

Questions & Answers

Solicitation No. DCAM-24-NC-RFP-0010

Property Management Services at Cardozo Education Campus

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---------------------|--|---|
| 01 | | How many O&M and janitorial staff currently work in the building? Engineers? Maintenance Workers? | Currently, there are 2-3 individuals, includes a Chief engineer and mechanics. The current contract and subsequent RFP does not include custodial and janitorial services; therefore, janitorial staff is not required. |
| 02 | | Are any on-site staff members part of the union? If so, please provide the number of staff, titles and CBA. | No, there is not. |
| 03 | | What are the current building deficiencies? | Please refer to Section C.5.2.2.1.1 Initial Deficiency List (IDL) of the RFP. Contractor is responsible for developing and submitting IDL to the COTR within 15-days of contract award. |
| 04 | | How many students/staff occupy the building daily? | There are approximately between 300-500 students and staff that occupy the building on a daily basis. |
| 05 | | Does the building run programs/summer school during the summer? | The school building has run programs and or summer school in the past and it could potentially run these summer programs in the future. For the avoidance of doubt and notwithstanding anything to the contrary, the Contractor shall be responsible to sustain optimal staffing levels consistently throughout the year, irrespective of the presence of summer programs. Maintenance of all facility systems remains essential, regardless of the summer school schedule. |
| 06 | | What is the square footage of the building? | The building's occupied space is approximately 400,000 sq. ft. The total building is 800,000 sq. ft. |
| 07 | | How many elevators? How many steps? | Approximately three (3) elevators and five (5) lifts. |
| 08 | | What is the projected start date? | Approximately May/June 2024. This is not a guaranteed start date as start date is contingent upon award. |
| 09 | | May we return for one more site visit with any subcontractors? | Offerors are permitted to revisit the Facility at their convenience. Prior to their visit, offerors are requested to inform the Contracting Officer's Technical Representative (COTR) to ensure that the Facility's Building Manager is informed of their presence. Please note that the COTR will not accompany offerors during their tour of the facility. |
| 10 | | Will contractor be responsible to maintain and sanitize the common pool spaces? | No, the Contractor is not responsible to maintain and sanitize the common pool spaces. However, the Contractor shall be responsible to clean, maintain and sanitize the locker rooms, twice (2x) a month. |
| 11 | | Will contractor be required to have a certified gym equipment company to inspect and certify the gym equipment is working properly? | Yes. |
| 12 | C.5.2.1.5.p | The Building Operating Plan is to be submitted within 10 days of contract award and includes a Contingency Plan. C.5.2.1.5.2 Contingency Plan states that this plan is due within 30 days of contract award. Can DGS please clarify? | The Contractor can provide a preliminary contingency plan with the BOP; the finalized contingency plan will be required within 30 days of contract award. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|--|--|--|
| 13 | C.5.2.1.8.14.1.4 and C.5.2.1.8.14.3.4 | Section C.5.2.1.8.14.1.4 states that heat tapes on the water make-up line to the cooling tower shall be activated when the ambient temperature falls below 35 degrees. Section C.5.2.1.8.14.3.4 specifies that these heat tapes are to be activated when the ambient temperature falls below 40 degrees. Can DGS please clarify? | Both sections should be 35 degrees. Refer to Item No. 7 to Addendum No. 05. |
| 14 | C.5.2.1.9.4.1 | Major Repairs states "...subcontractor costs, and costs of parts (with no mark-up of cost passed on to the District." Does the parenthetical phrase apply only to the cost of parts? Please clarify. | The "no mark-up of cost passed on to the District" applies to both subcontractor costs and cost of parts. |
| 15 | C.5.2.2.1.1 | Initial Deficiency List states "...The Contractor will be reimbursed following the initiation of the Contract for deficiencies...". Please confirm that approved remediation of items on the Initial Deficiency List will not be subject to the reimbursable deductible of \$1500. | Approved deficiencies identified on the IDL by the awarded contractor and sanctioned by the COTR will not be subject to the deductible threshold. |
| 16 | C.5.2.2.1.7.2 | C.5.2.2.1.7.2 states "The District will reimburse the Contractor for all labeling deficiencies pursuant to the following:" Question: Please confirm that remediation of labeling deficiencies will not be subject to the reimbursable deductible of \$1500. | Correct. |
| 17 | C.5.2.2.11.1 Warranties | Please clarify what equipment or systems are under warranty, if any, and what are the end dates of such warranties? | None of the equipment's or systems are currently under warranty. |
| 18 | C.5.3.1.3.2 Emergency Service Calls | This section applies to Emergency Service Calls, but states "...Failure to comply with the non-emergency service call requirement...". Should this statement refer to emergency service calls? Please clarify. | Please refer to Item No. 8 under Addendum No. 05. |
| 19 | C.5.4.1.1.2 Thermographic Scanning of Electrical Equipment | When was the last thermographic scanning performed? Also, when was the last switchgear maintenance performed? | Thermographic scan was last performed on 2020. The switchgear maintenance was last performed in October 7, 2023. |
| 20 | C.5.4.1.2 Uninterruptible Power System | There is no UPS listed in Exhibit 5. Is there a contractor-maintained UPS included in this contract? If so, please provide the equipment list data for this. | There is no UPS in the Facility. This Facility has a generator as a back up power. |
| 21 | C.5.5.1.3.b Repairs (of oil or gas burning systems) | This point refers only to oil or gas burning systems. Should boiler repairs also be accomplished within 24 hours? | Yes, boiler repairs shall be completed within 24-hours <u>after receiving notification from the COTR</u> . Refer to Item No. 9 to Addendum No. 05. |
| 22 | C.5.10.1.1.3.d, Painting | C.5.10.1.1.3.d Painting states that painting shall take place "... annually or if more frequently directed by the COTR." Please confirm that extra painting (more than annually) directed by the COTR will be fully reimbursed and not subject to the reimbursement deductible. | Refer to Item No. 10 to Addendum No. 05. |
| 23 | C.5.11.1 Pre-treatment and Snow Removal | Pre-treatment and Snow Removal states, "Buildings with unique services that must continue government operations during emergency conditions... as directed by the COTR". Does this provision apply to this contract? Please confirm. | Yes, it applies to this contract. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---|---|---|
| 24 | C.5.13.7.1 (c), and (e) - Landscaping Services | Monthly Services state that a district official must be present when spraying is performed, but the specification do not include spraying. Should spraying be specified for these months? | This District is confused by this question and is unable to respond. Section C.5.13.7.1 (c) reads: "The Contractor shall provide the following services by May 25th of each year. The Contractor shall perform irrigation and spraying on different days. The Contractor shall ensure that a District Government representative is present at all times when spraying is being performed...." Section C.5.13.7.1 (e) reads: The Contractor shall provide the following services by July 25th of each year. Irrigation and spraying shall be performed on different days. The Contractor shall ensure that a District Government representative is present at all times when spraying is performed....". |
| 25 | C.5.14.1.2.2.1 Bed Bugs Removal | Will bed bug removal performed at the request of the COTR be reimbursed without application of the deductible? | No, the deductible will apply. |
| 26 | C.5.14.1.3 | Will service calls at the request of the COTR be reimbursed without application of the deductible? Please confirm. | The deductible will not be waived. |
| 27 | C.5.16.1.1 (1) LEED for New Construction | This section states, "... Certifications requires a building maintenance proposal which includes a Green Cleaning Plan and a plan for Waste Stream Management". This contract does not include Custodial Services – should these requirements be removed? | Yes, (1) Green Cleaning Plan, and (3) Waste Stream Management (Recycling) shall be removed. |
| 28 | C.5.17.1.1.10 Pool Maintenance – Performance Requirements | Please provide the detailed specifications for this element, including frequency, days per week and hours per day. | This is a routine basic services requirement. Contractor shall be required to maintain the pool every day, Monday through Friday. |
| 29 | C.5.20.1.1 Supplemental Repairs | Please supply the number and value of Supplemental Repairs during the last five (5) years. | If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract. |
| 30 | C.5.20.1.2 | Supplemental Replacement Services states that these services will be fully reimbursed to the Contractor. Please confirm that reimbursement for Supplemental Replacement will not be subject to the deductible. | Please refer to the definition of deductible threshold, see Item Nos. 6, 15, and 16 to Addendum No. 05. |
| 31 | C.5.20.3.q | This section requires gym equipment to be maintained by a licensed and accredited equipment manufacturer. Will DGS permit the use of a licensed repairer/equipment maintenance firm? | Yes. |
| 32 | M.3.1.3d Transition/ Mobilization Plans (10 points) | The incumbent will need to perform fewer tasks during a transition period than non-incumbent offerors. How will DGS evaluate the transition/mobilization plans of the incumbent compared to those submitted by non-incumbent offerors? | All offerors are required to provide responses for all evaluation factors and sub-factors, and will be evaluated accordingly as described in section M. |
| 33 | | The Living Wage Act hourly rate increased as of January 1, 2024. Will an amendment be issued incorporating the new Living Wage? | Refer to Item No. 14 to Addendum No. 05. |
| 34 | | Can you please provide the name of the current BAS software being utilized? | Siemens. |
| 35 | B.4.2.1/ Page 13 | How was the \$250K T&M allowance budget determined and can you provide a copy? | The Supplemental Repair and Replacement ("Time and Material") Services Not-to-Exceed Owner-Directed Allowance is the District's money and is non-guaranteed. This allowance, provided at the District's discretion, is based on historical data and fiscal year funding. There is no documentation to provide. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|-----------------------|--|---|
| 36 | B.4.2.1/ Page 13 | Why doesn't the T&M allowance account for inflation over the base year? | The Supplemental Repair and Replacement ("Time and Material") Services Not-to-Exceed (NTE) Owner-Directed Allowance is the District's money and is non-guaranteed; hence, there is no basis for annual inflation. This allowance, provided at the District's discretion, covers supplemental repairs and replacement services. Historically, the Department has not exceeded this NTE Owner-Directed Allowance. |
| 37 | C.4.2 / Page 29 | Please confirm the square footage of this property. | The building's occupied space is approximately 400,000 sq. ft. The total building is 800,000 sq. ft. |
| 38 | C.5.2.1.9.1 / Page 41 | How many elevators, lifts, and escalators do you have? How many elevators are hydraulic or MRL? When was the last time the elevators were modernized? Are the phones inside the elevators managed by the contractor? | 1) There are three (3) elevators; five (5) lifts; no escalators. 2) There are no hydraulic or MRL elevators at this Facility. 3) Last time the elevators were modernized was in 2015. 4) Yes, Contractor is required to manage the phones inside the elevators. |
| 39 | C.5.2.1.10 / Page 44 | Can you provide a current list of active repairs and materials? | If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract. |
| 40 | C.5.2.2.16 /Page 46 | Can you provide a current list of building materials inventory, such as light bulbs and ballasts, HVAC filters, etc.? | The inventory on hand for this Facility has been provided in exhibit E.5 Major Equipment List and in Exhibit B to Addendum No. 05, see Item No. 2. If the information requested in not listed on these lists, this information is not available. |
| 41 | C.5.2.2.11.1 /Page 55 | Can you provide a current list of warranties? | There are no warranties. |
| 42 | C.5.4.1.1.2 / Page 62 | How many switch gear panels and rooms are there? | There is one (1) room for the generator. There is one (1) switch gear panel. |
| 43 | C.5.6.1 / Page 75 | How many backflow preventers are there? | There are three (3) backflow preventors. Please refer to the equipment list. |
| 44 | C.5.6.2.3 / Page 77 | Can you provide the current or most recent water treatment report? | There is none available. |
| 45 | C.5.6.2.7 / Page 78 | Are there any reoccurring water leaks on the campus? | No. |
| 46 | C.5.8.2.2.2 / Page 91 | Are there Mechanical, Electrical, and Plumbing as-built drawings for this campus? | Yes, the drawings are available to view in the engineer's office at the Facility. Offerors are permitted to revisit the facility at their own convenience to view these drawings. Drawings cannot be provided in a pdf or link. |
| 47 | C.5.8.2.2.2 / Page 91 | Please send a PDF file of the drawings MEP | DGS cannot provide drawings via PDF file. Offerors are permitted to revisit the facility at their own convenience to view these drawings at the engineer's office. |
| 48 | C.5.13.11 / Page 105 | Are the trash compactors owned or leased by DGS? | District-owned. Contractor is not required to provide waste management services; these services under a separate contract. |
| 49 | C.5.15.1 / Page 111 | Can you provide a list of equipment and materials, ea. – key cutter, cores, blanks? | No, this is not available. |
| 50 | C.5.15.1 / Page 111 | What is the 3-year average cost of replacing doors/keys and locks? | At this time, DGS does not have this information available. If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract. |
| 51 | C.5.16.3.2 / Page 113 | Can you provide the most recent report for underground storage tanks and what chemicals are contained in them? | No reports available. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|------------------------------|---|---|
| 52 | C.5.16.3.9 / Page 114 | What materials have been noted as having asbestos, ea. – floor tiles? | None. |
| 53 | C.5.16.3.15.1 / Page 116 | Can you provide a copy of the school’s emergency plan? | No. |
| 54 | C.5.16.3.13 / Page 116 | Do the school staff members submit work tickets currently, how does the school staff notify the facilities team? | Salesforce, or the Contractor could receive a call from the DSL/MSL or principal or assistant principal. |
| 55 | C.5.17 / Page 117 | What is the perimeter of the pool in linear feet? What is the surface area of the pool? What is the pool volume in gallons? What is the bather load? What is the design flow and turnover rate? | This information is not available. For avoidance of doubt and notwithstanding to the contrary, DC Department of Parks and Recreation (DPR) is in charge in the operation of the pool and the Contractor shall be responsible for maintaining the pool. Offerors are welcome to revisit the Facility to inspect the pool area. If an offeror chooses to revisit the school, the offeror must notify the Contracting Officer's Technical Representative (COTR) to ensure that the Facility's Building Manager is aware of their presence, as the Building Manager will need to accompany the offerors during their visit, most likely after school hours. It's important to note that while the COTR will not accompany offerors during their tour of the facility, their notification is crucial for coordination. |
| 56 | C.5.19.1.3.4.1 / Page 124 | Is the contractor responsible for repairs and maintenance of kitchen equipment inside the cafeteria? | No, the Contractor is not responsible for maintenance or repairs of kitchen equipment inside the cafeteria. The Contractor is responsible for maintaining electrical, plumbing and life safety, including hoods & exhaust fans. |
| 57 | C.5.19.1.13.3.1 / Page 132 | Is Motorola the current communication system (radio) used by school staff and security? | DGS is uncertain about the communication method employed between the school staff and security personnel. The current contractor does not utilize radios; however, school staff can contact the contractor via phone |
| 58 | C.5.19.4.2 / Page 137 | Does the school have a standard size loading dock and if so, is there security patrol or a dock master? | Security measures may be in place; however, it's important to note that DGS is accountable for managing its own deliveries, supplies, and vendors, rather than directly overseeing school operations |
| 59 | C.5.19.4.4 / Page 137 | Can the T&M budget be utilized for overtime pay, if overnight shifts are required for on-site coverage in the event of an emergency? | In the event of an emergency, all costs must be approved before incurred and will be reimbursed per contract terms. Approval shall be granted based on COTR authorization and task order approval. |
| 60 | C.5.20 & C.5.20.1 / Page 145 | What is the justification for \$1500 T&M deductible and how this is to be applied? | This is the District's business decision. Offerors should refer to section regarding deductible threshold. |
| 61 | C.5.20.1.6 / Page 147 | Does the \$1500 deductible apply here? | If deficiencies are included on the Contractor’s Initial Deficiency List and approved by the COTR, then deductible does not apply. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|----------------------|--|---|
| 62 | G.11.1 / Page 165 | What is the 3-year average cost of repairs associated with plumbing? What is the 3-year average cost of repairs associated with roofing? What is the 3-year average cost of repairs associated with HVAC repairs? What is the 3-year average cost of repairs associated with electrical? What is the 3-year average cost of repairs associated with drywall repairs? What is the 3-year average cost of repairs associated with window replacement? What is the 3-year average cost of repairs associated with the generator? What is the 3-year average cost of repairs associated with boiler repairs? What is the 3-year average cost of repairs associated with elevators? What is the 3-year average cost of repairs associated with sprinklers? What is the 3-year average cost of pest control? | If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract. |
| 63 | H.13.3 / Page 175 | How will the cost for phone/ internet be allocated to the contractor? Or is contractor responsible for setting-up services through the provider? | The Contractor is responsible for setting up the services through the provider. |
| 64 | H.13.4 / Page 175 | Can you provide of list of current furnishings? | No. |
| 65 | Section G / Page 196 | Please send a personal property list for 5 years | This information is not available for public dissemination. |
| 66 | | Explain the working relationship between security and property management. OR please send the scope of work for security. | This information is not available. |
| 67 | | Please disclose what agency / department budget this opportunity will be expensed to and what is the total operating budget allocated for this project? | The Department will not disclose this information. |
| 68 | | Is there a \$500 Vandalism deductible and how this is to be applied? | 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. |
| 69 | | Are there any capital improvement projects underway that will need to be coordinated with our team in 2024/2025? If so please list these projects. | At this time there is no knowledge of capital improvement projects. |
| 70 | | Please share the 5-year capital improvement plan. | Not available. |
| 71 | | How many fire drills per year are required? | This is a DCPS function, not DGS. This information can be found online. |
| 72 | | Does snow removal include any spaces internal to the campus, (ea. – stadium), if so, please provide detail including estimated SQFT. | Snow removal includes the parking areas by the field. Snow removal <u>does not</u> include the stadium, track, or football field. |
| 73 | | Can you provide a current list of vendors, ea. – light bulb recycling vendor, BAS vendor, elevators, etc.? | DGs cannot provide list of current Prime's subcontractors. Offerors can submit a Freedom of Information Act (FOIA) request by submitting an email to foia.dgs@dc.gov. |
| 74 | | When was the most recent date the BAS software was updated and when is the next update? | The current version the BAS software is running is version 8. The BAS software is not updated based on specific dates, but when there is a new software update. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---------------------|---|---|
| 75 | | Can you provide a list of the most recent dates for building system inspections, ea. – elevator certificates and load test, infrared tests, fire alarm, switch gear, etc. | Refer to all Exhibit A-E in Addendum No. 05. |
| 76 | | What is considered “routine” cleaning for the pool areas? Please provide the minimum required frequency for cleaning the Locker Rooms, Restroom Areas, and Pool Deck. A) B this a daily task or a quarterly deep clean? | Two (2) times a month for routine cleaning the locker rooms. |
| 77 | | Will the Contractor be responsible for supplying paper supplies to the restroom areas? | No. |
| 78 | | What is the total pool capacity in gallons? | This information is unknown at this time. |
| 79 | | During which hours is the janitorial crew expected to perform the routine cleaning of the pool areas- within or after normal working hours? | To clarify, the Contractor is not required to clean the pool deck. The Contractor shall be responsible to perform routine cleaning at the pool locker rooms. The Contractor is not required to maintain the operation of the pool. The only items the Contractor is required to maintain is the lift handicap chair, and the lights over the pool. The Contractor shall perform these services within normal working hours. |
| 80 | | Do the locker rooms beneath the football field require any janitorial attention? | No. |
| 81 | | Please clarify the requirements for maintaining the locker rooms underneath the football field? | To clarify, janitorial/custodial services is not required for locker rooms in the dugout (underneath the football field). Contractor shall be responsible for maintaining the HVAC, lighting, and plumbing. |
| 82 | | Are rainwater systems present at this site, and if so, where are they located in the building? | No. |
| 83 | | How many elevators are there, what model are the elevators and how many ADA lifts? | 5 ADA lifts, 3 elevators: #2 MFG: TKE, Model# TAC50-4, S# US251059. #1MFG: TKE, M# TAC50-04, US251070. #3 MFG: TKE LINEAR 1-211-3, US243336 |
| 84 | | When was the last annual elevator inspection completed? | 2023 |
| 85 | | Does the backup generator power the elevator in the event of an outage? | No, it does not. |
| 86 | | What is the model of the current BAS system? | Siemens |
| 87 | | Is there an incumbent BAS provider? If so, who? | Siemens |
| 88 | | Are the BAS controllers proprietary or open protocol? | Proprietary. |
| 89 | | Will the Contractor have access to the ATC as-builts? | If available. |
| 90 | | Please clarify the verbiage in section C.5.1.1.3: “On a daily basis, monitor and maintain the mechanical and electrical systems connected to the BAS.” - What level of monitoring/maintenance is expected ‘on a daily basis’? | Per industry standards and minimum daily check for alarms and or indicators of potential risks. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---------------------|---|---|
| 91 | | Please clarify the verbiage in section C.5.1.2: "Maintain and use an approved anti-virus software subscription and software in effect at all times" - What anti-virus software is approved? What maintenance is expected? | Contractor shall be responsible for providing its own computer system; the Contractor is responsible for choosing its own anti-virus software. |
| 92 | | Please clarify the verbiage in section C.5.8.1.5: What updates are expected to be applied to the BAS? Are Siemens updates included? | Manufacturer recommended updates. DGS is unsure what offeror is asking on the second question. |
| 93 | | Does this contract include any kitchen equipment maintenance? | No. |
| 94 | | Is cleaning the kitchen hoods under the scope of this contract? | Yes, for fire suppression system. |
| 95 | | There is no definition of "routine" maintenance for the sports courts. How often are the sports courts maintained? | The gym floor is maintained every two (2) years for staining and stripping, buffing scuffs (black marks) and finishing. |
| 96 | | Please provide the number of repairs needed on sports courts or other apparatuses from the last five years. | If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract. |
| 97 | | In Section C.5.14.1.2.2.2, are bed bugs necessary for the pest control contractor, given that this is not a residential facility? | Yes, and if COTR requests bed bug removal, Contractor shall provide services under supplemental (T&M) services. |
| 98 | | Please confirm what pests are to be covered as part of routine services. | The following pests are covered under basic routine services: rodents, insects, roaches, ants, spiders and bugs, gnats, flies. |
| 99 | | Are there any areas of the school that are currently having pest control issues? | This information is unknown. |
| 100 | | Is the term "bi-weekly" in Pest Control Service defined as every other week or twice a week? | It is defined as every other week. |
| 101 | | Is the contractor responsible for the Fitness Center and its equipment? | Contractor is responsible for the equipment maintenance in the fitness center and aerobics center. Equipment such as the weights, treadmills, weight machines, ellipticals, etc. are required to be maintained for safety, on a quarterly basis per year. Equipment is the schools equipment. |
| 102 | | Does the contractor have responsibility for any of the following: PA System, Auditorium Equipment, Theater Equipment, Sound Systems, Lighting Systems, etc.? | Contractor is responsible for the PA system (life safety). Contractor is required to maintain regular lights in theater but not the theater lights. |
| 103 | | Is the contractor responsible for providing security systems at Cardozo? | No. |
| 104 | | Is DGS still purchasing the fuel oil for the generator? | No. |
| 105 | | How many backflow preventers are on-site? | There are 3 backflow preventors on site. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---------------------|--|---|
| 106 | | Is the contractor responsible for any of the following: Extinguishers, Sprinklers, Smoke Control, Dampers, etc.? | The Contractor is responsible for all. |
| 107 | | There was no equipment list provided for Life Safety Systems. Please provide the count for the following items: a. Fire Pumps b. Fire Extinguishers c. Pull Stations d. Kitchen Hoods e. Dry Systems f. Fire-Action Systems | Refer to Item No. 2 to Addendum No. 05, Exhibit B. |
| 108 | | Please provide a full equipment list for Fire, Life & Safety. | Please refer to the equipment list provided as Exhibit E.5 of the RFP and Item No. 2 to Addendum No. 05, Exhibit B. |
| 109 | | Please provide a recent NFPA 25 Annual Sprinkler Testing report. | Refer to Item No. 4 to Addendum No. 05, Exhibit E. |
| 110 | | There was no equipment list provided for Electrical Systems. Please provide a full electrical equipment list. | Offerors can revisit the facility to see main electrical room. |
| 111 | | When was the last Thermographic performed? | Thermographic scan was last performed in 2020. |
| 112 | | Please provide a set of the building plans. | Building plans are located in the engineer room at the Facility. DGS cannot provide building plans in a link or pdf. Offerors can visit the Facility to view plans. |
| 113 | | Does DGS own the water treatment equipment? | There is no water treatment equipment. |
| 114 | | Is legionella testing required? | Yes, legionella testing is required. |
| 115 | | Please confirm that DGS is looking for bi-monthly changes in the corrosion coupons in the water treatment systems as opposed to bi-annual changes, as this differs from the current contract. | Bi-monthly. |
| 116 | | Cooling tower water treatment testing is typically conducted on a monthly basis; however, the scope is asking for weekly water testing. Can DGS confirm this is their goal? If so, can the contractor test the water themselves every week, and supplement with the monthly testing from the water treatment subcontractor? | 1) Yes 2) Yes |
| 117 | | Section C.5.6.2.13 requests 24/7/365 monitoring of the water treatment; however, the current system does not support this setup, nor can the existing controller satisfy the request. Can DGS confirm if the school wants chemical traced products, graphing, 24/7/365 alarm monitoring, and associated probes to accomplish this requirement? | DGS will provide this information to the awarded vendor after contract award. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---------------------|---|---|
| 118 | | <p>Please provide the following information for the cooling tower(s)?</p> <p>a. What is cooling tower(s) total tonnage?</p> <p>b. How many cells are in operation?</p> <p>c. How many gallons of water does the cooling tower makeup is needed per year?</p> <p>d. Does the school drain the cooling tower(s), and if so, when?</p> <p>e. Who cleans the cooling tower(s) and when during the year?</p> <p>f. Has the cooling tower(s) ever been acid cleaned?</p> <p>g. The spec does not call for second containment nor is this being used currently; will the school want the water treatment supplier to include second containment chemical tanks? The current tanks are single walled and are not in or sitting on containment.</p> | <p>A) 800 tons each, there are 2 cooling towers. B) 1 cell in each tower. C) This information is not readily available. The information can be provided to the awarded contractor upon award. D) Yes, early spring. E) Contractor cleans the cooling towers, during early Spring. F) Yes. G) Spec does not call for second containment.</p> |
| 119 | | <p>Please provide the following information for the chillers and chill water loop?</p> <p>a. Does the closed chill water loop have a 2-stage coupon rack?</p> <p>b. Does the closed chill water loop currently have a filter system and a chemical pot feeder?</p> <p>c. How many gallons does the chemical pot feeder hold?</p> | <p>A) Yes. B) The closed chill water loop currently has a chemical pot feeder; it does not have a filter system. C) The chemical pot feeder holds 5 gallons.</p> |
| 120 | | <p>Please provide the following information for the boilers (steam or Heating)?</p> <p>a. What is the horsepower rating of each boiler, including the pool boiler?</p> <p>b. Are the boilers steam or hot water boilers, how many?</p> <p>c. If steam boilers are used, how many pounds of steam are produced per year?</p> <p>d. What is the PSI rating for the steam boilers?</p> <p>e. What is the feed water temperature of boiler make-up?</p> <p>f. Does the school have a softener system for pre-treating the steam boiler makeup?</p> <p>g. If boilers are hot water, is a coupon rack currently in place?</p> <p>h. Does the closed Heating water loop have a 2 stage coupon rack?</p> <p>i. Does the closed Heating water loop currently have a filter system and a chemical pot feeder?</p> <p>j. How many gallons does the chemical pot feeder hold?</p> | <p>A) Boiler 1-4 : Lochinvar FBN2500; Pool Boiler : Lochinvar 502-2072; Total 450HP. B) Hot water. C) Not onsite. D) Not onsite. E) 57 - 65 degrees. F) No. G)Yes. H) Yes. I) Yes, pot feeder. No to filter system. J) 5 gallons.</p> |
| 121 | | <p>Can DGS provide the last 3 months of service reports from the current vendor?</p> | <p>If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract.</p> |
| 122 | | <p>Is parking available to the contractor or the subcontractors? If so, how many spots?</p> | <p>Parking is available on the loading dock. There are 2-3 spaces.</p> |
| 123 | | <p>How many cooling towers are there?</p> | <p>Two (2) cooling towers.</p> |
| 124 | | <p>What is the total tonnage of the cooling towers?</p> | <p>800 tons each, there are two (2) cooling towers</p> |
| 125 | | <p>Do the cooling towers run all year long?</p> | <p>Yes.</p> |
| 126 | | <p>Please confirm there are no chillers on-site.</p> | <p>There are no chillers at the Cardozo Education Campus (Facility).</p> |
| 127 | | <p>Are Eddy Current tests being performed at this site, given that there are no chillers?</p> | <p>No.</p> |
| 128 | | <p>What is the annual testing requirement for the generator? Does the power need to be dropped from the entire facility to test the full system?</p> | <p>1) Contractor required to run weekly test per programming. 2) No.</p> |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---------------------|---|---|
| 129 | | Will the cleaning of generator fuel tanks and lines fall under reimbursable services, seeing as it is only necessary if there is excessive buildup of sludge or rust? | Yes. |
| 130 | | NFPA 110 requires generator batteries to be replaced every 24-30 months. Will battery replacement fall under reimbursable services, or should the cost of replacement be included every other year? | This falls under basic services. The battery replacement does not fall under reimbursable services. |
| 131 | | NFPA 110 requires a 4-hour load bank test every 36 months. Please provide the date of the last 4-hour load bank test. | February 8, 2023. |
| 132 | | Could the 4-hour load bank tests be conducted during normal working hours, or will they need to be conducted after normal working hours? | It should be conducted during normal hours. |
| 133 | | Please confirm that the generator is currently being exercised under load for at least 30% of the nameplate rating for at least 30 minutes every month. | Confirmed. |
| 134 | | Can ATS maintenance be performed after normal working hours? The scope of work requires the contractor to "check the automatic transfer switch for proper operation and clean the contacts and lubricate all moving parts on a quarterly basis"; however, this is not OSHA compliant when the ATS is energized. | Yes, ATS maintenance can be performed after normal working hours; however contractor will not be paid on an overtime basis. |
| 135 | | Please confirm that generator load bank tests performed "at the request of the COTR" are billed as a reimbursable service. | No. |
| 136 | | Please provide historical service call information for the year 2019 & 2023. | If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract. |
| 137 | | Please provide the equipment list for this property that include the make, model, and serial number of all the equipment. | Please refer to the equipment list provided as Exhibit E.5 of the RFP and Item No. 2 to Addendum No. 05, Exhibit B. |
| 138 | | Are there any UPS systems? If so, please provide the make, model and serial number. | No UPS system. |
| 139 | | Is the replacement of UPS Batteries the responsibility of the government or the contractor? | No UPS batteries to replace. |
| 140 | | 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. | No UPS batteries to replace. |
| 141 | | The RFP states that equivalent qualifications to NICET/ NETA certifications are acceptable. Will Master Electricians be acceptable alternatives to NICET/NETA certified electricians? | Yes. |
| 142 | | What is the total square footage of the campus parking lot? | Square footage specifically for campus parking lot is unknown. |
| 143 | | Is there designated on-site storage for ice melt and snow removal equipment? | Yes. |
| 144 | | Is interior and exterior window washing a requirement under this contract? | Yes. |
| 145 | | C.5.2.1.5.1.1 Please provide the estimated number of HVAC units and subsequent counts of filters which require monthly filter changes. | 18 units telecom closets; those are the only ones that require monthly filter changes. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---------------------|--|---|
| 146 | | 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. |
| 147 | | C.5.8.1.2 Please confirm that the government is responsible for all IT Maintenance for all computers networked with Control Systems. | 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. |
| 148 | | Please provide the number of repairs over the \$1500 threshold in the year 2019 & 2023. | If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract. |
| 149 | | Please provide the number of repairs under the \$1500 threshold in the year 2019 & 2023. | If accessible, this information will be supplied to the awarded vendor subsequent to the execution of the contract. |
| 150 | | Will a lift be provided and available to the contractor at this facility? | No. |
| 151 | | What are the certification requirements of the lifts? What are their model number and serial number? | DGS is not providing lifts, the Contractor will need to provide their own lift(s). Certification requirements will be in accordance with manufacturer standards. |
| 152 | | Are there programs or summer school sessions conducted in the building during the summer? | The school building has run programs and or summer school in the past and it could potentially run these summer programs in the future. For the avoidance of doubt and notwithstanding anything to the contrary, the Contractor shall be responsible to sustain optimal staffing levels consistently throughout the year, irrespective of the presence of summer programs. Maintenance of all facility systems remains essential, regardless of the summer school schedule. |
| 153 | | Is the contractor responsible for raising and lowering the flag? | Yes. |
| 154 | | Is it within the contractor's scope to provide mats and runners? | No. |
| 155 | | Please confirm bond requirements. | Please refer to Section H.11 of the RFP. |
| 156 | | Will the RFP incorporate the 2024 Living Wage? | Please refer to Item No. 7, Addendum No. 05. |
| 157 | | Will the RFP incorporate Revision 28, dated 12/26/2023, to the Service Contract Act Wage Determination? | Please refer to Item No. 8, Addendum No. 05. |
| 158 | | The RFP indicates the need for backflow services; however, the equipment list does not specify any backflow services. Could you please provide the model/make/manufacturer of the backflow(s)? | Apollo - RP4A, RPLF4A |
| 159 | | Kindly furnish the annual fire alarm inspection report. | Refer to Item No. 4 to Addendum No. 05, Exhibit C. |
| 160 | | Please supply the annual fire sprinkler inspection report. | Refer to Item No. 4 to Addendum No. 05, Exhibit E. |
| 161 | | We request the annual fire extinguisher inspection report. | Refer to Item No. 4 to Addendum No. 05, Exhibit D. |

| NO. | SECTION NO./PAGE NO | QUESTIONS | DGS RESPONSE |
|-----|---------------------|--|--|
| 162 | | If subcontractors wish to conduct a site visit, could you please outline the procedure for scheduling and conducting such visits? | Offerors are welcome to revisit the Facility at their convenience. Prior to their visit, offerors must notify the Contracting Officer's Technical Representative (COTR) to ensure that the Facility's Building Manager is aware of their presence, as the Building Manager will need to accompany the offerors during their visit. It's important to note that while the COTR will not accompany offerors during their tour of the facility, their notification is crucial for coordination. |
| 163 | | Should the Key Personnel form be included in the compliance documents package, or is it to be added to the technical proposal? | Please refer to Section L (L.2.7.3) of the RFP. |
| 164 | | What date was the equipment list compiled? We want to ensure that we have all the necessary equipment available for assessing the building. | The equipment list provided was compiled approximately in 2013. |
| 165 | | What are the current building deficiencies? | Please refer to Section C.5.2.2.1.1 Initial Deficiency List (IDL) of the RFP. Contractor is responsible for developing and submitting IDL to the COTR within 15-days of contract award. |
| 166 | | How many students/staff occupy the building daily? | There are approximately between 300-500 students and staff that occupy the building on a daily basis. |
| 167 | | Please provide the total number of services calls in 2022 and 2023 | Service call information in 2022 and 2023 is not available. |
| 168 | | Please provide the hours of operation. | Hours of Operation: 6:00 AM-11:00 PM Monday through Friday. No Saturdays; however, Contractor shall be on-call on Saturdays. On-site engineering is required Monday through Friday from 6:00 AM - 5:00 PM. |
| 169 | | Please provide the square footage of the building | The building's occupied space is approximately 400,000 sq. ft. The total building is 800,000 sq. ft. |
| 170 | | When was the last thermographic scanning performed? | Thermographic scan was last performed in 2020. |
| 171 | | When was the last switchgear maintenance performed? | October 7, 2023. |
| 172 | | The equipment list does not include a generator. Could you please provide the manufacturer, model number, or make of the generator, as well as technical specifications such as watts, voltage, etc. | The size, model and manufacturer for emergency generators are: Cummins 2500KW, Diesel fueled Cummins- DQFAD-1209695. |