

Questions & Answers
Solicitation No. DCAM-23-NC-RFP-0007

Property Management Services at John A. Wilson Building

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
01	C.4.2.2	Historically, how many occupants were in the building on a daily basis in the year 2019?	1800, on average
02	C.5.3	What is the historical service call information for the year 2019?	Historical service call information in 2019 is not available.
03	C.5.20.1.1	What is the number of repairs over the \$1500 threshold in the year 2019?	17
04	C.5.20.1.1	What is the number of repairs under the \$1500 threshold in the year 2019?	Number of repairs under the \$1500 threshold in 2019 is not available.
05	C.4.2.2	Historically, how many occupants were in the building on a daily basis in the year 2022?	1100
06	C.5.3	What is the historical service call information for the year 2022?	1260
07	C.5.20.1.1	What is the number of repairs over the \$1500 threshold in the year 2022?	18
08	C.5.20.1.1	What is the number of repairs under the \$1500 threshold in the year 2022?	Number of repairs under the \$1500 threshold in 2022 is not available.
09	C.5.2.1.5.1.1 (e)	What is the estimated number of HVAC units and subsequent counts of filters which require monthly filter changes?	17 HVAC units with 272 filters
10	C.5.9	No fire protection system equipment is provided on the equipment lists. Please provide the equipment list for the Fire Protection Systems. This is imperative to obtaining competitive quotes for this service area.	Simplex 4100 addressable fire alarm system with a 750gpm fire pump. Equipment was shown during scheduled site visit. Offerors can request to see blueprint drawings at the Facility by contacting the COTR, Jean-Francis Varre at jean-francis.varre@dc.gov.
11	C.5.3.1.5	Please confirm the government is responsible for the cost and upgrades of the Salesforce WOMS.	Correct. There is no Salesforce cost to the vendor.
12	C.5.8.2.1	On page 90 of 229 states the requirement for a contractor provided WOMS supplement system. Is there an existing contractor provided WOMS supplement system currently in place? If so, will the awarded contractor have access to the data within this system during the transition period?	No, there is no supplemental Work Order Management systems (WOMs) besides Salesforce. Contractor must provide their own PC in order to interface with Salesforce where all the records are contained.
13	C.5.8.2	Please provide a list of DGS approved-for-use WOMS.	Work Order Management System ("WOMs") is Salesforce. For clarification, Salesforce is the only WOM system used by DGS. The District will provide the awarded contractor access to Salesforce.
14	H.11.5	Will the government provide training on the SalesForce Work Order Management System?	Yes
15	C.5.16	Is the Wilson building exempt from BEPS compliance? If yes, is the current contractor responsible for BEPS compliance?	No, the Wilson Building is not exempt from Building Energy Performance Standards ("BEPS") compliance. For clarification, the contractor is responsible for BEPS compliance.
16	C.5.16.1	At what level is the building LEED Certified?	Wilson Building is not a LEED certified building
17	C.5.2.1.9.7	Please confirm that vandalism repairs and associated labor are excluded from FFP, and are to be included in the time and material portion of the contract.	Vandalism repairs above the \$1500 threshold are under the time and material supplemental services; repairs under the \$1500 threshold shall be performed under basic services.
18	C.5.8.1.2	Please confirm that the government is responsible for all IT Maintenance items listed in this section.	No, this section is referring to contractor's equipment being used on district property. Contractor's equipment (laptop, phones, etc.) should have all the required anti-virus software, spyware protection program, etc., and shall be the contractor's responsibility to buy/maintain these programs on their own equipment. The District is not responsible.
19	C.5.10.1.3	Please provide the count and last inspection date of the roof anchors at the facility.	There are no roof anchors at the Wilson Building.

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
20	C.5.10.1.3	Please provide specifications on the use of the roof anchor system.	There are no roof anchors at the Wilson Building.
21	C.5.2.2.7	Please provide the dates and results of the last semi-annual roof inspection.	The entire roof was replaced within the last eight (8) years. No additional information is available at this time.
22	C.5.4.1.2	Is the replacement of UPS Batteries the responsibility of the government or the contractor? If this is a contractor's responsibility is it a part of the time and material portion of the contract?	No, the Contractor is not responsible for UPS batteries. UPS batteries is tenant property and responsibility.
23	C.5.4.1.2	If the replacement of UPS Batteries is the responsibility of the contractor, please provide the frequency of replacement and last time the batteries were replaced.	Not applicable. The Contractor is not responsible for UPS batteries.
24		Please provide the desired frequencies, latest dates of completion, and outcome of the following inspections and services. Please specify if any of the items listed below are not required in the Firm-Fixed-Price: a. C.5.2.2.5.1 Chiller Eddy Current Testing b. C.5.2.2.5.1 Chiller Tube Punching (condenser and evaporator) c. C.5.2.2.5.1 Chiller Oil Analysis d. C.5.2.2.5.1 Chiller Vibration Analysis e. C.5.6.3.1 Pressure Vessel Inspections (water heaters) C.5.13.15.14.k Legionella testing on Cooling Tower g. C.5.13.15.14.k Legionella testing on domestic water system h. C.5.4.1.1.2 IR Scanning i. C.5.4 Panel and Main Switchgear Tightening j. C.5.4.2.3.2 Fuel tank cleaning k. C.5.16.3.2 Underground Storage Tank Inspection l. C.5.9.2 and C.5.7.1.1.1.2 Quarterly, semi-annual, annual, and five-year fire-life safety tests	Frequencies are established by industry standards. All of these services are included as Basic Services, as they are part of the preventative maintenance services. A. 2011 B. Annually C. Annually D. No vibration analysis E. None F. Annually G. None H. Inf Red 2019 I. 2013 J. 2013 K. No underground tank L. Annual
25	C.5.6.3.1	Do the water heaters have cathodic protection? And if so, how often is it inspected?	No, the water heaters do not have cathodic protection.
26	C.5.2.2.8.a	Please provide the building's count of Fire Extinguishers and their frequency of inspection.	182; inspected annually
27	C.5.16.3.10.2	Is the government responsible for the purchasing of R-22 for chiller operations? If it is the contractor's responsibility please confirm that any refrigerant costs in excess of the repair threshold (\$1,500.00) are reimbursable to the awarded contractor.	They are the contractor's responsibility and part of the basic services; and this cost is not reimbursable.
28	C.5.5.1	Boilers are mentioned throughout the RFP but are not on the mechanical equipment list, nor were they seen on the site visit. Please provide equipment information for boilers if they are present.	There are no boilers at the Wilson Building.
29	C.5.13.15	HVAC Water treatment is referred to within the Landscaping Section C.5.13. Please clarify if that cost is to be carried in the associated Landscaping CLIN (0001AM) or if that should be carried under the OM&R CLIN (0001AA) for each performance period.	That was an error that has been fixed. Water Treatment section has been removed from the Landscaping Services section and inserted in the Plumbing Services section. Please see revised RFP (16-Feb-2023).
30	C.5.13.10	There are mentions of an irrigation system on-site in the RFP, but it is not accounted for on the equipment list. If there is one, please provide system specifications.	Offerors can request to see blueprint drawings at the Facility by contacting the COTR, Jean-Francis Varre at jean-francis.varre@dc.gov.
31	C.5.8	A contractor mentioned on the site visit that there was also a Johnson Controls Building Automation System present at this facility – in addition to the Siemens Apogee System. This is not accounted for on the equipment list. If it is present, please provide system specifications including version and points, as well as the equipment that is tied into the system.	There is no Johnson control system. The entire EMS is Siemens.
32	C.4	Does DGS have a current capital improvement plan for the Wilson Building? Is this an expectation of the new contractor?	There is a long term plan and it is not the responsibility of the contractor.

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
33	B3.1.1 – CLIN 0028AF	Does the requested 0027AF standby hourly rate relate to labor only or labor and equipment? For example, the standby rate for the “Laborer” is much cheaper than the standby rate for “Bobcat with Operator”.	Both, Labor and equipment.
34	B3.1.1 CLIN 0015	Is the hourly rate for fire alarm maintenance also to include fire suppression systems (Sprinkler)?	Yes
35	C.5.2.2.9.5	Are asset tags currently in place on all existing equipment? Does this requirement only related to new equipment installations?	No, asset tags are not currently in place for all existing equipment. Yes, this requirement relates only to new equipment installations.
36	C.5.2.2.10.3	Is CAD software provided by the government or is the contractor to supply?	The contractor is to supply.
37	C.5.4.1.2	Page 66 States “some UPS are maintained by tenant occupants” – Are the UPS systems listed in Attachment J.4 the responsibility of the contractor or tenant?	All UPS at the Wilson Building are tenant equipment and responsibility.
38	C.5.13.1.4	Please specify quantity and size of plant life to be applied during March 1st and March 15th?	An average of 200 pansy plants per year.
39	C.5.13.9	The RFP mentions a green roof at the facility, but it was not seen on the site visit. Please provide number of square feet of the green roof.	There is no green roof at the Wilson Building.
40	C.5.13.15.8	Do coupon racks currently exist on-site? If so, how many racks are being monitored?	Yes, there are 2 coupon racks: One for closed loop and one for the cooling towers
41	C.5.14.1.2.2.1	The RFP references Residential Units - are there any living quarters within the building? If so, please provide information on such areas.	No, there are no residential units at the Wilson Building.
42	C.5.8.1.1.2	Page 88 states that repairs on the BAS are to be included as a basic service and are not eligible T&M services. Please confirm that any repair costs in excess of the repair threshold (\$1,500.00) are reimbursable to the awarded contractor.	Correct.
43	C.5.10.1.1.3.d	Page 94 references completely painting common areas and restrooms, please confirm the acceptable hours for this task to be performed.	After hours in designated common areas only
44	C.5.10.1.1.3.d	Page 94 references completely painting common areas and restrooms, please confirm the estimated square footage required to be painted for this task.	Offerors can request to see blueprint drawings at the Facility by contacting the COTR, Jean-Francis Varre at jean-francis.varre@dc.gov.
45	C.5.11.2.2	Page 96 mentions the use of a subcontractor pending COTR approval for removing snow during heavy accumulation, please confirm that all related costs will be reimbursable to the awarded contractor.	Snow in excess of 6 inches is reimbursable.
46	C.5.11.3.1	Page 97 mentions an excess snow removal plan, please confirm that all related costs related to any need to execute this plan will be reimbursable to the awarded contractor.	Snow in excess of 6 inches is reimbursable.
47	C.5.12.4.5	Please confirm both indoor and outdoor window washing is to be completed two (2) times per year.	Confirmed
48	C.5.12.1.4 (p)	Please clarify if the scope of work is to include the cleaning of the interior petition glass or just the interior windows on the perimeter.	Only accessible panes on the interior or exterior are to be cleaned.
49	C.5.19.1	Please clarify if this contract requires only U.S. citizens to be on-site or if valid work authorization and permanent residence will suffice?	Valid work authorization and permanent residence is sufficient.
50	C.5.12.1.4.g.9.ii	What are the sizes of the dumpsters currently on site? Who is the incumbent refuse and recycling service provider?	12 totes/95 gallons ea. The vendor is proprietary information to the current prime.
51	C.5.19.1.6.1	Security Clearance: Who issues and controls the access keys?	Protective Services Division (PSD)
52	C.5.2.1.8.14.3.2	Cooling Towers: Please provide any make-up water consumption data for the cooling tower system.	Make up water consumption is not metered.

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
53	C.5.2.2.2	Inspection & Testing: When was the last time the fire & smoke dampers were tested?	The last fire and smoke dampers were tested on December of 2022.
54	C.5.2.2.2	Inspection & Testing: When was the last time the Fire Extinguishers had a hydrostatic test?	The last time the fire extinguishers had a hydrostatic test was on October of 2022.
55	C.5.13	What is the water treatment equipment onsite for the towers and closed systems?	Water is treated by Pulsation pumps.
56	L.20	Is parking provided by the Client for Contractor personnel? If so, how many spaces?	The District provides 2 parking spaces for the contractor.
57		Does the building have an anchor system?	No
58		How many times will the cleaning be provided (once or twice a year)?	Twice a year.
59		Does the scope of work include the cleaning of the interior petition glass or just the interior windows on the perimeter?	Only accessible panes on the interior or exterior are to be cleaned.
60		Does this job require only citizens to clean or are we able to use workers with work authorization and permanent residence?	Valid work authorization and permanent residence is sufficient.
61		What type of roofing are you looking for pricing on? There are multiple types listed and I want to confirm. Where are we supposed to place our pricing? There are no spots for roofing specifically and we are only providing pricing for roofing repairs rather than general building maintenance.	Offerors question is confusing. This RFP is seeking one (1) Contractor to provide comprehensive property management services for the Wilson Building, which includes all services described in Section C. Offerors must provide pricing on all CLINs on the price schedule; otherwise, offerors will be deemed non-responsive.
62		Do you have any plans regarding the square footage of the roof in question?	No
63		How do we gain access to the roof? Whom do we contact?	Access is provided by engineering.
64		Is there an opportunity to visit the location?	Site visit was scheduled on January 19, 2022 at 1:00 p.m. Another site visit is not available; however, please contact the COTR, Jean-Francis Varre at jean-francis.varre@dc.gov, to view any blueprint drawings at the Facility.
65		From paragraph C.5.14.1. 3, do we respond and begin the necessary work within two hours after receipt for service call?	Yes. The Contractor is expected to respond immediately to all calls at the Wilson Building.
66		Can you provide an estimate on the number of service calls received monthly?	Average 106 service calls a month
67		For bed bugs removal, paragraph C.5.14.1.2.2.1, will this be a separate price based on a requested service? Also, how many Bed Bug removal requests were received in the previous year?	Price based on assessment. The rough average has been 2 a year in the last 5 years.
68		About the cooling tower water treatment on the mechanical equipment list (3) Pulsation Chemical Feed pumps are listed and (1) Lakewood Microprocessor, are there any other water treatment equipment?	No
69		Are chemical feed tanks on site?	Yes
70		Are chemical shot feeders on site for close loop system?	Yes
71		How are all 3-5 floor windows approached for cleaning and repairs.	Contractors repel from roof.

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
72		Will the bird netting be removed to allow access to the 3-5th floor windows?	No, there will be no special removal just to clean.
73		When was the last time those windows were cleaned or serviced?	November 2022.
74		Does the building have roof anchors? If so, can you send the most recent anchor inspection/load test?	No
75		Please send a detailed scope of work for the window washing.	Offerors are expected to review the requirements under Section C.5.
76		What is the residential space? (beds, sofas, etc., especially as related to bed bugs.)	There are no residential spaces. Living room furniture such as couches are located at every reception.
77		Preventing pest entry, see Section C.5.14.1.1 f – “maintaining structures and grounds sealing cracks and eliminating moisture intrusion and accumulation, and add physical barriers to prevent pest entry and movement.” Can you please explain more specifically?	All cracks and perforations are sealed according to industry standards and architectural design of wall/partition materials (cement/brick/drywall/etc.)
78	C.5.18.2 .1	We will comply with all licensing requirements, however, with regard to Facility operations, maintenance and repair of systems and equipment. Can please explain more specifically?	This is a comprehensive contract for which all base building equipment operation, maintenance and repair is required.
79	C.5.4.1 Electrical Distribution Systems	When was the last Switchgear Maintenance Performed?	2013
80	C.5.4.1 Electrical Distribution Systems	When was the last Thermographic Scanning of Electrical Equipment (IR Scan) performed?	2019
81	C.5.4.1.2 Uninterruptible Power System (UPS)	Is the contractor responsible for the UPS?	No, UPS is tenant equipment.
82	C.5.5 Mechanical Services	C.5.5.2.4 Pump Alignment- When was the last pump alignment performed?	The last pump alignment was performed in 2012
83	C.5.5 Mechanical Services	C.5.5.3.3 Maintenance and Cleaning of Terminal Boxes-What are the size and type of filters are used for the VAV boxes?	There are a total of 176 filters sized 10x24x1.
84	C.5.5 Mechanical Services	Chillers-When was the last Eddy Current test performed on the chillers?	2011
85	C.5.13.10 Irrigation Systems	Is the irrigation system in full operation?	Yes
86	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	Who is the Fire Alarm and sprinkler system mfg.?	Simplex 4100 addressable fire alarm system with a 750gpm fire pump. This was shown during the site visit.
87	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	What are the fire alarm device counts, including the number of control panels, booster panels, enunciators, ceiling smoke detectors, above ceiling smoke detectors, below-floor smoke detectors, manual pull stations, heat detectors, duct detectors, flow switches, pressure switches, fire and smoke dampers, tamper switches, horn-strobes, manual pull stations, bells, and strobes?	Offerors can request to see blueprint drawings at the Facility by contacting the COTR, Jean-Francis Varre at jean-francis.varre@dc.gov.
88	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	Can you provide a fire sprinkler riser diagram?	Offerors can request to see blueprint drawings at the Facility by contacting the COTR, Jean-Francis Varre at jean-francis.varre@dc.gov.
89	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	Is the building fully sprinklered? If not, what % are sprinklered?	Yes
90	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	What is the make, model, and size (gpm’s)of the Fire Pump?	ITT a-c Centrifugal Fire pump 750 gpm slit case

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
91	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	Is there a dry pipe sprinkler systems or pre-action sprinkler systems? If so, how many of each? If pre-action, how many devices are associated with each system, such as the number of ceiling smoke detectors, below-floor smoke detectors, manual pull stations, horn-strobes, bells, and strobes?	1 pre-action in the OCTO suite. Offerors can request to see blueprint drawings at the Facility by contacting the COTR, Jean-Francis Varre at jean-francis.varre@dc.gov.
92	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	What areas have detectors that are above 12' that would require a lift or a ladder to reach? How many detectors above 12' are there in each building?	All the ceilings are above 20Feet and require extension poles.
93	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	How many fire extinguishers in the building, please list the total quantity, size and type?	33- 5lbs ABC ,35-10lbs ABC,37-20lbs ABC, 38-5lbs co2, 39-10lbs c02
94	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	How many elevators in the building have recall which would require testing?	7 with the addition of an ADA lift.
95	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	Are there any kitchen fire systems to inspect? If so, what is the make, model, and size of each system (for example Ansul R102- 3 gallon)?	There are no kitchens at the Wilson Building.
96	C.5.9 Fire Protection Systems, Life Safety Equipment (a) Fire	What type of scheduling coordination will be required to test the fire alarm, sprinkler, suppression systems or portable fire extinguishers?	Annual testing shall be coordinated through COTR.
97	C.5.12 Cleaning Services - C.5.12.1.4g Collect and remove facility trash and recyclables Trash and Recyclables Collection Process.	Has the district provided employee desktop trash and recycling containers as well as Multi-port Centralized Containers located within office suites?	They have, but are not commonly used.
98	C.5.12 Cleaning Services - C.5.12.1.4g Collect and remove facility trash and recyclables Trash and Recyclables Collection Process.	Since there is not a dumpster, and on the walk-through, it was states that the site uses totes. How many, and what size containers are used for trash removal?	There are 12 totes/95 gallons each.
99	C.5.12 Cleaning Services - C.5.12.1.4g Collect and remove facility trash and recyclables Trash and Recyclables Collection Process.	What size and how many, and containers are used for Recycling?	3 - 95 gallon totes
100	C.5.12 Cleaning Services - C.5.12.1.4g Collect and remove facility trash and recyclables Trash and Recyclables Collection Process.	What is the trash pick up schedule?	Five (5) days a week; Monday through Friday.
101	C.5.12 Cleaning Services - C.5.12.1.4g Collect and remove facility trash and recyclables Trash and Recyclables Collection Process.	What is the recycle pick up schedule?	Five (5) days a week; Monday through Friday.
102	C.5.8. Energy Management Control System Services- C.5.8.1.5 requires software updates	Is the contractor responsible for software updates?	Yes, for Facilities office and base building IT.
103	C.5.8. Energy Management Control System Services- C.5.8.1.5 requires software updates	When was the last software update?	2018
104	C.5.12. Window Cleaning	Are there any issues that the contractor should be aware of with the ability to perform window cleaning on the 3rd and 4th floor, façade due to the bird netting?	Facades with bird netting are not cleaned until further notice.

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
105	C.5.12. Window Cleaning	How are the windows currently being accessed for repairs, leaks, and window cleaning? Is the net removed and replaced and should it be added to the price for window cleaning?	Repelling from roof. No, cannot be removed or replaced at this time.
106		Are there any union contracts associated with this contract? If so, please provide a copy of the CBA.	Yes, there is a CBA for custodial and janitorial services. See Addendum No. 02, Item No. 1. In addition, the CBA has been inserted in the RFP document.
107		What is the current onsite staffing (labor categories and count for each)	Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.
108		Is there an admin assistant on site?	Yes
109		Is there free parking for employees on site?	There are 2 spaces for employees to park on-site.
110		Is there office space, if so what is the size?	Yes. Offerors can refer to blueprint drawings located at the Facility. Offerors can request to see blueprint drawings at the Facility by contacting the COTR, Jean-Francis Varre at jean-francis.varre@dc.gov.
111		What is the current period of performance for the incumbent contractor?	Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.
112		What is the current total contract price for this contract?	Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.
113		What is the current contract number for incumbent contract?	Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.
114	C.5.2.1.8; Page 40	There is no Section C.5.2.1.8.1. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023); Section C.5.2.1.8.1 is marked as <i>RESERVED</i> .
115	C.5.2.1.8.2; Page 41	There is no Section C.5.2.1.7 between C.5.2.1.6 and C.5.2.1.8. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023); Section C.5.2.1.7 is marked as <i>RESERVED</i> .
116	C.5.3.1.3; Page 59	There is no Section C.5.3.1.2 between C.5.3.1.1 and C.5.3.1.3. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	Section C.5.3.1.2 is included in the RFP.
117	C.5.4.1.3.2; Page 67	There is no Section C.5.4.1.3.1. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023); Section C.5.4.1.3.1 is marked as <i>RESERVED</i> .
118	C.5.4.2.3.2; Page 69	There is no Section C.5.4.2.3.1. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023); Section C.5.4.2.3.1 is marked as <i>RESERVED</i> .
119	C.5.4.4; Page 72	There is no Section C.5.4.3 between C.5.4.2 and C.5.4.4. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023); Section C.5.4.3 is marked as <i>RESERVED</i> .
120	C.5.5.1.2.3; Page 73	There is no Section C.5.5.1.2.2. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023); Section C.5.5.1.2.2 is marked as <i>RESERVED</i> .
121	C.5.6.3; Page 80	There is no Section C.5.6.2 between C.5.6.1 and C.5.6.3. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023); Section C.5.6.2 is Water Treatment Program.
122	C.5.6.3.1.2; Page 81	There is no Section 5.6.3.1.1. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023).

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
123	C.5.6.3.5.1; Page 81	The section number does not align with the previous number, which is C.5.6.5. Please clarify if Section 5.6.3.5.1 belongs in Section C.5.6.3 or if it belongs here and is misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023).
124	C.5.7.1.2.3; Page 84 and 85	There are two sections numbered C.5.7.1.2.3. Please clarify if the second instance should be C.5.7.1.2.4 and subsequent sections renumbered accordingly. How should the contractor address in the proposal to distinguish between the two sections?	This clerical error was fixed on revised RFP (16-Feb-2023).
125	C.5.7.1.5.2; Page 87	There is no Section C.5.7.1.5.1. Please clarify if there is missing information or if sections are misnumbered. If the latter, should we reference corrected numbers or use the existing?	This clerical error was fixed on revised RFP (16-Feb-2023).
126	L.2.5.1; Page 215	Will the Government allow font size to be reduced in tables and figures (for example 10 point font)?	No, please use the font size indicated in the RFP.
127	M.3.1.1c; Page 224	Please clarify if the Past Performance Evaluation (PPE) Forms should be sent directly to DGS by the client or should the PPE Forms be included as part of the Offeror proposal submission.	The Past Performance Evaluation (PPE) forms, completed and signed by the offeror's clients, shall be included in the Offeror's proposal. Please do not have clients send the PPE forms directly to the Contract Specialist; if they do, it will not be accepted.
128	H.9.1.3	If a company is DSLBD certified, do the subcontracting goals still apply?	This RFP is for CBE's certified by DC DSLBD. If a company is a CBE, the company is not required to subcontract; however, should the company choose to subcontract, then the company must subcontract at minimum 35% of the subcontracting effort with CBEs.
129		What is the annual contract value?	Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.
130		Who is the incumbent?	Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.
131		Can a company subcontract more than 35% of the entire contract?	That is the decision of the company; however, please refer to subcontracting requirements in Section H.
132		How many subcontractors would be recommended to execute this RFP as a prime subcontractor?	This is a not a question the District can answer.
133		Please provide a list of all current subcontractors.	Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.
134		The current contractor at the time of last award had only one past performance and his subcontractor had the remainder (2), and things seems to have operated fairly smoothly. In the interest of supporting CBEs, would you consider revising the requirement so that the past performance of the subcontractor is acceptable in order to allow more capable and competent Prime contractors an opportunity to submit an acceptable proposal?	No. Offerors cannot substitute past performance of Prime Contractor to subcontractors. For example, if the offeror provides three (3) previous or current contracts as part of their past performance, they are also to include the past performance evaluation (PPE) forms for each of those contracts.
135		Can the experience of a company executive/s be used?	Yes
136		Due to the nature of this building what are the mandatory required hours of operation?	Monday through Friday, from 6:00 a.m. to 6:00 p.m.
137		Is there a CBA associated with any portion of this contract?	Yes, custodial and janitorial services. See Addendum No. 02, Item No. 1.
138		Can you provide a history of service call as well as reimbursable repairs?	Varies from year to year. There were 1260 service calls in 2022; 18 numbers of repairs over the \$1500 threshold in 2022.
139		What proprietary systems should be considered in the performance of this contract?	BAS, York chillers and elevators.

NO.	SECTION NO./PAGE NO	QUESTIONS	DGS RESPONSE
140		What coordination effort is required when performing emergency work during regular work hours?	Contractor shall coordinate with the COTR prior to performing emergency work during regular hours.
141		Can you provide the list for the current staffing?	No, DGS cannot provide a list for the current staffing employed by the current contractor. Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov.