

Questions & Answers (Part 3)

Solicitation No. DCAM-23-NC-RFP-0007

Property Management Services at John A. Wilson Building

NO.	QUESTIONS	DGS RESPONSE
01	Is the AutoCAD program requirement currently being performed at the Wilson Building?	See Addendum No. 06, Item 1 for change in requirements.
02	Are the AutoCAD drawings for the Wilson Building currently up to date?	There are AutoCAD drawings for the Facility; however, they are not up to date. AutoCAD drawings will be provided to the awarded Contractor.
03	Please provide any historical information on annual labor hours needed to perform the AutoCAD requirement at this building.	There is no historical information on annual labor hours available.
04	In order for the contractor to provide responsible pricing associated with the AutoCAD requirement, please provide the number of labor hours DGS anticipates will be required to perform the AutoCAD requirement on an annual basis.	DGS cannot provide this information. It is the expectation of the District that the offerors would be able to estimate how long it will take to perform these requirements as part of basic services.
05	Will the contractor be solely responsible for MEP-related AutoCAD maintenance and updating activities, or will this extend to new construction, architectural, and fire life safety changes as well?	The Contractor shall be responsible for maintaining a record for all drawings in AutoCAD when and where available. Contractor shall not be responsible for making changes; but shall be responsible for collecting the records and ensuring the records are kept up to date in auto-cad format and uploaded to Salesforce.
06	Is switchgear panel tightening required as a part of the basic services required to meet the PWS (performance work statement) or will this be a supplemental service if needed?	Basic Services, as this is normal maintenance.
07	If switchgear panel tightening is expected to be performed part of the basic services, please provide frequency of service required by DGS.	Contractor shall monitor and perform switchgear panel tightening per the industry standards.
08	Since there is a Collective Bargaining Agreement (CBA) in place, can you confirm whether contractors are required to hire the custodial staff currently employed by the incumbent?	Offerors are encouraged to reach out to Union SEIU, 32BJ, for additional questions.
09	Can you provide a certified list of employees (including anniversary dates) of the CBA (Collective Bargaining Agreement) employees since contractors may need to "negotiate transfer of ... fringe benefits" with the incumbent?	The list of employees under the CBA is not available at this time. Offerors are encouraged to reach out to Union SEIU, 32BJ, for additional questions.