

**Pre-Solicitation Notice for Consolidated Maintenance Services
for One Judiciary Square, Reeves Center & 95 M Street
Solicitation No: DCAM-2009-R-0168**

Purpose:

The purpose of this solicitation notice is to acquire information from Contractors who have expertise and capability to provide consolidated maintenance services including management, operation, labor, materials, supplies and equipment to three (3) DC facilities namely:

- 1) Reeves Center – 2000 14th Street, NW
- 2) One Judiciary Square Building – 441 4th Street, NW
- 3) DMV Admin – 95 M Street, SW

Detailed requirements and instructions will be provided through a formal solicitation. A formal solicitation has not yet been developed, however a solicitation is planned for release during fiscal year 2010.

A Pre-Solicitation Conference will be held on Tuesday, July 21, 2009 at 2:00 pm at One Judiciary Square building located at 441 4th Street, NW Room 1107-S and will consist of a briefing, followed by an open question and answer session. At the conference, the Office of Property Management (OPM) Contracting and Procurement Division and the Facilities Division will provide an overview of current issues and building requirements.

The following scheduled site visit on each facility will follow after the conference:

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| 1) Reeves Center | - July 22 nd , Wednesday, 9:00 am |
| 2) One Judiciary Square Bldg. | - July 22 nd , Wednesday, 2:00 pm |
| 3) DMV Admin | - July 23 rd , Thursday, 9:00 am |

It is requested that interested parties submit no later than August 4, 2009, a response that includes, but is not limited to, questions and recommendations for the solicitation. The responses should be submitted to (janet.concepcion@dc.gov). If you cannot submit to that address, you may submit your response via mail or courier to:

The Bid Room
2000 14th Street, NW, 3rd Floor
Washington DC 20009
Attn: Consolidated Maintenance Services
DCAM-2009-R-0168

For questions regarding this notice, you may call (202) 671-2342.

Description:

The District of Columbia Office of Property Management is inadequate in providing a consolidated scope of work for three (3) facilities namely OJS Building, Reeves Center and 95 M Street because of their different description, requirements and set of equipment.

Goal:

The District of Columbia is seeking for a contractor or contractors to provide consolidated maintenance services to these three (3) facilities for a base year with four 1year options. The Contractor shall be fully responsible for Operations, Maintenance and Repairs (OM&R) services for the Facilities which includes the following:

- 1) HVAC
- 2) Fire Alarm
- 3) Elevators, Lift and Escalators
- 4) Generators and UPS
- 5) Oil & Gas Burning System
- 6) Landscaping
- 7) Pre-Treatment, Snow and Ice Removal
- 8) Landscaping Irrigation System
- 9) Custodial/Janitorial

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