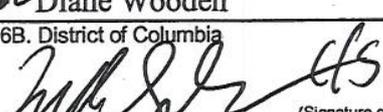


AMENDMENT OF SOLICITATION / MODIFICATION OF CONTRACT				1. Contract Number		Page of Pages					
						1	6				
2. Amendment/Modification Number DCAM-2008-R-0044-003		3. Effective Date June 20, 2008		4. Requisition/Purchase Request No.		5. Solicitation Caption Comprehensive Condition Assessment and Space Utilization Survey, Clusters 1 and 2					
6. Issued by: Office of Contracting and Procurement Construction, Design and Building Renovation 441 4 <sup>th</sup> Street, NW, Suite 700S Washington, DC 20001				Code LRT				7. Administered by (If other than line 6) Office of Contracting and Procurement Construction, Design and Building Renovation 441 4 <sup>th</sup> Street, NW, Suite 700S Washington, DC 20001			
8. Name and Address of Contractor (No. street, city, county, state and zip code)						9A. Amendment of Solicitation No. DCAM-2008-R-0044		9B. Dated (See Item 11) May 30, 2008		10A. Modification of Contract/Order No.	
Code		DUNS:		TIN		FEIN:		10B. Dated (See Item 13)			
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS											
<input checked="" type="checkbox"/> The above numbered solicitation is amended as set forth in item 14. The hour and date specified for receipt of Offers <input checked="" type="checkbox"/> is extended <input type="checkbox"/> is not extended. Offeror's must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning <u>2</u> copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) BY separate letter or fax which includes a reference to the solicitation and amendment number. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such may be made by letter or fax, provided each letter or telegram makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.											
12. Accounting and Appropriation Data (If Required) <i>To be cited on individual orders issued on behalf of participating agencies</i>											
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS , IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14											
X	A. This change order is issued pursuant to (Specify Authority): 27 DCMR, Chapter 36, Section 3603 The changes set forth in Item 14 are made in the contract/order no. in item 10A.										
	B. The above numbered contract/order is modified to reflect the administrative changes (such as changes in paying office, appropriation data etc.) set forth in item 14, pursuant to the authority of										
	C. This supplemental agreement is entered into pursuant to authority of:										
	D. Other (Specify type of modification and authority)										
<b>E. IMPORTANT:</b> Contractor <input type="checkbox"/> is not <input checked="" type="checkbox"/> is required to sign this document and return 2 copies to the issuing office.											
14. Description of Amendment/Modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible)											
Pursuant to Article 3, Changes Clause of the General Provisions (Construction Contract), Government of the District of Columbia Standard Contract Provisions For Use With Specifications for District of Columbia Construction Projects January 2007, the subject solicitation is hereby amended as follows:											
1. The closing date for receipt of proposals is hereby extended from June 30, 2008 by 2:00 P.M. local time to July 7, 2008 by 2:00 P.M. local time.											
2. Listed below is the response to questions that was submitted to the Office of Contracting and Procurement in writing as Request for Information, RFI Q01 through Q014, Q02.1 through Q2.10 and Q03.1 through Q03.3											
Except as provided herein, all terms and conditions of the document is referenced in Item 9A or 10A remain unchanged and in full force and effect.											
15A. Name and Title of Signer (Type or print)						16. Name of Contracting Officer Diane Wooden					
15B. Name of Contractor				15C. Date Signed		16B. District of Columbia				16C. Date Signed	
(Signature of person authorized to sign)										6/20/08	
						(Signature of Contracting Officer)					

(Continuation)

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14. Description of Amendment/Modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible).

Q01

Question: Ref RFP Section C.1 – What company is the incumbent contractor for condition assessment and space utilization surveys, if any?

Response: Faithful Gould and Facility Engineering Associate are two companies that are doing Condition Assessment currently. Space Utilization is not included in their contract

Q02

Question: C.2. Please provide the acceptable or preferred building classification standard expected of DC Government office facilities; e.g. is it to be “Class A?”

Response: The condition assessment is not based on building classification and such there is no preferred classification

Q03

Questions: C.3.1.3 – What is an acceptable second “street reference;” please provide examples? (Compare with C.3.1.4 information.)

Response: Second street reference is adjoining or on any other side of the subject building. For example streets references for Reeves Center are 14<sup>th</sup> Street and U Street.

Q04

Question: C.3.2 – What minimum certifications or licenses must an inspector possess to be “qualified” for on-site inspections?

Response: Preferably B.S in appropriate discipline. Most importantly inspector must be able to interpret engineering drawings and equipment manuals and make meaningful recommendations in writing.

Q05

Question: Ref C.3.5.i. “Systems;” please define what constitutes “each major piece of equipment?” This could have several meanings and unduly influence resource estimates, and, therefore, pricing.

Response: Vital components of a system are major piece of equipment. Good idea can be made from check list included in the scope of work. For example for HVAC system major piece of equipment are- Boiler, Burner, Circulation pump, AHU, Cooling Tower, Fan Coil Unit, Condensate Tank etc.

Q06

Question: C.3.5.ii. Please provide examples of “deficiencies?” Are these strictly Code violations, or does the Government have other standards for occupancy at variance with Code?

Response: Deficiencies are lacking of some element or characteristic; defective insufficient or inadequate state of a building systems. Examples include- leaking roof, broken windows, inoperable fixtures, failed equipment etc.

(Continuation)

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14. Description of Amendment/Modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible).

Q07

Question: C.3.9.2 In the sentence that begins, "Offeror shall check for flashing and connections..." the next part of that sentence does not correspond. Is there missing text?

Response: The sentence should read," Offeror shall check for flashing and connections for proper drainage on walls...."

Q08

Question: Ref RFP Section C.3.12. How does this section related to C.3.5.i; are these the same systems equipment being reported (a second time)?

Response: C.3.5 .12 and C.3.5 i are two different components.C.3.12 is about special structures and systems as indicated in Statement of Work.

Q09

Question: C.4 appears to be similar to C.3.12. Are these the same, or is another type of report to be created? If so, please provide more detail?

Response: C.4 clarifies the requirements of Equipment listing where as C.3.12 Defines the elements that are included for assessment survey as special structures and systems which may or may not exist in a particular facility.

Q010

Question: C.6. The final sentence with the ratio description does not appear to follow the narrative text in this same paragraph, as regards the definition of Facility Condition Index. Please explain further?

Response: This is due to typo error. The FCI Index shall be calculated by dividing the total capital as well as maintenance expenditure (Estimated for 6 year period) by the current replacement value of the building excluding land value.

Q011

Question: Ref C.9. Since there is more than one architectural standard commonly in use in North America, which version is most acceptable to the District?

Reponse: The version which is being followed by OPM. It is similar to what is being followed in MEANS Publications. The details shall be provided by OPM to the contractor after award of contract.

(Continuation)

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14. Description of Amendment/Modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible).

Q012

Question: C.10 does not specify a digital recording format standard for this project. Please clarify?

Response: Digital format JPEG

Q013

Question: Ref RFP section C.17. In order to reduce ambiguity, can the District please make available familiarization copies, or online (training?) versions of the ARCHIBUS and BICAS applications, such that we can evaluate their characteristics, e.g. ease of use? Who provides applications support for: 1) ARCHIBUS; and 2) BICAS?

Response: Not applicable. This requirement is changed by an amendment already issued

Q014

Question: Section D – Packaging and Marking. This section is usually found to include format for deliverables, and records of a project (specifically as related to preceding questions). Is this an appropriate location for these standards?

Response: We believe so

Q02.1

Question: C.2. Since an IFB (fixed price?) is envisioned for the second step of this procurement, please quantify for bidders the following instruction; “The work requirement shall entail cross referencing of real estate data maintained by OPM..” What data is available, on how many properties; in order that bidders can understand the workload?

Response: For almost all buildings street address, ward number, gross square foot, year of construction and past condition survey reports are available. However, Offerors as mentioned in the statement of work should presume that no data is available.

Q02.2

Question: C.3.1.10 – This doesn’t seem to be a sentence; could the District please revise it such that bidders can understand the intent?

Response: Response: Environmental data particularly ACM related data shall be provided by OPM for inclusion in the condition assessment report.

Q02.3

Question: C.3.1. (after 3.1.10) Last sentence – is there a checklist for completing space utilization descriptions for the real property, as relates to the previously discussed ones?

Response: Space utilization data shall be presented floor by floor, in a table form with column for room number, area, number of personnel, agency and items of furniture. Offerors can come out with their own formats so long as required information about space utilization is furnished.

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14. Description of Amendment/Modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible).

**Q02.4**

**Question:** The following sentence seems to limit the offerors' responsibilities to be solely "updating and validating existing" floor plans; "The Offeror shall conduct a field survey of identified facilities or structures in the population for the purpose of updating and validating existing architectural floor plans." This not only shifts all the risk to DC, it is in direct conflict with C.2, which indicates there is an inconsistent level of real property documentation. This is correct to describe the workload for which

**Response:** This statement of work is to be read and understood in its entirety and by one paragraph alone.

The space utilization data is to be furnished floor by floor in a table form with columns indicating room number, area; number of personnel, agency and items of furniture.

**Q02.5**

**Question:** C.3.4. For fixed price bidding; please quantify the following sentence fragment as regards to the amount of work to be done; "Where such information is not available Offeror has to create by own efforts?"

**Response:** For a comprehensive condition assessment and space utilization survey certain data and information is necessary. For illustration some of the data is mentioned in C.3.4. The last sentence makes it clear that it is the responsibility of the contractor to collect all necessary data required for a comprehensive condition assessment and space utilization survey and analysis by his own efforts if not available with OPM.

**Q02.6**

**Question:** C.3.5.vii. (as relates to instructions in C.2) How shall bidders quantify the following instruction for systems equipment on which there are no records, and/or which are not in current production; "Provide Annual Preventive Maintenance schedule for installed equipment?"

**Response:** Annual Preventive Maintenance items do not require previous maintenance record. Preventive Maintenance items list is prepared from manufactures manuals/recommendations, experience of maintenance personnel and on the basis of published literature of professional organizations/Associations.

**Q02.7**

**Question:** C.3.9.2. Please define "accepted practice" as contrasted with the mandatory building codes?

**Response:** Accepted practices are those which come in practice based on common sense and/or based on opinions and recommendation of experts as opposed to mandatory codes. For example cleaning of downspouts and drain pipes are not required by codes but is generally accepted practice for prolonging the life of a roof.

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14. Description of Amendment/Modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible).

Q.02.8

Question: C.9.3.2. Please help us understand, in the absence of established real property archives (per C.2), how bidders can supply DC with warranty records, e.g. when the age and installing firm are uncertain?

Response: There is no C.9.3.2 paragraph in statement of work. Warranty data generally shall be available with user agency.

Q02.9

Question: Each completed report shall include equipment list in a tabulated form indicating make, model, manufacturer's name, capacity/ rating and year installed. How is the age determination (year installed) to be done in the complete absence of records (as described in C.2)?

Response: Clarifies the requirements of Equipment listing where as C.3.12 defines the elements that are included for assessment survey as special structures and systems which may or may not exist in a particular facility."

Q.02.10

Question: C.5.1. The first sentence appears to be missing a verb before the word "meant." Please edit such that bidders can fully understand the intent?

Response: The sentence in our opinion conveys the sense that equipment list is to be furnished with certain minimum required information for each equipment.

Q03.1

Question Does OPM currently have the Archibus software or is it planning to acquire it?

Response: No. OPM does not have Archibus for condition Assessment nor it is planning to acquire one.

Q03.2

Questions: Does OPM currently have an "existing BICAS System"? If so, is it expected that the selected Contractor will provide a new web-based BICAS System that interfaces with the current BICAS System?

Response: Yes. OPM has BICAS system. No, contractor is not required to provide any new web based system.

Q03.3

Question: If the BICAS System does not exist or is not operational will the new web-based BICAS System that is provided by the Contractor be expected to interface with the Archibus software?

Response: Not applicable.