

NO.	QUESTION	ANSWER
1	<p>L.2.2.1.a on page 224 states "Identify buildings of similar size, type and complexity for which your company and team members has performed similar facility operations work as the Prime Contractor" Is team members in reference to Prime Contractor/Significant Subcontractor?</p>	<p>This refers to the Prime Contractor's Team.</p>
2	<p>What is the responsibility of the contractor for kitchen and cafeteria equipment?</p>	<p>The Contractor will not be responsible for repairs for the kitchen and cafeteria equipment.</p>
3	<p>What is the contractors' responsibility for the schools' whiteboards?</p>	<p>The Contractor will need to replace whiteboards when needed and at the Contracting Officer's Request (COTR) request.</p>
4	<p>Who is responsible for "Acts of God"?</p>	<p>The Contractor will be required to address any "Acts of God" or required services that fall outside of basic services identified within the contract. These items will be handled in accordance with the Cost Reimbursable process as described in Section C.3.20 Reimbursable Services.</p>
5	<p>C.19.1.3.2.d states that the Chief Engineer must "Possess and retain a District of Columbia Stationary Engineers license as required by the District and as specified in the respective Building Information attachment." Is the requirement for a DC Class 1, DC Class 3, or DC Class 6 License and is there reciprocity for Maryland Engineer Licenses?</p>	<p>The Chief Engineer must hold a minimum of a DC Class 3 License. Each licensee is required to possess the requisite District of Columbia's license for the Chief Engineer.</p>

6	<p>C.3.20.1.2.a, describes a \$1500 threshold for reimbursement of a service call reclassified as a repair. The remaining categories of Reimbursable Additional Services do not cite the threshold. Are we correct in assuming that the threshold applies only to that first category of Reimbursable Additional Services?</p>	<p>The \$1500 threshold applies to any service classified as a repair; as opposed to the replacement of a non-consumable item where the threshold does not apply. For additional/supplemental services not involving the repair of DGS owned equipment requested by the COTR, the deductible does not apply.</p>
7	<p>C.3.10.1.1.g.10, states that the DGS may require the Contractor to develop a rebate plan wherein the District retains all the revenue from recycling. Will this rebate plan be required?</p>	<p>See Addendum No. 6, Item No. 8</p>
8	<p>C.3.11.15.10 describes the requirement for weekly Field Tests of the Water Treatment System. However, C.3.11.15.11 requires that the results be entered on "a daily basis". Please clarify.</p>	<p>See Addendum No. 6, Item No. 9</p>
9	<p>Regarding Spec Section C.3.11.15 Water Treatment Program, subparagraph e, we need a copy of Document #4 that is referenced therein.</p>	<p>See Addendum No. 6, Item No. 7</p>
10	<p>C.3.10.1.2 refers to Attachment J.12. What is this attachment?</p>	<p>See Addendum No. 6, Item No. 6</p>
11	<p>C.1.2.45, states that, in the event of conflict between requirements, the LEED standard shall control. Section I.10, giving the order of precedence, does not include the LEED standard. Please clarify.</p>	<p>See Addendum No. 6, Item No. 5</p>

12	<p>C.3.19.1.3.2, page 154, indicates that the Custodial Services Manager is among the Key Personnel. L.2.2.2, describing the qualifications of Key Personnel, does not include the Custodial Services Manager. Please clarify.</p>	<p>See Addendum No. 6, Item No. 3</p>
13	<p>Section B lists CLIN 28 and 29, lists 9 Sub- CLINS, which are expressed in different units. Is the price in the primary CLIN 28 or 29 supposed to be an aggregate price summing all the SUB-CLINs, or should this be a heading line only, no price?</p>	<p>See Addendum No. 6, Item No. 2- Revised CM Bid Form, dated April 25, 2017.</p>
14	<p>C.3.19.8.2.1.1 establishes a Transition/Phase-In period of about 80 days. The Price Schedule provides for a single Phase-in amount. Will the Contractor be permitted to submit a separate invoice for each month of the Transition/Phase-In period?</p>	<p>Please see Addendum No. 4 Item #3 Transition Phase Services Pricing. Yes, the contractor will be able to submit monthly invoices.</p>
15	<p>C.3.19.2.7, page 163, states that the Contractor is responsible for damages that "...may be caused by Contractor's negligence or other incident." What is meant by "other incident", and how does this affect the contractor's liability?</p>	<p>Other incident can be interpreted as an accident caused by a contractors employee, a sub-contractor, or any one affiliated with the Contractor. The Contractor will be held liable for the any damages as a result of the actions of the contractor, sub-contractor or anyone affiliated with the contractor.</p>
16	<p>C.3.20.1.3 describes instances in which the contractor will not be reimbursed for call-backs of its maintenance staff. If the callback is NOT to deal with a repair or replacement that is "predictable per the manufacturer's recommendations", will the contractor be reimbursed?</p>	<p>Non-predictable call backs for emergency services call or replacement of parts and materials can be approved as reimbursable by the COTR.</p>

17	<p>C.3.7.1.1.3.b states that regular touch-up painting includes “spackling and sanding in high traffic common areas...” . C.3.7.1.1.3.c states that touch-up “shall not apply to high traffic common areas...” . Please clarify.</p>	<p>All high traffic and common areas shall be painted annually and at the direction of the COTR. Touch-up painting will be required in all areas as needed and at the request of the COTR.</p>
18	<p>How many cooling and heating seasons for equipment warranties is the installed Contractors responsible for at no charge to DGS?</p>	<p>All equipment has a minimum of a 1 year warranty held by the installing contractor at no charge to DGS. This one year warranty begins at the time of substantial completion. See Addendum No. 5 Item #2 Link for updated Construction Drawings.</p>
19	<p>How many cooling and heating seasons when issues arise is the control contractor responsible for at no charge to DGS?</p>	<p>All equipment (including the HVAC controls system) has a minimum of a 1 year warranty held by the installing contractor at no charge to DGS. This one year warranty begins at the time of substantial completion. See Addendum No. 5 Item #2 Link for updated Construction Drawings.</p>
20	<p>How many cooling and heating seasons when issues arise regarding equipment performance is the installed Contractors responsible for at no charge to DGS?</p>	<p>All equipment (including performance of equipment) has a minimum of a 1 year warranty held by the installing contractor at no charge to DGS. This one year warranty begins at the time of substantial completion. See Addendum No. 5 Item #2 Link for updated Construction Drawings.</p>
21	<p>Is the contractor responsible for CMMS for preventive maintenance programming?</p>	<p>Yes, the Contractor is responsible for CMMS for preventive maintenance programming.</p>

22	What is the contractor's responsibility for the Fitness Center Equipment?	The Contractor will be required to put the Fitness Center on a Preventative Maintenance contract.
23	Who is responsible for buying the fuel for the generator?	The Contractor is responsible for ensuring the generator is operational at all times. This includes the fuel purchase.
24	C.3.11.15.3 specifies that the initial water quality report shall be incorporated into the Building Operating Plan. However, the Building Operating Plan is due within 10 days of contract award, while the report about water quality is due 15 days after the contract start date. Please clarify.	Please provide the Building Operating Plan at the required due date of 10 days of the contract award with the water quality report section "Pending". After the 15 days following the contract start date, add the water quality report into the Building Operating Plan as an amendment. This section will need to be confirmed by the COTR to be accepted.
25	Will DGS provide lift equipment, if so what equipment will be provided?	DGS will not provide lift equipment.
26	What is the Vandalism Repair Threshold?	There is none. The Contractor will be reimbursed on a time and materials basis for all vandalism.
27	Please confirm there is no contractor repair liability threshold amount for this contract that the contractor is financially responsible for.	Confirmed.