

Questions & Answers
Solicitation No. DCAM-21-NC-RFP-0015

Consolidated Maintenance Services at the Marion S. Barry, Jr. Building

NO.	SECTION NO./PAGE NO (if applicable)	QUESTIONS	DGS RESPONSE
01		As we saw on the site visit the main panel in the building is Siemens but it is still not clear how many fire alarm equipment. Can you post a detailed points list indicating the number, type, and floor location of all fire alarm initiating (water flow, manual stations, etc.); and Supervisory (valve tamper, low air, etc.) and indicating (strobes, horns, bells, etc.) devices connected to the fire alarm system from each agency? When was the last fire alarm annual test conducted and can we see the deficiencies? Is the food court fire alarm ansul system included on the base contract?	The current fire alarm test in in progress. The number of pieces of equipment is unknown as it is existing and can be examined on the initial inventory for deficiency. Once you establish or take control of the panel, the devices will present where they are located. All other information can be gathered in transition and put into the initial deficiency list.
02		Can you provide the current service providers for the following services: Lawncare, Pest Control, Window washing, Snow removal, Lawn Irrigation Trash/Recycling.	The current CMC is Spectrum Management. Offerors can contact the current CMC directly regarding subcontractors at this Facility.
03		Can you provide the daily population in the building and the total number of restrooms and shower.	The daily population during the reduced/modified status is approximately 500-700 or less. When the District returns to full or increased work status, the Facility can expect 2500-3000 employees per day. There are 53 restrooms and 7 showers at this Facility.
04		Is there an estimate of the usage of perishable supplies (toilet tissue, paper towel hand soap, sanitizer, etc.) at the facility.	No, the Department does not have an estimate on the use of perishable supplies at this Facility.
05		Regarding trash and recycling services, can you provide the type of equipment you have in the property and the service level of each?	The Facility has approximately 15 multiport. Each agency is responsible for supplying their individual multiport. The Facility has one scale. The service level is to be kept clean and presentable at all times; emptied minimum of once per day; and liner is to remain clean and/or replaced as needed.
06		At the site visit we saw 12 passengers 2 Freight and 1 Hydraulic elevator but there is no list of elevator equipment. Can you provide a formidable list of elevator equipment that exists at OJS? Including manufacturer, type and model, speed and capacity. Can you provide the current incumbent service provider and what is the current pricing available for review? When was the last annual Elevator inspection conducted and can you share the deficiencies exist within the elevator systems; what paths and procedures will be applied to correct all latent deficiencies?	No, DGS cannot provide an elevator equipment list; DGS does not inventory every component of equipment at this Facility. The current CMC provider is Spectrum Management LLC. For information on pricing on this current contract, you can make a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov. Information can also be found on the DGS web page, https://dgs.dc.gov/ . The annual elevator inspection is currently in progress as of May 5, 2021; therefore, the results are not available at this time.
07		Is the Contractor responsible for maintenance and repair of the Cafeteria equipment at the Facility?	The Contractor is not responsible for the cafeteria equipment; however, the Contractor is responsible for the maintenance and repair of the drains, power source(s) and the electrical power, as well as the HVAC water temperature coming from the cooling tower.
08		Are there any collective bargaining agreements of employees currently in place at the Facility?	Yes, please refer to Item No. 3 under Addendum No. 01 (Attachment J.19).
09		How may parking spaces will be made available to the contractor staff?	Parking is <u>not</u> provided by DGS. With that being said, the Contractor is allowed to park on the north side ramp as that entry/exit is closed to garage use. Should that change, the vehicles will have to relocate at their expense. DGS and/or the District is not responsible for any vehicle parked at this location.
10		Is there any chemical store in the facility?	There are cleaning chemicals and maybe some refrigerant; the extinguishers have some chemical but that is all that DGS/CMC has stored in the Facility.
11		Is the contractor responsible for Lock and key services in the building?	All offerors are required to review the RFP in its entirety. Please refer to Section C.5.15 for response.

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12		What is the current type of roof and approximate age of the roof?	The District is unsure of the composition material of the roof; the age is greater than 10 years.
13		Will the contract be required to erect scaffolding for other than their own use in the performance of this contract scope?	The District does not understand what the offeror means by " for other than their own use." Yes, if required to, and as directed by the COTR, the Contractor will be required to erect scaffolding as described in Section C.5.7.1.3 C.5.7.1.3 Scaffolding.
14		Is the cleaning personnel under a wage determination or collective bargaining agreement (CBA)? If under a CBA, Can you provide a copy of the agreement	Cleaning personnel is under a CBA. Please refer to Item No. 3 under Addendum No. 01 (Attachment J.19).
15		Can you provide a copy of the collective bargaining agreement (CBA)for the janitorial services?	The CBA was previously provided. Please refer to Item No. 3 under Addendum No. 01 (Attachment J.19).
16		Is there a lift onsite?	No, there is not a lift onsite.
17		In the food court, is the contractor required to clean the tables?	No, the Contractor is not required to clean the tables in the food court.
18		Is the brass on the elevators required to be polished and/or cleaned on a weekly basis?	The brass on the elevators are required to be clean and presentable at all times. The frequency is as-needed to meet that standard.
19		Is the contractor responsible for refilling the existing hand sanitizer stations?	Yes, there are hand sanitizer stations in the common areas of the elevators and some in each suite/office. The hand sanitizer for the stations in the suites/offices are provided by DGS; the Contractor will refill but DGS supplies the materials. The stations in the elevator wells and in the lobby, the Contractor will refill and supply the materials.
20		With MPD moving in, will there be any special requirements i.e. cleaning or maintenance required upon their move in?	No, there are no special requirements upon MPD's moving in the Facility that are above and beyond the basic requirement described in the RFP.
21	This RFP includes a Wage Determination issued by the US Department of Labor. However, it does not include FAR 52.222-41, which implements the provisions of the Service Contract Act of 1965 as amended. RFP Attachment J.1, DGS Standard Contract Provisions (Services), states in Article 25 that the Service Contract Act applies to this project.	Does FAR 52.222-41 and related FAR clauses apply to this RFP and the resultant contracts?	This Contract is not governed by the Federal Acquisition Regulation (FAR). For the avoidance of the doubt and to provide clarification, Article 25 of the Standard Contract Provisions (SCP) pertains solely to the Department of Labor (DOL) Wage Determination, Attachment J.2. The SCP for Services and Supplies is applicable to this Contract.
22	On April 7, 2021, the U.S. Department of Labor issued revision 18 to Wage Determination 2015-4281.	a) Will the RFP be amended to include this latest Wage Determination? b) Are there Collective Bargaining Agreements covering any of the employees at OJS affected by this Request for Proposal? If so, please supply copies of the relevant CBAs.	a) Please refer to Item No. 7 under Addendum No. 01. b) Yes, there is a CBA. Please refer to Item No. 3 under Addendum No. 01.
23		What are the Saturday Normal Operating Hours?	Saturday hours are part of the DGS/building operations and a Maintenance Worker is needed for routine maintenance and tenant assistance. The building is technically closed but building activity continues at a pace that requires an engineer. Minimum 8 hours from 8am-4pm.
24		How many hand sanitizer stations are located on each floor?	There are approximately 29 hand sanitizer stations in the elevator wells and approximately 2 at the guard booth/lobby and city wide conference center; therefore, approximately 31 total at the Facility. However, more may be added if needed.

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25	Section B.2.2, page 2	Is the requirement that the bidder escalate its year over year price to accommodate the impact of changes to the Living Wage or Department of Labor Wage Determination consistent with the Service Contract Act FAR 52.222-44, which provides that the contractor warrant that the prices in this contract do not include any allowance for any contingency to cover increased costs for which adjustment is provided under this clause?	The question presented is confusing; the Department will attempt to respond. The resultant Contract will not be governed by the FAR. The services are being solicited as a firm-fixed price contract. The proposed pricing of the awarded Contract will be fixed for the base period and all option periods exercised by the District based on the proposed pricing for each period. It is the Offerors' responsibility to take into consideration all of its cost necessary to effectively provide services for each period which would include consideration of wage increases year over year. Government funded Contracts require the employer to pay its employees based on the prevailing wage for the applicable periods as incorporated under the Contract.
26	Section B.5, page 13, states that "A Subcontracting Plan form is available for completion in Attachment J.8, for the base term for completion." However, the presentation at the Pre-Bid Conference stated that the Subcontracting Plan had to be completed for each of the option periods, in addition to the base period.	Is the Subcontracting Plan to be submitted with the proposal to cover the base period, or the base period and each of the option periods?	Please refer to Item No. 5 under Addendum No. 01. Offerors are required to submit the SBE Subcontracting Plan form for the base period. If the Department chooses to exercise the option with the awarded Contractor, a new SBE Subcontracting Plan form will be required prior to execution of a modification to exercise the option. Also, please refer Item No. 3 under Addendum No. 02 for revised SBE Subcontracting Plan.
27	Section C.4.2.2, page 30, Occupant Hours	Since the building tenants have the ability to work weekends, is the contractor required to have staff on-site on Saturdays and Sundays? If so, how is the contractor compensated for that labor?	Contractor shall incorporate Saturday hours into their normal work schedule for the Maintenance Worker. To clarify, one (1) MW is required to work on Saturdays for 8 hours from 7:00 AM through 3:30 PM. Sundays are not required.
28	Section C.4.2.3, page 30, Mechanical Equipment	What is the contractor's responsibility for the LAN rooms?	The Contractor is responsible for ensuring that the base building HVAC and power is operating normally.
29	Section C.5.1.1.1.2, page 33 – Thermographic Scanning of Electrical Equipment	When was the most recent thermographic scan performed?	The most recent thermographic scan was performed more than 5 years ago.
30	Section C.5.1.1.2, page 33, Uninterruptible Power System	a) Are any UPS systems maintained by tenant occupants? b) Please identify the details (manufacturer, size, etc.) of the UPS required to be maintained by the contractor?	a) No, the UPS systems are not maintained by tenant occupants. b) This information is not available at this time.
31	Section C.5.5.1, page 37, Building Automation System	a) During the walk-through, we were unable to observe the BAS. Who is the manufacturer of the BAS? b) When was the BAS most recently updated?	a) Trane system is the manufacturer of the BAS. b) The BAS has not been updated since 1990 when it was installed.
32	Section C.5.7.1.1.3, page 63, Painting	a) Can the annual painting of bathrooms and common areas be done in the evenings and weekends? b) If restroom and/or common area painting is required by the COTR more frequently than annually, will this work be reimbursable?	a) Yes, the annual painting of bathrooms and common areas can be performed in the evenings and weekends. b) Yes, if painting of these areas are required more than once a year and at the request of the COTR and with a Purchase Order Number in place, it will be under reimbursable services.
33	Section C.5.8.1.9.4.1, page 76, Major Repairs	Can DGS clarify whether subcontractor costs can be marked up?	That will be up to the Contractor; however, the Department will conduct its own independent government estimates prior to approving reimbursable costs. The Contractor shall not be allowed to charge a mark-up above the Contractor's "Direct Cost" for parts and or materials.
34	Section C.5.8.2.1.5, page 79, Initial Deficiency List	Please confirm that repairs to items on the Initial Deficiency List are completely reimbursable and not subject to the threshold.	The Contractor will be reimbursed following the initiation of the Contract for deficiencies noted by the Contractor and only after accepted by the District through the COTR. Failure to identify any required or needed repairs or replacement shall result in the Contractor's liability for the repair and replacement of items exceeding the deductible threshold described in Section [C.5.20].
35	Section C.5.10. page 91ff, Custodial and Janitorial Services	a) Is there a custodial office/storage space large enough for storage of equipment and supplies, including large automated equipment? b) Is there a custodial closet on every floor which includes a slop sink? c) Is there a locker room for contractor employees?	a) There is a storage space for supplies. b) Yes, there is a slop sink on each floor to dump mop water. c) No, there is not a locker room available, but there is a space for contractor employees to change.

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36	Section C.3.10.1.4.g.2, page 94, Collection Containers	Is the Contractor responsible for collecting recyclables and trash within the individual Department suites?	Yes, the Contractor is responsible for collecting recyclables and trash within the individual Department suites.
37	Section C.3.10.1.4.k, page 98, Floor Services	Is the contractor required to supply/replace walk-off mats?	Yes, the Contractor is required to supply/replace walk-off mats. This will be paid under cost reimbursement. Contractor is responsible for including this on the deficiency list.
38	Section C.3.10.1.4.b.4, page 92, Clean Restrooms	What is the annual frequency of special events, during COVID and under normal usage.	Under the modified status, the only events are for the Mayor or authorized by upper management which is very infrequent, 2-3 times a month on average. Under normal conditions, special events could be 2-3 times a week or more.
39	Section C.3.10.1.4.k, page 98, Clean and maintain floor surfaces.	a) What is the square footage of the various floor surfaces, including carpet, VCT, ceramic, terrazzo, and wood flooring? b) What is the total cleanable square footage to be serviced?	a) The square footage of various floor surfaces is approximately 800,000 sq ft. (Carpet is approx. 500,000 sq ft; tile is approx. 100,000sq ft.; concrete/garage surface is approx. 200,000 sq ft). b) The total square footage to be serviced is approximately 800,000 sq ft.
40	Section C.3.10.1.4.o, page 99, Clean food courts and coffee shops	a) Is the contractor responsible for cleaning the interiors of the takeout restaurants and snack shop? b) If the contractor is responsible for the takeout restaurants and snack shop, is it also responsible for pressure washing and degreasing any equipment? c) Is the contractor responsible for maintenance and repair of equipment within the common area in the rear? d) Is the contractor responsible for cleaning the tables, chairs, and floors in the food court?	a) No, the Contractor is not responsible for cleaning the interiors of the takeout restaurants and snack shops. b) Not Applicable c) Yes, the Contractor is responsible for maintenance and repair of equipment within the common area in the rear. d) The Contractor is responsible for cleaning the floors in the food court; not the tables and chairs.
41	Section C.5.10.3, page 99, Special Cleaning Requirements	What are the designated areas (including dimensions) that have special cleaning requirements?	The designated areas that have special cleaning requirements are the gym equipment. Any other designated areas that will require special cleaning will be at the request of the COTR outside of basic services.
42	Section C.3.10.1.4.k, page 98, Clean and maintain floor surfaces.	What is the frequency of special events that require special cleaning, both during COVID and during normal usage?	At this time, the District does not know the frequency of special events that require special cleaning during COVID and during normal usage.
43	Section C.5.10.4.5.a, page 102, Window Washing	Is the contractor required to do semi-annual window washing on all levels of the building?	Yes, the Contractor is required to perform semi-annual window washing on all levels of the building.
44	Section C.5.10.4.6.a, page 102, Garage Floors	What is the square footage of the garage?	The square footage of the garage is 300,000 sq. ft..
45	Section C.5.11.1, page 104, Plant Materials	This section requires that plant materials be supplied quarterly. However, C.5.11.1.4.g requires plant life to be applied between March 1 and March 15 of each year. Please clarify.	Yes, the Contractor is responsible for plant life to be applied between March 1 and March 15 <u>or as directed by COTR</u> as described in the RFP. The COTR will not require more than quarterly basis.
46	26.5.16.1, page 122, Service Call Program	What is the volume of service calls, for O&M issues and for janitorial issues, both pre-COVID and currently?	Pre-COVID, DGS generated 10-20 tickets a day on average for O&M issues; and 10-15 daily for janitorial issues. Currently, DGS generate 5-7 daily or fewer for O&M issues; and 2-3 average daily for janitorial issues.

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47	27.0.5.17.1.1, page 128, LEED Certification	Is the Facility a LEED-certified building?	No, Facility is not a LEED certified building.
48	28.0.5.19.1.3.c, page 136, Key Personnel	Item C suggests that all Key personnel must be certified in LEED level Standard Requirements and Services. However, the LEED certification is specified only in the Property Operations Manager position description. Please clarify whether the Chief Engineer, Custodial Service Manager and Maintenance Worker are required to be so certified	Key Personnel is not required to be fully certified in LEED level standard requirements and services. Please refer to Item No. 5 and 6 under Addendum No. 02.
49	C.5.19.1.3, page 136, Key Personnel C.5.19.1.3.1, page 137 says that the POM shall reside in an office at the Facility during Normal Occupant Working Hours and be available after hours via mobile phone. C.5.19.1.3.2, page 137 says that the CE shall work on-site at the Facility during Normal Occupant Working Hours and be available after hours via mobile phone. C.5.19.1.3.3, page 138 says that the CSM shall reside in an office at the Facility during Normal Occupant Working Hours and be available after hours via mobile phone. C.5.19.1.3.4, page 138 says that the MW shall work on-site at the Facility during Hours of Operation and be available after hours via mobile phone. C.5.19.1.4., page 140 says that the AS shall reside at the Facility during Normal Occupant Working Hours.	a) Are the CE and MW required to work on -site full time? b) Are the POM, CSM, and AS required to work on-site full time or can they work from another office located in the District?	a) Yes, both the CE and MW are required to work on-site full-time. Both key personnel should be on-site during core operating hours Monday through Friday from 7:00 AM - 5:00 PM; at least 8 hours on-site. One (1) MW is also required to work on Saturdays for 8 hours from 7:00 AM - 3:30 PM. b) The POM and AS can work from a different office; does not need to be on-site. The CSM shall reside in an office at the Facility during Normal Occupant Working Hours. However, the POM will need to be available during working hours and after hours via mobile phone as described in the RFP.
50	C.5.19.1.3.3, page 137, Custodial Service Manager	This section states that the CSM must be an employee of the contractor. If the offeror proposes to subcontract Custodial Services, may the CSM be an employee of the subcontractor?	Yes, the CSM can be an employee of the subcontractor with the condition that Contractor ensure the COTR /DGS that there will be a POC on the Contractor side to relay communications and on-site demands.
51	C.5.19.1.3.2.e, page 138, On-Site Chief Engineer	What is the "Facility installed BAS", including manufacturer and model?	Trane system, not updated since installation, 1990
52	C.5.19.4.4, page 152, Scheduling Work	What are the special areas of the facility which the contractor may be required by the COTR to operate under the listed conditions?	Any area in the Facility that is part of the building structure and that is related to Facility's maintenance, including but not exclusively, the cooling tower(s), and/or all mechanical, plumbing, electrical and HVAC.
53	Section C.5.20.1, page 159, Supplemental Reimbursable Services	This section establishes the deductible threshold as \$1500. Is there a separate deductible that applies to vandalism repairs? If yes, what is that threshold?	No, there is not a separate deductible that applies to vandalism repairs.
54	Section C.5.20.1.1, page 171, Supplemental Reimbursable Repairs (Initial Deficiency List)	The inclusion of Initial Deficiency List in this title suggests that the repair of items identified as Initial Deficiencies is subject to the threshold. Please confirm that the cost of repairs on the IDL is not subject to the threshold and is reimbursable in full.	For the avoidance of doubt and to provide clarification, the Initial Deficiency List (IDL) should not be subject to the threshold and is reimbursable in full. Please refer to Item No. 6 under Addendum No. 01.
55	Section H.12.7.1.1, page 189, Bid Bond	Is the required amount of the bid bond 5% of the base year price, or 5% of the total of the base year plus the 4 option periods?	The bid bond shall be 5% of the total bid budget including the base and all option periods.
56	Section H.12.7.2.1, page 190, Payment and Performance Bond	Is the required amount of the payment and performance bond 35% of the base year price, or 35% of the base year plus the 4 option periods?	Offerors are required to provide the 35% payment and performance bond with its proposal for the base period. See Section H.12.7.2.2 regarding payment and performance bonds for option year.
57	Section H.12.7.2.2, page 190, Payment and Performance Bond (Option Periods)	This section defines the penal sum as "base period and or each of the individual option periods". Please clarify the penal sum requirement.	At the time an option year is exercised, the Department will request and the Contractor will be required to furnish a payment and performance bond equal to 35% of the total option year value. Penal value represents the total option year cost.

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58	Attachment J.6 - Living Wage Act Fact Sheet	Attachment J.6 provides that the DC Living Wage will increase July 1, 2021, based on the CPI as of December 31, 2020. Which CPI measure will be used (All Urban Consumers, National, Local, All Items, All Items less Food and Energy, etc.), and will it be based on the increase from December 2019 to December 2020 or some other period?	DGS is not the agency that establishes the DC Living Wage. In other words, the DC Living wage is not set by DGS. For questions and additional information, contact the Office of Contracting and Procurement at (202) 727-0252 or the Department of Employment Services on (202) 671-1880.
59		Please confirm that Federal and DC law provide that when both the Wage Determination and the Living Wage Act apply to a contract, the offeror is required to pay employees at least the Living Wage minimum, plus the Wage Determination amount for Health and Welfare?	Yes, that is correct.
60		Please supply the numbers of employees in the building during COVID restrictions and after COVID restrictions	The daily population during the reduced/modified status is approximately 500-700 people or less. When the District returns to full or increased work status, the Facility can expect 2500-3000 employees per day.
61		Can you supply the number of visitors to the building during COVID restrictions and after COVID restrictions	The number of visitors is 20-30 daily during COVID. After COVID, the number of visitors is approximately 500-1000.
62		Filters: With the best practice of increasing filtration efficiency from MERV 8 or 10 to MERV 13 in response to COVID. What efficiency filters is the contractor expected to supply for this facility?	MERV 10 is expected, and 13 if the machinery can accommodate that level. If either exceeds the capacity of the machinery then the District requires the highest level for the equipment we have.
63	Equipment List	The equipment list contains less than 650 items. Is this accurate? How will adjustments be made to cover the cost of what is recorded on the equipment list and what physical assets are installed at the building if there are differences?	Yes, the equipment list is up to date. If during the deficiency period, the Contractor discovers items not on the equipment list, the Contractor shall inform the COTR as soon as possible; the COTR will then verify. There will be no adjustments made to cover costs.
64	C.5.1.2.5: Licensing of Generator Technicians.	What specific license is required for technicians to service emergency generators in the District?	DGS advises Contractor to consult with DCRA on their regulations as the awarded Contractor will be held responsible for all licensing of technicians that perform services, regardless of whether they are employees of the prime or subcontractors.
65		Given there are several restaurants in the facility, will the contractor be reimbursed if the restaurant staff introduces grease and food waste into the building sanitary sewer resulting in clogged drains and sewage backup? Are the restaurants required to supply enzymes and periodic drain jetting services as part of their lease arrangement?, if so how often?	Tenant abuse and misuse is not considered vandalism. If the Contractor observes or suspects that type of behavior outlined, Contractor should inform the COTR as soon as possible. No periodic enzymes or jetting is required under the food court lease.
66		What, if any capital improvement projects are planned for OJS beyond the bathroom renovations noted during the walk through in the next five years?	The only work would be on the 6th floor to buildout for MPD occupancy. But that could change and would not affect the Contractor other than reduction of area to be cleaned or maintained during capital improvement.
67		Will the District accept a phased approach to manning and cost to scale up as the building occupants return?	No, the District will not accept this. Contractor shall provide services as described in the RFP.
68		Is the District seeking LEED certification for the facility in the next five (5) years	As of now, the District is not seeking LEED certification for the Facility.
69	C.5.20.1.5: reimbursable repair estimates.	Will the District accept an RS MEANS estimate as one of the three estimates required?	The Contractor is allowed to use RS MEANS as one of the estimates. However, if that estimate is accepted by the District and there are significant cost changes afterwards, the District will not pay more than the estimate provided.
70		Does the \$1,500 deductible/ threshold apply to vandalism related repairs and restoration of real property?	Yes, it applies.

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72		Base term is identified as from time of execution to September 30, 2021. Does the District intend for the base period to be less than 12 months?	No, the base term will be 12 months.
73		Brass and decorative metal cleaning: does the District intend to perform the annual brass and decorative metal cleaning and polishing in this contract SOW as a reimbursable or base contract or alternatively perform via other means?	These services are to be performed under basic services.
74		Is Contractor responsible for maintaining the gym equipment?	No, the Contractor is not required to provide maintenance services on the gym equipment. Should the COTR request for the Contractor to provide maintenance on the gym equipment, it will be performed under reimbursable services.
75		What equipment in the food court is the Contractor responsible for?	The equipment in the food court that the Contractor is responsible for is the power, HVAC, plumbing, and life safety.
76		Is the Contractor responsible for the FLS hood and duct?	The Contractor is only responsible for the maintenance, which is cleaning of the vent system.
77		Is load bank testing required in the base year of contract?	Per Section C.5.1.2.3.2(r), Preventative Maintenance, the Contractor is required to perform a load bank test on the generator(s) as requested by the COTR. If the COTR requests this during the base period, the answer is "yes."
78		Is thermographic scanning required in the base year of contract?	Because the thermographic scan has not been performed within the past 3 years, the Contractor must perform this within the first 6 months of the base period under this Contract.
79		With a shortened base period, what annual tests are not required to be performed in the base year?	The base period will be 12 months; therefore, all annual tests shall be required to be performed during the base period based on the deliverable dates.
80		What is the requirement for frequency of window cleaning?	The Contractor shall be required to provide window cleaning services on a semi annual basis.
81		Can on site supervisor and chief of engineer be the same person?	Yes, the Supervisor and the Chief Engineer can be the same person.
82		Is the process underway for LEED certification at this building?	No, there is no process underway for LEED certification at this Facility.
83		What LEED Status is the District looking to obtain for this building?	The District is not looking to obtain LEED certification at this Facility, as of now.
84	C.5.1.1.1.2 Thermographic Scanning of Electrical Equipment	Has the thermographic scanning been performed within the past 3 years?	No, the thermographic scanning has not been performed within the past 3 years.
85	C.5.8.1.3 Exclusions; c. Installation and Maintenance of Security Systems	Will the Contractor be responsible for satellite/TV cabling costs, or is this covered within the exclusion of Installation and Maintenance of Telecommunication Systems and Cabling?	The Contractor is not responsible for the costs of satellite /TV cable at the Facility. This does not mean that the Contractor will obtain cable tv for their personal use.
86	C.3.10.1.4 Routine Cleaning; n. Clean and maintain corridors, lobbies and entrances	Is the Contractor required to maintain and clean the brass throughout the building?	Yes, the Contractor is required to maintain and clean the brass throughout the building.
87	C.3.10.1.4 Routine Cleaning; n. Clean exercise rooms and lounges	Is the Contractor required to provide maintenance services on the gym equipment? If yes, is there an inventory available with the equipment names, manufacturers, and model numbers?	No, the Contractor is not required to provide maintenance services on the gym equipment. Should the COTR request for the Contractor to provide maintenance on the gym equipment, it will be performed under reimbursable services.
88	C.5.8.2.9.3 Inventory Accuracy	Is the Facility Equipment List (Attachment J.16) up-to-date with all items the Contractor will be responsible for?	Yes, the Facility Equipment List is up-to-date.

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89		When does the District anticipate the Contract to be awarded / start?	The District anticipates the Contract to be awarded prior to FY22. It is the expectation for the period of performance to begin on October 1, 2021 (FY22).