

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts and Procurement Division

**SELECTIVE DEMOLITION AND ABATEMENT AT 2850 NEW YORK AVENUE, NE
RESPONSE TO QUESTIONS**

Q-1. Is there a Halon fire suppression system in the building that needs to be remediated?

Response: There is no Halon fire suppression systems in the building that need to be remediated.

Q-2. In Section 028213, pg 3, it states that “removal includes caulking”. Is this part of the scope of work?

Response: Expansion joint caulk is part of the scope as per the table on page 028213 – 40.

Q-3. In Section 028213, pg 3, it states that “removal includes built up roof and roof flashing” Is this part of the scope of work?

Response: Assumed ACM roofing material is part of the Scope of work in areas that will be impacted by the Scope of Work. All roofing materials are presumed asbestos until sampled and analyzed for asbestos content. The General Contractor shall provide sampling and analysis of all roofing materials to be impacted by the Scope of Work.

Q-4. In Section 028213, pg 3, it states that “removal includes exterior metal doors” Is this part of the scope of work?

Response: No. Exterior door removal is not part of the Scope of Work. The building exterior must be secure during and upon completion of the work.

Q-5. Does the ventilation equipment on the roof need to be removed? If yes, do the holes need to be covered once the equipment is removed?

Response: Where ventilation equipment on the roof is called out to be demolished, such work is to be completed. Yes, the holes need to be covered once the equipment is removed. It should be understood that if an object is called to be demolished, that implies removal from the premises of the owner’s property as well, unless noted otherwise. The Contractor is to coordinate the covering of holes after demolition work with the new penetrations during

new work. A typical detail for “Closure of Existing Roof Penetrations”, such as where ducts are being removed, is provided on detail B, drawing AD-103.

- Q-6. There is a Lead Paint Survey included in the RFP. Is the building to be abated for lead safe, lead free or neither?

Response: The Lead Paint Survey is for information purposes only. Refer to Specification Section 028319 – Lead Containing Materials Management and the Contract Drawings for the scope of work for lead containing materials and components.

- Q-7. On the roof, are all the goose necks, exhaust ducts, ventilator and vent piping to be removed? If so, are all holes to be repaired?

Response: Where goose necks, exhaust ducts, ventilator and vent piping are called out to be demolished, such work is to be completed. Some existing goose necks, exhaust ducts, ventilator and vent piping are existing-to-remain, as they serve the second floor Department of Public Works (DPW) tenant space. These locations are not called out to be demolished; therefore, they will remain. It should be understood that if an object is called to be demolished, that implies removal from the premises of the owner’s property as well, unless otherwise noted.

- Q-8. Upon completion, is temporary lighting to be furnished and installed throughout the building? If so, how many lumens are needed?

Response: Provide an average illuminance of 10 foot-candles throughout the building.

- Q-9. There is a railroad track behind the building, is there creosote in the railroad ties or ballast that needs to be removed? If so, is this part of the scope of work?

Response: Railroad track and ties are not in the Scope of Work.

- Q-10. Per DC Department of Employment Services (DOES), asbestos workers must be paid Hazmat Handler rate which is 70% higher than the common labor rate. Is this the proper wage rate OR will DGS submit an SF 1444 for additional wage classification if requested by Contractor at the Common Laborer Rate if proposed?

Response: Wages must comply with the latest Davis Bacon Wage Determinations for the specific trades.