

Questions & Answers
Solicitation No. DCAM-21-NC-RFP-0013

DOES Facility

NO.	SECTION NO./PAGE NO (if applicable)	QUESTIONS	DGS RESPONSE
01	Attachment J.2, DOL Wage Determination	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.
02	B.1 (page 2); and F.1.1.2 (page 177)	Section B.1 states that the base period for services will end September 30, 2021. F.1.1.2, page 177, states that the Base Period for DOES will begin 10/1/21 and extend to September 30, 2022. Which is correct?	Please refer to Section F.1 Term of Contract for period of performance for each Facility. The Base Period for DMV Facility shall begin on Date of Executed Award through September 30, 2021. The Base Year for DOES Facility shall begin from October 1, 2021 through September 30, 2022.
03	B.2.2, page 2	Is the requirement that the offeror 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.
04	B.6.1, page 23	This section requires a subcontracting plan for the base year and each option year. Must the proposal include all years, or will option year subcontracting plans be submitted at the time the option is exercised?	Please refer to Item No. 02 under Addendum No. 03. Offerors are required to submit the SBE Subcontracting Plan form for the base period (DMV), or base year (DOES). If the Department chooses to exercise the option with the awarded Contractor(s), a new SBE Subcontracting Plan form will be required prior to execution of a modification to exercise the option.
05	C.5.7.1.1.3, page 74	Can the annual painting of bathrooms and common areas be done in the evenings and weekends?	Yes, the annual painting of bathrooms and common areas can be performed on evenings after 7:00 p.m. and on weekends.
06	C.5.7.1.1.3.d, page 74	If restroom and/or common area painting is required by the COTR more frequently than annually, will this work be reimbursable?	Yes, if painting of these areas are required more than once a year and at the request of the COTR, it will be under reimbursable services.
07	C.5.8.1.9.4.1, page 87	Please 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.
08	C.5.8.2.1.5, page 90	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].
09	C.3.10.1.4.b.4, page 102	What is the annual frequency of special events, during COVID and under normal usage.	Annual events depend on requests from the community and are on an as-needed basis. The Department does not have an annual set of numbers for events.

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10	C.3.10.1.4, page 109, Clean food courts and coffee shops.	Is the contractor responsible for cleaning the food courts and coffee shops? If the contractor is responsible for the food courts and coffee shops, is it also responsible for pressure washing and degreasing any equipment.	No, the Contractor is not responsible for cleaning the food courts and coffee shops; however, there are multiple break rooms (cafeteria-style settings) throughout the building that the Contractor is responsible to clean.
11	C.5.10.3, page 110	What are the designated areas (including dimensions) that have special cleaning requirements?	Lobby floor is the only designated area that requires special cleaning requirements because it's a stone (terrazzo) floor. The lobby is approximately 2500 square feet (this is only an estimate provided by the COTR).
12	C.5.10.4.1, page 110	What is the frequency of special events that require special cleaning, both during COVID and during normal usage?	This will depend on the Government and community request; there are no set schedules.
13	<p>C.5.19.1.3.1, page 147 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.</p> <p>C.5.19.1.3.2, page 148 says that the CE shall work on-site at the Facility during Normal Occupant Working Hours and be available after hours via mobile phone.</p> <p>C.5.19.1.3.3, page 149 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.</p> <p>C.5.19.1.3.4, page 149 says that the MW shall work on-site at the Facility during Hours of Operation and be available after hours via mobile phone.</p> <p>C.5.19.1.4.1, page 151 says that the designated AS shall reside at the Facility during Normal Occupant Working Hours.</p>	Is the CE and MW required to work on -site full time? Is the POM, CSM, and AS required to work on -site full time or can they work from another office located in the District?	Yes, the CE and the MW are both required to work on-site full-time. All employees (POM, CSM and AS) are required to work on-site full-time. Please refer to Item No. 06 under Addendum No. 03 which refers to a Maintenance Helper; this position will also be required to work at the DOES Facility only on-site and full-time.
14	C.5.19.1.3.1.f, page 148	This section requires that the Property Operations Manager be "...certified in all 76 Standard Requirements and Services applicable to the building." Please identify the source document for these 76 standards and requirements.	The DOES Building is LEED Silver Certified; therefore the POM should have documented experience working in LEED Silver buildings. Please review section C.5.19.1.3.1 for POM qualifications.
15	C.5.19.4.4, page 163	What are the special areas of the facility which the contractor may be required by the COTR to operate under the listed conditions?	The special areas of the Facility which the Contractor may be required by the COTR to operate under the listed conditions stated in Section C.5.19.4.4, are the penthouse and the fire alarm monitoring system. The Contractor shall ensure the building temperature is maintained at 68-74 degree temperature.
16	C.5.20.1.1, page 171 is titled 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. 04 under Addendum No. 03.
17	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.

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18		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.
19		Please supply the numbers of employees in the building during COVID restrictions and after COVID restrictions	The average number of employees during COVID restrictions were 100.
20		Please supply the number of visitors to the building during COVID restrictions and after COVID restrictions	The Department cannot supply the number of visitors to the building during COVID restrictions and after COVID restrictions. DOES has not provided the COTR with this information.
21		Do we need to include a transmittal letter?	Please review the RFP in its entirety. If the RFP indicates to provide a transmittal letter, than please do so. If not, it not required nor necessary.
22		Do we need to include Commitment letters for the key personnel? If yes, can these pages be excluded from the 100-page limit?	Please review the RFP in its entirety. If the RFP indicates to provide commitment letters for each key personnel, then please do so. If not, it not required nor necessary.
23	H.12.16.5	Please confirm if there is a union in place.	There is no union in place at this Facility.
24		What are the normal occupant hours for DOES?	The normal occupant hours at the DOES Facility are: 7:00 am - 6:00 pm.
25		Have the normal occupant hours been affected by the COVID-19 pandemic? If so, what are the updated hours?	No, the normal occupant hours have not been affected by the COVID-19 pandemic.
26		Does this insurance coverage actually apply to this RFP (I.A.8)? Installation-Floater Insurance - For projects not involving structures, the contractor shall provide an installation floater policy with a limit equal to the Property values being installed as part of the project. The policy shall cover property while located at the project site, at temporary locations, or in transit; deductibles will be the sole responsibility of the contractor.	All insurance requirements are determined by the Districts' Office of Risk Management (ORM) and are non-negotiable. To that end, it is important for Offerors to understand the awarded Contractor will be required to provide a certificate of insurance for review and approval by ORM before Contract execution.
27		Can you confirm what the installation - floater coverage limit is and what equipment is to be covered by this? Does this insurance requirement apply to this solicitation?	Yes, the insurance requirement for floater coverage applies to this solicitation. Please refer to Section I.8 for all required insurance coverages.
28		Please confirm that neither a bid bond nor a performance bond are required for either project.	Please refer to Section H.12.7 of the RFP