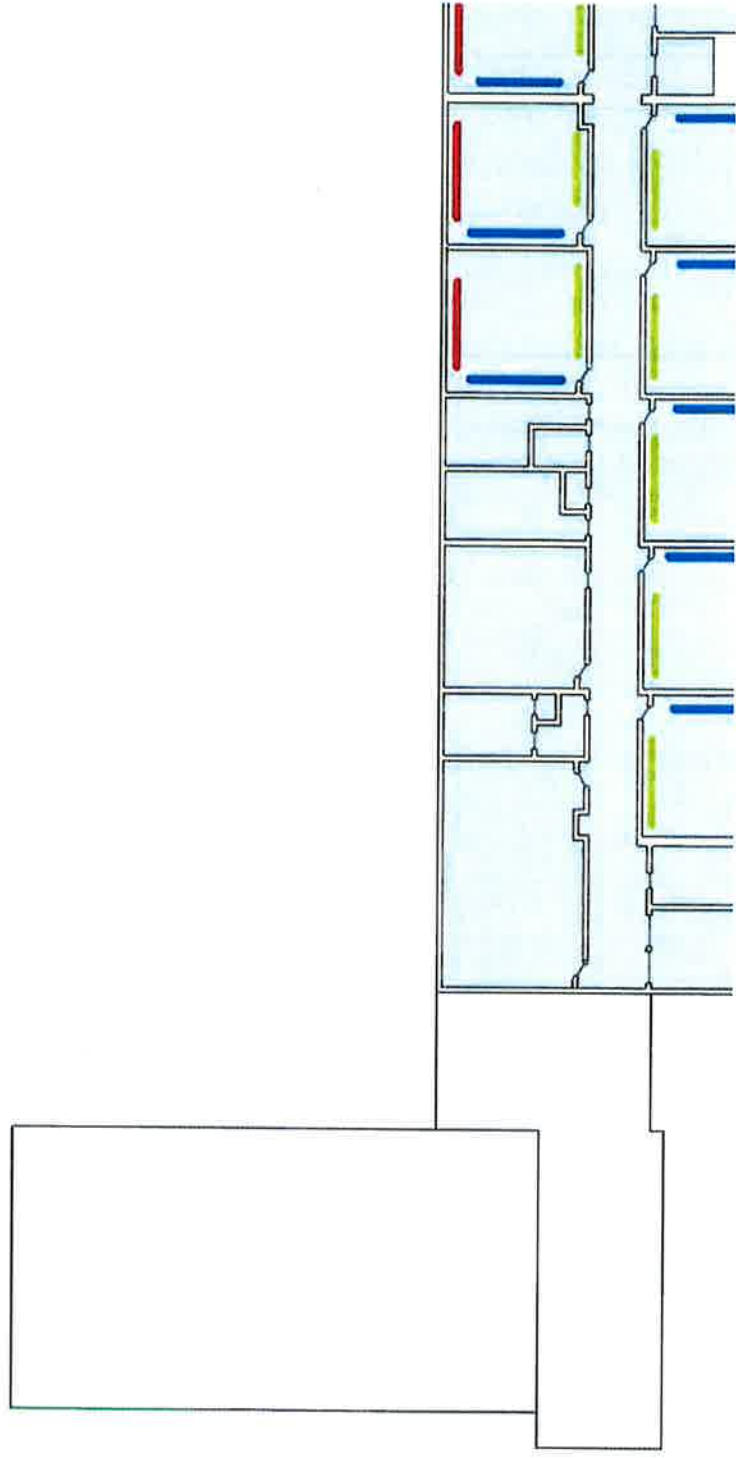
1st Floor



its
mart Boards



3rd Floor



ts
ment Boards

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts and Procurement

Exhibit C

SECTION M Evaluation Factors

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF GENERAL SERVICES



**SECTION M
EVALUATION FACTORS**

M.1 EVALUATION FOR AWARD

The contract will be awarded to the responsible offeror (s) whose offer is most advantageous to the District, based upon the evaluation criteria specified below. Thus, while the points in the evaluation criteria indicate their relative importance, the total scores will not necessarily be determinative of the award. Rather, the total scores will guide the District in making an intelligent award decision based upon the evaluation criteria.

M.2 TECHNICAL RATING

M.2.1 Technical Rating Scale is as follows:

Numeric Rating	Adjective	Description
0	Unacceptable	- Fails to Meet Minimum requirements; e.g., no demonstrated capacity, major deficiencies which are not correctable; offeror did not address the factor.
1	Poor	- Marginally meets minimum requirements; major deficiencies
2	Minimally Acceptable	- Marginally meets minimum requirements; minor deficiencies which may be correctable.
3	Acceptable	- Meets requirements and exceeds some requirements; no deficiencies.

4	Good	- Meets requirements and exceeds some requirements; no deficiencies.
5	Excellent	- Exceeds most, if not all requirements; no deficiencies.

M.2.2 The technical rating is a weighing mechanism that will be applied to the point value for each evaluation factor to determine the offeror's score will be determined by adding the offeror's score in each evaluation factor. For example, if an evaluation factor has a point value range of zero (0) to forty (40) points, using the Technical Rating Scale above, if the District evaluates the Offeror's response as "Good", then the score for that evaluation factor is 4/5 of 40 or 32 (Up to 40 Points).

If subfactors are applied, the offeror's total technical score will be determined by adding the offeror's score for each subfactor. For example, if an evaluation factor has a point value range of zero (0) to forty (40) points, with two subfactors of twenty (20) points each, using the Technical Rating Scale above, if the District evaluates the Offeror's response as "Good" for the first subfactor and "Poor" for the second subfactor plus 1/5 of 20 or 4 for the second subfactor, for a total of 20 for the entire factor.

M.3 EVALUATION CRITERIA

Proposal will be evaluated based on the following evaluation factors:

- Relative Experience and Past Performance** **20 points**
- Relevant Experience of Key Personnel** **20 points**
- Project Management Plan** **40 points**
- Price** **20 points**

Preference Points Awarded Pursuant to Section M.5.2

(12 Points Maximum)

TOTAL POINTS

(112 Points Maximum)

M.3.1 The price evaluation will be objective. The Offeror with the lowest price will receive the maximum price points. All other proposals will receive a proportionately lower total score. The following formula will be used to determine each Offeror’s evaluated price score:

$$\frac{\text{Lowest price proposal}}{\text{Price of proposal being evaluated}} \times \text{weight} = \text{Evaluated price score}$$

M.4 EVALUATION OF OPTION YEARS

The District will evaluate offers for award purposes by evaluating the total price for all options as well as the base year. Evaluation of options shall not obligate the District to exercise them. The total District’s requirements may change during the option years. Quantities to be awarded will be determined at the time each option is exercised.

M.5 PREFERENCES FOR CERTIFIED SMALL BUSINESS ENTERPRISES

Under the provisions of the “Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005”, as amended, D.C. Official Code § 2-218.01 *et seq.* (the Act), the District shall apply preferences in evaluating proposals from businesses that are small, local, disadvantaged, resident-owned, longtime resident, veteran-owned, local manufacturing, or local with a principal office located in an enterprise zone of the District of Columbia.

M.5.1 APPLICATION OF PREFERENCES

For evaluation purposes, the allowable preferences under the Act for this procurement shall be applicable to prime contractors as follows:

M.5.1.1 Any prime contractor that is a small business enterprise (SBE) certified by the Department of Small and Local Business Development (DSLBD) will receive the addition of three points on a 100-point scale added to the overall score for proposals submitted by the SBE in response to this Request for Proposals (RFP).

M.5.1.2 Any prime contractor that is a resident-owned business (ROB) certified by DSLBD will receive the addition of five points on a 100-point scale added to the overall score for proposals submitted by the ROB in response to this RFP.

M.5.1.3 Any prime contractor that is a longtime resident business (LRB) certified by DSLBD will receive the addition of five points on a 100-point scale added to the overall score for proposals submitted by the LRB in response to this RFP.

M.5.1.4 Any prime contractor that is a local business enterprise (LBE) certified by DSLBD will receive the addition of two points on a 100-point scale added to the overall score for proposals submitted by the LBE in response to this RFP.

M.5.1.5 Any prime contractor that is a local business enterprise with its principal offices located in an enterprise zone (DZE) certified by DSLBD will receive the addition of two points on a 100-point scale added to the overall score for proposals submitted by the DZE in response to this RFP.

M.5.1.6 Any prime contractor that is a disadvantaged business enterprise (DBE) certified by DSLBD will receive the addition of two points on a 100-point scale added to the overall score for proposals submitted by the DBE in response to this RFP.

M.5.1.7 Any prime contractor that is a veteran-owned business (VOB) certified by DSLBD will receive the addition of two points on a 100-point scale added to the overall score for proposals submitted by the VOB in response to this RFP.

M.5.1.8 Any prime contractor that is a local manufacturing business enterprise (LMBE) certified by DSLBD will receive the addition of two points on a 100-point scale added to the overall score for proposals submitted by the LMBE in response to this RFP.

M.5.2 **MAXIMUM PREFERENCE AWARDED**

Notwithstanding the availability of the preceding preferences, the maximum total preference to which a certified business enterprise is entitled under the Act is the equivalent of twelve (12) points on a 100-point scale for proposals submitted in response to this RFP. There will be no preference awarded for subcontracting by the prime contractor with certified business enterprises.

M.5.3 **PREFERENCES FOR CERTIFIED JOINT VENTURES**

When DSLBD certifies a joint venture, the certified joint venture will receive preferences as a prime contractor for categories in which the joint venture and the certified joint venture partner are certified, subject to the maximum preference limitation set forth in the preceding paragraph.

M.5.4 **VERIFICATION OF OFFEROR'S CERTIFICATION AS A CERTIFIED SMALL BUSINESS ENTERPRISE**

M.5.4.1 Any vendor seeking to receive preferences on this solicitation must be certified at the time of submission of its proposal. The contracting officer will verify the offeror's certification with DSLBD, and the offeror should not submit with its proposal any documentation regarding its certification as a certified small business enterprise.

M.5.4.2 Any vendor seeking certification or provisional certification in order to receive preferences under this solicitation should contact the:

Department of Small and Local Business Development
ATTN: SBE Certification Program
441 Fourth Street, NW, Suite 970N
Washington, D.C. 20001

M.5.4.3 All vendors are encouraged to contact DSLBD at (202) 727-3900 if additional information is required on certification procedures and requirements.

M.6 EVALUATION OF PROMPT PAYMENT DISCOUNT

M.61 Prompt payment discounts shall not be considered in the evaluation of offers. However, any discount offered will form a part of the award and will be taken by the District if payment is made within the discount period specified by the Offeror.

M.5.2 In connection with any discount offered, time will be computed from the date of delivery of the supplies to carrier when delivery and acceptance are at point of origin, or from date of delivery at destination when delivery, installation and acceptance are at that, or from the date correct invoice or voucher is received in the office specified by the District, if the latter date is later than date of delivery. Payment is deemed to be made for the purpose of earning the discount on the date of mailing of the District check.