

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. Contract Number DCAM-2010-R-0188	Page of Pages 1 1	
2. Amendment/Modification Number DCAM-2010-R-0188-003	3. Effective Date See 16C	4. Requisition/Purchase Request No.		5. Solicitation Caption Consolidated Maintenance Services for DOES Headquarters	
6. Issued By: D.C. Department of Real Estate Services Contracting and Procurement Division 2000 14th Street, NW 5th Floor Washington, DC 20009		Code	7. Administered By (If other than line 6) D.C. Department of Real Estate Services Contracting and Procurement Division 2000 14th Street, NW 5th Floor Washington, DC 20009		
8. Name and Address of Contractor (No. Street, city, country, state and ZIP Code)			(X)	9A. Amendment of Solicitation No. DCAM-2010-R-0188	
				9B. Dated (See Item 11) October 14, 2010	
				10A. Modification of Contract/Order No.	
				10B. Dated (See Item 13)	
Code	Facility		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. Offers 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>1</u> copy 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 ACKNOWLEDGEMENT 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 change 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)					
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14					
A. This change order is issued pursuant to: (Specify Authority)					
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 date, etc.) set forth in item 14, pursuant to the authority of 27 DCMR, Chapter 36, Section 3601.2.					
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 <u>1</u> copy to the issuing office.					
14. Description of amendment/modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible.)					
Solicitation No. DCAM-2010-R-0188 for consolidated maintenance services for DOES Headquarters is hereby amended as follows:					
1. The attached Responses to Questions are herein incorporated as Attachment A.					
2. The submission of proposal is extended from November 5, 2010 to November 10, 2010 at 2:00 p.m. (local time).					
3. All other Terms and Conditions remain unchanged.					
Except as provided herein, all terms and conditions of the document referenced in Item (9A or 10A) remain unchanged and in full force and effect					
15A. Name and Title of Signer (Type or print)			16A. Name of Contracting Officer Lolisa Simms		
15B. Name of Contractor		15C. Date Signed	16B. District of Columbia		16C. Date Signed
(Signature of person authorized to sign)			<i>Lolisa Simms</i> (Signature of Contracting Officer)		11-3-10

**DCAM-2010-B-0188  
RESPONSES TO QUESTIONS**

- 1) Q - Regarding the rate for the aforementioned bid, the solicitation mentions the use of Living Wage AND the Wage Determination. Which rate applies?

A – Both should be referenced and whatever is higher must be used. Please read Attachments J.1.2 and J.1.3 in its entirety.

**Fire Life Safety**

- 2) Q - Other than the two dry pipe valves that serve the garage, are there any other dry sprinkler systems or pre-action sprinkler systems? If so, how many of each? If pre-action, how many smoke detectors are connected?

A – No

- 3) Q - Currently, the building has construction fire extinguishers on- site, will the City provide extinguishers for the building or is it the contractors responsibility (how many and what type?).

A – The DOES building will have new fire extinguishers installed at locations identified on the contract documents.

- 4) Q - How many water flow switches and tamper switches are installed on the sprinkler system?

A – 12- Flows  
28- Tampers  
2- pressure switches for the dry system and 2 low switches for the dry system

- 5) Q - Are there any clean agent suppression systems, i.e., FM200, Inergen, FE 227 systems, etc? If so, how many systems and how many smoke detectors are associated with each?

A - No

**Custodial**

- 6) Q - How many day porters/maids are required?

A – To be determined by contractor.

- 7) Q - Are any day staff hours required to be set aside for the COTR?

A – In addition to contract specified meetings, communication with COTR/building manager shall be regular and ongoing.

- 8) Q - Is day cleaning required for secure or other areas within the building?

A – Day Cleaning is not *required*; there are no secure areas in the building.

9) Q - Please provide the name of the manufacturer of the carpet, type and any required maintenance system?

A – Lees (Mohawk) Carpet, 5011b8342, grey patterned and LT095- solid charcoal.

10) Q - What is the exact cleanable square footage?

A – Approximately 172,000 sq. ft.

11) Q - Is the entire parking garage next door (WMATA) going to part of the contract for window washing, lighting repair, general maintenance, snow removal, landscaping, etc.?

A – No. WMATA will maintain the entire garage.

12) Q - What are the days/hours of operation for the Community Center (M-F or M-S)? And what is the square footage for this space?

A – Hours of operation have not been determined yet. The approx size of the Community Room is 2,600 sq. ft. After hours operation is expected for which contractor shall be responsible for onsite monitoring and support during such events.

13) Q - C.3.92.5, page 93, **Related Services**, please clarify the responsibility of the contractor, is the contractor required to perform these services at no cost to the district at the stated minimum frequencies?

A – Yes

14) Q - Please clarify, C.3.92.4 Cleaning Standards pg.93,#16 & 17 window cleaning is eight feet (8') and below ground level, C.3.92.7,X, pg.100 is the same but under C.3.92.5, pg.93 it states window cleaning, is it the entire window/glass above eight (8') feet?

A – The daily cleaning standard (C.3.92.4 pg.93, # 16 & 17) is 8' and below...basically what is seen at street level. The window washing as specified in C.3.92.5 is meant for the entire building, roof to street level, interior and exterior.

15) Q - C.3.92.7 pg.99 V. Clean exercise room and lounge. Is the contractor responsible for cleaning and maintaining the equipment?

A - Yes, for cleaning equipment and room; No, for maintaining or repairing.

### **Waste Disposal**

16) Q - What size containers are required for trash and recycling?

A – Undetermined at this time; contractor to determine based on volume and need.

17) Q - What is the expected weekly frequency for each?

A – To be determined by contractor, ensuring no overflow or rodent/vermin infestation.

18) Q - Where will these containers be placed? (Inside? outside loading dock?)

A - Outside loading dock.

## **Operations and Maintenance**

19) Q - There seems to be a lot of water treatment chemical on site, is this part of the Attics Stock or monitoring?

A – A (1) year supply of water treatment chemicals for the open recirculating system is provided.

20) Q - Can you provide the Attic Stock Inventory list for the project?

A – See Attachment 1 “Attic Stock”.

21) Q - Can you provide a copy of the lighting, mechanical/plumbing, electrical and Fire life Safety equipment and system schedules from the project technical library for this project?

A – See Attachment 2 “Equipment Schedule”.

22) Q - In the pre-bid conference you mention that there are systems/equipment that are under monitoring with contractors, please explain what monitoring means; please identify what equipment and systems, what period of time will the contractor be responsible for the equipment and system while under monitoring. Additionally, when will the contractor have full responsible for the equipment/systems?

A – Typical monitoring that occurs for fire alarm and elevators in case of a situation occurring. Unless otherwise specified, all equipment and systems will be under a one year warranty after substantial completion (~December 2010).

The contractor will have full responsibility for maintenance and PM on all equipment and systems (except elevators – 1year) at start of contract; there are simply warranties in place that can be exercised if needed.

23) Q - Has the District awarded any maintenance service contracts for any of the equipment/systems and for what period? If so, will those subcontractors report to the District or the contractor? What is the length of those contracts?

A – Yes. The elevators will be under a maintenance contract for a period of one year commencing at final acceptance (~December/January). The contractor will be responsible for oversight of this contract, ensuring proper services and PM is received and performed.

## **Systems**

23) Q - Please verify the following C.3.1.32 Exclusions (C.1.2.60, C.1.2.61, C.1.2.67, & C.1.2.68)

A - Yes, C.3.1.32 items are exclusions as written.

Section C.1.2 are all definitions; therefore, refer to contract SOW for exclusion and inclusion details.

- a. C.1.2.60 – cleaning as requested – not equipment maintenance;
- b. C.1.2.61 – included;
- c. C.1.2.67 – excluded;
- d. C.1.2.68 – included

## **General**

24) Q - Will the District consider an extension of the proposal submission date of at least ten (10) days following receipt of answers to our questions?

A – Visit the OCP website at [www.ocp.dc.gov](http://www.ocp.dc.gov) for any extension.

25) Q - Will there be a requirement for contractor's personnel to be union?

A – No.

26) Q - When will the building be commissioned?

A – The basic building commissioning will be complete before award of this contract.

27) Q - What responsibilities will the contractor have in regards to the parking structure?

A – The parking garage under the office building is the complete responsibility of the contractor to maintain. Regarding the adjacent WMATA parking structure...See Question #11

28) Q - Which equipment is under warranty and for how long?

A – See Attachment 3 "Warranty List".

29) Q - Is there a requirement or recommendation as far as number of personnel or is that at the discretion of the contractor?

A - At the discretion of the contractor; however, service level/performance expectations must be achieved as specified in the solicitation.

30) Q - Will the monitoring contract for the FLS and Elevators be transferred to the Prime Contractor? If so, what is the monthly cost?

A - The Contractor shall be responsible for oversight. During the time the existing monitoring contract is in place, the Contractor's contact information will be provided to the vendor as the primary/first responder. When the existing service term is complete, the Contractor is responsible for engaging in the same or similar third party monitoring service for FLS and Elevators.

31) Q - What building systems and components are being monitored by the Metasys system?

A - At present it includes the HVAC system, garage ventilation system. The system has the capability of increased systems to be monitored.

32) Q - Is CO2 in the garage monitored by the Metasys system?

A - Yes

33) Q - Will the prime contractor be responsible for the maintenance of the entire parking structure or just the lower 1 ½ floors (107 spaces)?

A - Yes. See Question #27.

34) Q - Will the building be commissioned by 11/5/10?

A - See Question #26.

35) Q - Are the "hands-free" plumbing devices battery operated or hardwired? If battery, how many of each device?

A - The urinals are Zurn waterless.

36) Q - What is the Waste Removal Program for the facility (ie: equipment requirements and what type)? Also, how will solid food, recycled items and cardboard be handled?

A - See C.3.92.7g, h, i, j, k, l, m, n, and o.

37) Q - Will there be any interior plant maintenance? If so, please provide the quantity, and location of each plant.

A - Unknown at this time; however, not likely that there will be interior plant maintenance.

38) Q - Will DRES be providing phone and DCnet connections?

A – The building is equipped with DC Net VoIP connection and phones.

39) Q - Will DRES be providing office furniture for the on-site staff?

A – No.

40) Q - Will DRES be provide engineering tools to be used only at the site?

A – No – see contract for tools ownership information at end of contract term.

41) Q - Will DRES be providing a Letter of Authorization for the protected keyway and cylinders?

A – No. Authorization will remain with the District (COTR/Bldg Manager/Area Manager and other District employees as deemed necessary).

42) Q - What is the quantity of Sloan Waterless Urinals and the model number?

A – There are between 20 and 25 waterless urinals in the building.

43) Q - What are the insurance requirements for subcontractors?

A – The Prime Contractor is responsible for the insurance requirements in accordance with Section I.8.

44) Q - Please provide the equipment warranties with construction handouts and coverage amounts.

A - See Question #28.

45) Q - Reference Section B, B.3 Parts and Materials. This paragraph indicates the Government will provide all parts and materials required for the firm fixed price performance of this contract or such items shall be reimbursable to the contractor at actual cost. This is very unusual for a Facilities Service Contract. Please confirm if this is the Governments intent. (A/R)

A – The paragraph indicates the government *MAY* provide parts or materials, ...

46) Q - Reference Section C, C3.1.26 EMCS Control Systems. Attachment J.1.5 does not list this system. Please provide a listing of these systems indicating the manufacturer's name and type of EMCS system.

A – Building Control System is Johnson Controls MetaSys.

47) Q - Reference Section C, C3.6 Electrical Distribution Systems and UPS systems. Attachment J.1.5 Equipment Lists does not provide detailed electrical equipment information for Facility. To allow us to properly estimate the required PM costs for these systems, please provide these listings.

A – There is no UPS system in the building.

48) Q - Reference Section C, C3.18.2 Underground Storage Tanks. Attachment J.1.5 Equipment Lists does not provide detailed information on these systems. Please provide the size and other relevant information for fuel tanks and there respective monitoring systems.

A - There are no underground storage tanks.

49) Q- Reference Section C, C 3.24.3 UPS Systems. Attachment J.1.5 Equipment Lists does not provide the size or detailed information. Please provide a listing of each UPS system indicating the manufacture's name, model number and serial numbers. Also, please indicate the number of batteries per system.

A - There is no UPS system.

50) Q- Reference Section C, C3.10.2 CMMS Supplemental System. During the prebid conference it was discussed that the Governments FAST system does not have a calendarized preventive maintenance management module to print monthly PM tickets and the contractor would be required to provide this system as part of the firm fixed price contract. Please confirm this requirement. Also, will this supplemental system become the property of the Government upon completion of this contract?

A - See section C.3.10.6.

51) Q - Reference Section C, C 3.22, Fire Alarm Systems. Attachment J.1.5 Equipment Lists does not provide any information regarding these systems. Please provide all available information for each building including device types and counts. Also, please list all dry agent and Halon-FM 200 systems and their respective sizes.

A – Points for FLS is not available. There is no Halon FM-200 systems used in the building.

52) Q - Reference Section C, C 3.44 Maintenance Painting. Please indicate the size limit at which maintenance paining becomes a reimbursable project.

A - Becomes reimbursable upon approval by the COTR. Touch up comprises a partial area or space (floor to ceiling...not an entire room or both sides of a corridor).

53) Q - Reference Section C, C 3.47 Roof Inspections. Please provide information regarding the type of roof, manufacturer, installer, any existing warranty information.

A – Roof Type: Hot fluid applied roof

Installer: Prospect Roofing

Warranty: 20 years

54) Q - Reference Section C, C 98.10.d Telephone, please indicate the number of cell phones to be provided to the Government representatives.

A - Contractor shall **NOT** provide the District cell phones. The statement "...the contractor shall furnish District pagers, cell phones (with e-mail capability)..." means the phone numbers shall be local numbers, not a long distance area code. Blackberry devices are preferred, and shall be compatible with the DRES FAST application.

55) Q - Reference Section C, C 3.98.20 Non-Destructive Tube Cleaning & Testing. Please provide the frequency at which this service is to be performed.

A - Per Manufacturer specifications/industry standard, as approved by the COTR.

56) Q - Engineering and Maintenance Staffing, during the walk through it was discussed that the facility will have contractor staffing on-site Monday through Friday including a Property Operations Manager, Chief Engineer and Administrative Assistant and Custodial Manager. Please confirm this requirement. Can the contractor offer staffing alternatives to this requirement?

A - Alternative staffing for on-site Chief Engineer is not an option; alternatives for Custodial Services Manager is not desired but if staffing alternative meets the need and contract requirement for service levels, the District will consider. All others, see section C.3.11.

57)Q - Does the Government own the trash receptacles and dumpsters/compactors or are these to be provided by the Contractor? If they are to be contractor provided, what is the size and expected frequency of pulls for these dumpsters.

A - Receptacles will not be provided by the government; size and frequency to be determined by the contractor.

58) Q - Reference Attachment J.1.5 Equipment Lists, No detailed information is provided regarding the elevator equipment other than quantity. Please provide detailed information regarding the manufacturer, equipment type and number of stops per elevator to allow us to accurately price this service.

A – Collins Elevator

**Electric Geared Traction**

Elevator #1 Capacity - 3500

Elevator #2 Capacity - 3500

Elevator #3 Capacity - 3500

Elevator #4 Capacity - 3500

Elevator #5 Capacity - 3500

Elevator #6 Capacity - 3500

**Hydraulic**

Elevator #7- Garage to 1st Floor - Capacity 35

59) Q - Reference Attachment J.1.5 Equipment Lists, no information is provided regarding the quantity, size or locations of below ground storm water retention or filtration systems. Please provide this information to allow us to properly price annual certifications and registrations of these systems.

A – There is no storm retention/filtration system on site.

60) Q - Reference Attachment J.1.5 Equipment Lists, this listing does not clearly identify oil and gas burning equipment by type. Please clarify as this is priced separately by facility.

A – The only oil burning equipment is the emergency generator.

61) Q - Reference Attachment J.1.5 Equipment Lists, This listing does not indicate landscape irrigation systems or provide any details. As this is priced separately, please provide detailed information including controller type, number of zones, number and type of heads etc.

A – There is no irrigation system.

62) Q - Reference generator diesel fuel. The RFP indicates the contractor is to provide fuel for the emergency generators as a component of the firm fixed price. Please confirm this requirement.

A - Confirmed. See Section C.3.38.5 – Fuel.

63) Q - Reference Window Cleaning. Will the Contractor be required to clean the interior Lobby-Atrium windows as a part of this contract? If so, what is the required frequency?

A - Yes. See contract section C.3.92.4 Cleaning Standards; C.3.92.5 Related Services; and C.3.92.7e Clean and Maintain Corridors, Lobbies and Entrances.

64) Q - Reference Employee Parking. Will the government provide parking for contractor personnel at the Facility? If not, is parking available for rent and if so at what monthly rates?

A - One provided, others as available for a fee; approximate rate, less than \$100/month.

65) Q - What are the normal working hours of the building?

A – Estimated at 8:30am to 5:30pm. However, these hours are subject to change based on tenant requirements upon occupancy.

66) Q - Does the DC Government supply and pay for the elevator, fire alarm and BAS phone lines?

A – Yes

67) Q - Will the mechanical rooms be painted before the contract starts?

A – Mechanical rooms will be painted before contract starts.

68) Q - What is the anticipated start date for the contract?

A – January 1, 2011.

69) Q - Ref: C.3.26.4 & C.3.26.6 – please provide a frequency for the required samples.

A – Contractor shall propose frequencies in accordance with various required water treatments as outlined in section C.3.26 – Water Treatment.

70) Q - Is a load bank installed in the building?

A – There is a load bank attached to the generator.

71) Q - Please provide a detailed listing of all mechanical, electrical and other maintenance worthy equipment.

A – Maintenance is required on all building systems and equipment.

72) Q - Are coupon racks installed in the water treatment system piping?

A - No

73) Q - Can the district provide the exterior landscaping plan showing the shrubbery, grass areas and boundaries to be serviced?

A – The floor plans include the exterior landscaping layout.

74) Q - In the scope of work it states “the maintenance plan should be performed from April to September”, it is the district intends to not perform maintenance after September?

A – Unsure from what section of the contract this question is derived. However, there are NO portions of the facility that shall be ignored, regardless of the time of year.

75) Q - How many visits per month are expected?

A – Unsure from what section of the contract this question is derived.

76) Q - Is the district providing the seasonal plants or is it the responsibility of the contractor and should we price that requirement as part of the contract?

A - The District is NOT providing the seasonal plants; it is the responsibility of the contractor. However, there is no grass, only shrubs...see plans for location (Attachment 4)

77) Q - In Section C.1.1 the RFP refers to work being performed in accordance with "21 U.S. Law American National Standard Institute (ANSI) Latest Version". This is a safety code that governs window washing. However there is no mention of providing roof anchor certification which is a part of ANSI Standards. Should this be included in our pricing?

A – Yes.

78) Q - The following excerpt from the RFP refers to window washing expectations "10. Window Washing: The Contractor shall maintain all windows and glass as clean, free of streaks and stains. The Contractor shall remove all paints, putty, film and foreign matter from associated frames, sills and sashes. Contractor shall perform complete facility window washing, interior and exterior, twice per year." Removing paint, putty, film, and foreign matter would typically be associated with a post construction clean. That type of cleaning is usually performed by the construction company before turning the building over to the owner. Will this be performed by the construction company?

A – Post construction cleaning will be performed.

79) Q - C.3.11.1 Key Personnel the RFP states: "...The Key personnel shall have worked on similar facilities of similar size and complexity for a minimum of three (3) years. In addition to experience, the Key Personnel shall be fully certified in all LEED Gold Standard Requirements and Services". Do the key personnel have to be designated by the USGBC as a LEED AP? What is the District's definition of "fully certified"? If so, for how long must the key personnel have had a LEED AP designation or is there not a time requirement? Also, related to this, must these key personnel have 3 years experience in a LEED designated building?

A – The key personnel do not have to be a LEED AP. As identified in the solicitation, the key personnel must have 3 years experience in a LEED designated building; not having the commensurate experience does not completely disqualify contractor from consideration. However, Contractor shall demonstrate the amount of experience held and any intent to obtain certifications and the District will review and score this section as appropriate.

80) Q - C.3.43 Locksmith Services. Is contractor responsible for key replacement for furniture/cabinets or safes?

A – No. Locksmith services refers to office, corridor, mechanical room (or other DRES support space) doors; not furniture or cabinets, or safes.

81) Q - C.3.70.9 LEED gold Standard Requirements – Is a copy of the Commissioning Systems Manual available?

A –The LEED Checklist will be provided to successful Offeror.

82) Q - C.3.91.2 We have assumed since there is no turf, that there is no irrigation system. Is this correct?

A – There is no irrigation system.

83) Q - What is the specific square footage of the roof covered by the sedum roof?

A – Approximately 24,750 sq. ft.

84) Q - C.3.92.7 Specifications for Basic Daily Cleaning, b – since this is a new building, can we assume that the initial dispensers including toilet seat covers, toilet tissue dispensers, towel and soap dispensers are initially supplied. If so, can the manufacturer's nomenclatures be provided so replacement items can be purchased to match exactly in advance?

A – Relevant information will be provided to successful offeror.

85) Q - C.3.92.7 Specifications for Basic Daily Cleaning, z. Clean Designated Exterior smoking areas. Are there going to be smoking areas since the recently expanded no smoking DC laws implemented this past summer for space 25' outside of buildings?

A – Regardless of the new ordinance, exterior areas of the building where people may smoke shall be policed as stipulated in the contract.

86) Q - C.3.92.8 Related Service 8- Strip, Seal and Maintain Garage Floors - The garage maintenance includes annual striping and sealing of the garage (2 coats). Could you please tell us if this will be done initially and if so, specifically what type of sealer will be initially used?

A – The garage will have an initial sealer applied as part of the Construction Contract.

87) Q - C.3.92.8 Related Services – 11. Venetian blind Cleaning. Since this building does not have venetian blinds, is there a specification for how and frequency of the cleaning of the roll up blinds currently installed? Could the manufacturer's recommended cleaning specs be provided?

A – Manufacturer's recommended cleaning specifications are not available at this time. However, consistent with other contract components, roll-up blinds shall be maintained free of dust, dirt, spots, and marks.

88) Q - C.3.98.10 d. Telephone – Please define "...District pagers, cell phones (with e-mail capability) and wireless messaging devices related to the performance of this contract to its employees..." Who specifically should we assume we will be providing these for – the on-site employees or any DC employees working on or with this project?

A – Duplicate. See Question #54.

89) Q - C.3.98.28 Recognized Holidays -If operations are required on a holiday is staff not compensated at the standard holiday overtime rate? Please clarify what "special and unique" services are?

A – See notes ii after section C.3.98.28. Special and unique services are services that may relate to that specific holiday; e.g.: some facilities are open on inauguration day to support the activities/events of the city. Also, Some DC government buildings are open on holidays because they provide a public service (MPD, FIRE, etc.). It is not anticipated that this location will be open for any of the listed holidays.

90) Q - C.3.98.38 "ON THE SHELF" Replacement Parts and Materials. Since this is a new building, will there be any initial inventory at all or should Contractor assume they need to provide and stock initial replacement parts and materials not covered under initial warranties.

A – Yes, see Attachment 1, "Attic Stock".

91) Q - G.2 Invoice Submittal – please clarify or provide an example of itemized invoices for base services now required.

A – Examples will be provided to successful offeror.

92) Q - Will office space and furniture be provided for the "Key Personnel" along with the required on-site building administrative support person?

A – Sufficient office space will be provided for key personnel; contractor shall determine who on their staff shall utilize space. Furniture will not be provided.

93) Q - Since the lobby has not been finished, are there plans for interior plants/planters? If so, is the contractor going to be responsible for contracting? If so, are specifications available? Are there any plans for furniture, other decorations that we should be aware of?

A – Not known at this time.

94) Q - Are there any plans for exterior annual flowers? Since the building is under construction, it is difficult to distinguish whether any beds will be planted with annuals?

A - Exterior will be primarily hard-scape with minimal shrubs. See plans for location.

95) Q - Could you provide the specifications of the lobby directory?

A – Not available at this time.

96) Q - Can you provide the specifications on all the tiled floors including the lobby and specific corridor epoxy terrazzo and the tile in common hallways and manufacturer's recommended cleaning specifications?

A – Standard manufacturers recommended cleaning specifications.

97) Q - Can you provide the length of warranty (and from what date) for each and every piece of equipment, systems and components within the building?

A – Unless otherwise specified, all equipment and systems will be under a one year warranty at substantial completion (~December 2010).

98) Q - Are there any private restrooms not accounted for from the walk thru? We were told 20 restrooms plus the fitness center restroom/shower rooms.

A – No private restrooms. There are presently 21 common area restrooms in the building.

99) Q - What is the approximate estimated number of visitors at this building per day?

A - Unknown. However, DOES, Department of Employment Services is a service agency that provides employment related services and training to the District of Columbia Residents, Summer Youth Program, unemployment benefits, etc.

100) Q - The RFP says there are desk-side recycling containers. Will we be required to pick up recycling from individual desks? Would the District be opposed to a centralized recycling as an alternate to desk side recycling?

A - Even though there will be desk side recycling containers, employees are responsible for emptying them into centralized multi-port containers. However, there may be instances where periodic p/u will be needed from some individual desks/offices.

101) Q - Could the district please provide the % breakdown of Carpet to hard floor surface area?

A – No. Offeror's responsibility at site walk through.

102) Q - Would the District please provide an estimate of additional utility work and or emergency janitorial requests?

A – Unknown.

103) Q - Would the District be able to provide floor plans for the properties?

A – Yes, see Attachment 4.

104) Q - Would consideration be given to Day cleaning vs. the traditional night cleaning?

A – Yes, consideration will be given, as long as outcome yields satisfactory conditions/results and is not a disruption to tenants.

105) Q - What internet access will be available to the on-site staff team? T-1? Can you provide the specifications and any costs if any?

A – Internet access will be provided through the District's VoIP.

106) Q - The proposal is required to be printed on bond paper – can the 4 additional copies be printed on regular copy paper?

A – Yes

107) Q - If the due date is extended, can additional questions be submitted as long as they are submitted more than 9 days before the new due date?

A – No

108) Q - Could you please provide the extent and size of storage space available for janitorial supplies including consumables and equipment?

A – Offerors should refer to the District provided floor layout drawings which show janitorial spaces, closets.

# **Attachment 1**

## **Attic Stock**

## ATTIC STOCK LIST

Section	Description	Extra Materials	material	quantity
1782	Spare Parts And Maintenance Materials	<p>A. Package in clearly identified containers, or install where indicated.</p> <ol style="list-style-type: none"> <li>1. Indicate trade name, stock number, size, color, etc.</li> <li>2. Indicate where product is to be used.</li> <li>3. Indicate name, address and phone number of closest supplier.</li> </ol>		
8310	Access Panels	Furnish two stone access doors	Stone Access Doors	2 doors
8710	Door Hardware	<p>A. Furnish full-size units of door hardware described below, before installation begins, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <ol style="list-style-type: none"> <li>1. Two door closers of each type used (1-RH and 1-LH of each type).</li> </ol>	surface clr 4041-DEL surface clr 4041-H-DEL surface clr 4041 surface clr 4041-H surface clr P4041-DEL surface clr P4041 surface clr P4041-EDA surface clr P4041-H-EDA surface clr P4041-CUSH surface clr P4041-H-CUSH surface clr P4041-DEL-EDA surface clr P4041-H-DEL-EDA surface clr P4041-DEL-CUSH surface clr P4041-H-DEL-CUSH concealed clr 2034 concealed clr 2030 repair kit doorlock solenoids	2 closers 2 closers 1 kit 10 solenoids
9310	Ceramic Tile	<p>A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <ol style="list-style-type: none"> <li>1. Tile and Trim Units: Furnish quantity of full-size units equal to amount indicated for each type, composition, color, pattern, and size used in the project.</li> <li>2. Grout: Furnish quantity of grout equal to 3 percent of amount installed for each type, composition, and color indicated.</li> </ol>	CT-19,-20 (floor lobby) CT-6,-13 (floor restrm) CT-17,-18 (wall restrm) CT-4 (wall restrm) CT-1, CT-10 (wall galley) GRT-1 GRT-2 GRT-3 TB-1, 10½ h TB-1, 11½ h TB-2, 10½ h TB-2, 11½ h	35 tiles or 7 cartons 48 tiles or 4 cartons 55 tiles or 5 cartons 50 tiles 16 tiles 10 lbs 10 lbs 10 lbs 2 pieces 2 pieces 2 pieces 2 pieces
9440	Plastic Matrix Terrazzo	Furnish quantity of terrazzo base equal to 2 pieces for each height and color installed.		
95110	Acoustical Ceilings	<p>A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <ol style="list-style-type: none"> <li>1. Acoustical Ceiling Panels: Full-size panels equal to 2.0 percent of quantity installed; provide 96 ACT-1</li> <li>2. Suspension System Components: Provide 1 carton for each suspension system component.</li> </ol>	ACT-1 (2'x2'x3/4") ACT-3 (2'x4'x5/8") ACT-7 (2'x4'x-) 9/16" - main beam 12' - cross tee 4' - cross tee 2'	96 tiles or 8 cartons 68 tiles or 12 cartons 3 tiles 20 or 1 carton 60 or 1 carton 60 or 1 cartons

Section	Description	Extra Materials	material	quantity
9650	Resilient Flooring	<p>A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Floor Covering: Furnish quantity not less than 10 linear feet for every 500 linear feet (2%) or fraction thereof, in roll form and in full roll width for each color, pattern, and type of floor covering installed. Furnish 6 cartons rubber tiles (96 tiles), matching same percentage of each color/pattern as installed in the building. Furnish 2 rolls (120 lf) rubber base.</p>	<p>15/16" - main beam 12'                      - cross tee 4'                      - cross tee 2'                      hanger wire</p>	<p>12 or 1 carton                      60 or 1 cartons                      60 or 1 cartons                      140 or 1 carton</p>
9680	Tile Carpeting	<p>A. Furnish extra materials described below, before installation begins, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Carpet Tile: Full-size units equal to 14 cartons (196 tiles), matching same percentage of each color/pattern/type as installed in the building.</p>	<p>RT-1/2 (multi-purp. Rm)                      LN-1/2 (breaks, pantry)                      RB</p>	<p>96 tiles or 6 cartons                      20 lf or 1 roll                      120 lf or 2 rolls</p>
9900	Painting	<p>A. Furnish extra materials described below that are from same production run (batch mix) as materials applied and that are packaged for storage and identified with labels describing contents.</p> <p>1. Quantity: Furnish an additional 1 gallon of each material and color applied as well as the receipt. Furnish an additional 5 gallon of those paints that come in minimum 5 gallon containers.</p>	<p>CPT-1/2</p>	<p>196 tiles or 14 cartons</p>
12494	Shades	<p>A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Rollers Shades: Before installation begins, for each size, color, texture, and pattern indicated, full-size units equal to 2.5 percent of amount installed.</p>	<p>P-1A                      P-2                      P-3                      P-4                      P-5                      P-13A                      P-13B                      P-15                      P-15A                      P-16 (restrm)                      P-17                      P-18                      P-19</p>	<p>1 gallon                      1 gallon                      5 gallon                      5 gallon                      5 gallon</p>
15365	Fire Suppression Systems	<p>A. Furnish extra materials (as identified below) that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Sprinklers and Cabinets: Provide finished, wall-mounted, steel cabinet(s) with hinged cover, and with space for minimum of twelve spare sprinklers plus sprinkler wrench per cabinet. Include sprinklers and wrenches for each type installed in the amount required by NFPA 13. Include additional cabinets with sprinklers and wrenches as required.</p>	<p>shades                      wet system                      dry system</p>	<p>20 shades                      1 cabinet w/ 12 sprinklers                      1 cabinet w/ 12 sprinklers</p>

Section	Description	Extra Materials	material	quantity
15450	Fixtures and Equipment	<p>A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents:</p> <p>Operating key handles: Equal to 50 percent of amount installed for each key operated hose-bib and hydrant.</p>	<p>wall hydrant</p>	<p>4 keys</p>
224000-6	Plumbing Fixtures	<p>A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Faucet Washers and O-Rings: Equal to 50 percent of amount of each type and size installed.</p> <p>2. Faucet Cartridges and O-Rings: Equal to 50 percent of amount of each type and size installed.</p> <p>3. Flush-o-meters Valve, Repair Kits: Equal to 10 percent of amount of each type installed, but no fewer than 12 of each type.</p> <p>4. Provide hinged-top wood or metal box, or individual metal boxes, with separate compartments for each type and size of extra materials listed above.</p> <p>5. Toilet Seats: Equal to 5 percent of amount of each type installed, but no fewer than 12 of each type.</p> <p>6. Dry Urinal Trap-Seal Cartridges: Equal to 200 percent of amount of each type installed, but no fewer than 12 of each type.</p> <p>7. Dry Urinal Trap-Seal Liquid: Equal to 1 gal (3.8 L) for each urinal installed.</p>	<p>restroom faucet pantry/breakroom restroom faucet pantry/breakroom toilets urinals toilets urinals urinals</p>	<p>38 washers &amp; o-rings 8 washers &amp; o-rings 38 cartridges 8 cartridges 12 repair kits 12 repair kits 12 toilet seats 42 cartridges 21 gallon</p>
15100	HVAC Piping, Valves & Accessories	<p>A. Water-Treatment Chemicals: Furnish enough chemicals for initial system startup and for preventive maintenance for one year from date of Substantial Completion. <b>Recommend owner get option for continued water treatment maintenance contract.</b></p> <p>B. Differential Pressure Meter: For each type of balancing valve and automatic flow control valve, include flowmeter, probes, hoses, flow charts, and carrying case.</p> <p>C. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Water Treatment Chemicals – Furnish amount equal to the 100% of amount initially installed. <b>Let treatment contractor handle this item.</b></p>	<p>differential pressure meter</p>	<p>1 meter</p>
15160	Pumps	<p>A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Mechanical Seals: One mechanical seal(s) for each pump.</p>	<p>9 pumps</p>	<p>9 seals</p>
15880	Air Distribution System	<p>A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Belts: One set(s) for each belt-driven unit.</p>	<p>10 AHU</p>	<p>10 belts</p>
16470	Panelboards	<p>A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Keys: Two spares for each type of panelboard cabinet lock.</p>		
16181	Fuses	<p>A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Fuses: Equal to 10 percent of quantity installed for each size and type, but no fewer than two of each size and type.</p>		

Section	Description	Extra Materials	material	quantity
16500	Lighting	<p>A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.</p> <p>1. Lamps: 10 for every 100 of each type and rating installed. Furnish at least one of each type. Furnish lamps for 50 type S light fixtures.</p>	<p>Type A - 150W MH 4                      Type AA - (2) 32W T8 8                      Type B - 200W MH 1                      Type C - (2) 32W T8 25                      Type D - (2) 35W AR111 1                      Type DD - 32W T8 3                      Type E 25                      Type F - (2) 18W quad tube 42                      Type F4 - 26W triple tube 32                      Type F2 - (2) 42W triple tube 4                      Type FF - 150W MH 2                      Type G - (2) 59W T8 2                      Type GG - 32W CFL 2                      Type J - 50W MR16 1                      Type K - (2) 32W T8 24                      Type L - 32W T8 21                      Type M - 175W T8 1                      Type N2 - (2) 17W T8 4                      Type N4 - (2) 32W T8 11                      Type O - 42W triple tube 1                      Type P - 32W triple tube 21                      Type Q - 42W triple tube 18                      Type R - 65W MR16 6                      Type S - (2) 32W T8 50                      Type T - (2) 17W T8 15                      Type U - 13W twin tube 3                      Type V - (2) 32W T8 16                      Type W - 70W MH 3                      Type X4 - (2) 28W T5 7                      Type Y - 50W MR16 8                      Type Z - 32W T8 4                      Type HH - (2) 17W 1</p>	
		<p>2. Plastic Diffusers and Lenses: 1 for every 100 of each type and rating installed. Furnish at least one of each type.</p>	<p>Type A 1                      Type AA* 1                      Type B 1                      Type FF 1                      Type GG 1                      Type J 1                      Type K* 3                      Type L 3                      Type M 1                      Type O 1                      Type R 1                      Type S* 12                      Type T* 2                      Type V 2                      Type W 1                      Type Y 1                      Type Z 1</p>	
		<p>3. Battery and Charger Data: One for each emergency lighting unit.</p>		



**Attachment 2**  
**Equipment**  
**Schedule**













# **Attachment 3 Warranty List**

DOES Headquarters  
Warranty List

06400	Architectural Woodwork	WARRANTY A. Woodwork: Provide two year warranty agreeing to repair or replace Work which is not in conformance with requirements of Contract Documents or Work that becomes objectionable in appearance.
07130	Sheet Membrane Waterproofing	Warranty: Submit signed and dated warranty.  WARRANTY A. Furnish manufacturer's standard five year material warranty and certification that installation is in accordance with manufacturer's recommendations and specifications.
07166	Crystalline Waterproofing	Warranty: Submit signed and dated warranty.  WARRANTY A. Furnish written warranty signed by Installer, guaranteeing installed waterproofing system to be free of leaks and defects for a period of not less than two (2) years from date of acceptance.
07170	Bentonite Waterproofing	Warranty: Submit signed and dated warranty.  WARRANTY A. Furnish written warranty stating that completed waterproofing will be free from leakage for period of not less than five years from date of acceptance, and that in the event the waterproofing system fails to perform, the manufacturer will make repairs to enable system to perform as warranted.
07550	Hot Fluid-Applied Roofing	Warranty: 1. Prior to pre-installation conference, submit copies of Roofing Contractor's applications to roofing manufacturer for warranty, roofing manufacturer's notification of warranty award, and proof of Roofing Contractor's deposit for warranty. 2. Submit signed and dated warranty.  WARRANTY A. Manufacturer=s Warranty: Furnish written single-source roofing/flashing warranty, signed by manufacturer, covering inspection and service necessary to correct leaks resulting from normal wear and tear, faulty materials or improper workmanship. 1. Warranty period: Not less than twenty (20) years after date of substantial completion. B. Installer=s Warranty: Furnish written single-source membrane/flashing/expansion joint warranty, signed by installer, covering inspection and service necessary to correct leaks resulting from normal wear and tear, faulty materials or improper workmanship. 1. Warranty period: Not less than two (2) years after date of substantial completion.
07840	Firestopping	Warranty: Submit signed and dated warranty

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Warranty List

		<p>WARRANTY</p> <p>A. Submit signed and dated warranty, co-signed by installer and Contractor, agreeing to repair or replace firestopping which fails or deteriorates within two years of Substantial Completion.</p>
07900	Joint Sealants	<p>WARRANTIES</p> <p>A. Provide the following written warranties:</p> <p>1. Installer's warranty: Signed by Installer agreeing to repair or replace elastomeric joint sealants that do not comply with performance and other requirements specified in this Section within two years from date of Substantial Completion.</p> <p>2. Manufacturer's warranty: Signed by elastomeric sealant manufacturer agreeing to furnish elastomeric joint sealants to repair or replace those that do not comply with performance and other requirements specified in this Section within the following periods from date of Substantial Completion.</p> <p>a. Silicone sealants: 20 years.</p> <p>b. Polyurethane sealants: 5 years.</p> <p>B. Warranties specified in this Article exclude deterioration or failure of elastomeric joint sealants from the following:</p> <p>1. Movement of structure resulting in stresses on sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression caused by structural settlement or errors attributable to design or construction.</p> <p>2. Disintegration of joint substrates from natural causes exceeding design specifications.</p> <p>3. Mechanical damage caused by individuals, tools, or other outside agents.</p> <p>4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.</p>
08210	Flush Wood Doors	<p>Warranty: Submit signed and dated warranty.</p> <p>WARRANTY</p> <p>A. Provide written warranty signed by Contractor, door manufacturer and installer, agreeing to repair or replace defective doors that have warped (bow, cup or twist) or that show telegraphing of core construction in face veneers, or do not conform to tolerance limitations of referenced standards.</p> <p>B. Warranty Period:</p> <p>1. Solid core and mineral core: "Life of Original Installation".</p>
08400	Exterior Wall Performance Requirements	<p>WARRANTY</p> <p>A. Provide 5 year written warranty signed by Contractor agreeing to repair or replace defective materials or workmanship, including any evidence of early deterioration, weathering or aging of Work, uncontrolled water penetration or air infiltration, glass breakage, deterioration of finishes, failure of operating parts to properly function and any other deterioration or failure of Work to conform to Contract Documents.</p> <p>B. Include the following separate warranties:</p> <p>1. Glass: Provide written warranties for glass units as specified in Section 08800 GLASS AND GLAZING.</p>
08800	Glass and Glazing	<p>WARRANTY</p> <p>A. Provide written 5 year warranties for replacement of the following:</p>

DOES Headquarters

Warranty List

		<p>1. In manufacturer's warranties, "initial purchaser" shall refer to Owner.</p> <p>2. Insulating glass units which have failed hermetic seal, fogging, reflective or low emissivity coating defects, breakage due to edge flaws (such as chips or gouges) or migration of edge spacers.</p> <p>3. Laminated glass units which show evidence of delamination, deterioration of laminating films, loss of transparency or other forms of deterioration including edge separation due to defective materials or lamination, or breakage due to edge flaws (such as chips or gouges).</p> <p>4. Coated or spandrel glass which show evidence of peeling, cracking or deterioration of coating or opacifier/scrim, or breakage due to edge flaws (such as chips or gouges).</p>
11450	Residential Appliances	<p>WARRANTY</p> <p>A. Submit manufacturer's standard written warranty for each appliance.</p> <p>Warranty: 10 year warranty on tub and door liner.</p>
12481	Foot Grilles	<p>Warranty: Submit signed and dated warranty.</p> <p>WARRANTY</p> <p>A. Provide written two year warranty agreeing to replace components with material defects or improper installation.</p>
15170	Variable Speed Pumping System	All AFDs shall be warranted for a period of 24 months after shipment or 18 months after start-up, whichever occurs first. This warranty shall cover parts only.
15780	Unitary Air Conditioning Equipment	Unit shall carry a 5-year compressor parts warranty.
15970	Building Control and Automatic Systems	<p>WARRANTY</p> <p>A. Warrant all work as follows:</p> <p>1. Labor and materials for control system specified shall be warranted free from defects for a period of 12 months after final completion acceptance by the Owner. Control system failures during the warranty period shall be adjusted, repaired, or replaced at no charge or reduction in service to the Owner. The Contractor shall respond to the Owner's request for warranty service within 24 hours during customary business hours.</p> <p>2. All work shall have a single warranted start date even when the Owner received prior benefit due to early start-up. If the work specified is split into multiple contracts or a multi-phase contract, then each contract or phase shall have a separate warranty start date and period. 3. At the end of the final start-up/testing, if equipment and systems are operating satisfactorily to the Owner and Engineer, the Owner shall sign certificates certifying that the control system's operation has been tested and accepted in accordance with the terms of this specification. The date of Owner's acceptance shall be the start of warranty.</p> <p>4. Operator work-station software, project specific software, graphics, database, and firmware updates shall be provided to the Owner at no charge during the warranty period.</p> <p>Written authorization by Owner must, however, be granted prior to the installation of such changes.</p>
16200	Emergency Generator Set	Warranty should be from a single source for all items of the emergency generator. Multiple warranties are not acceptable. Generator shall be warranted for a period of 5 years or 1,500 hours of operation.
16423	Switchboards	TVSS device shall have a minimum of 5-years warranty, and shall have an available factory authorized repair service.

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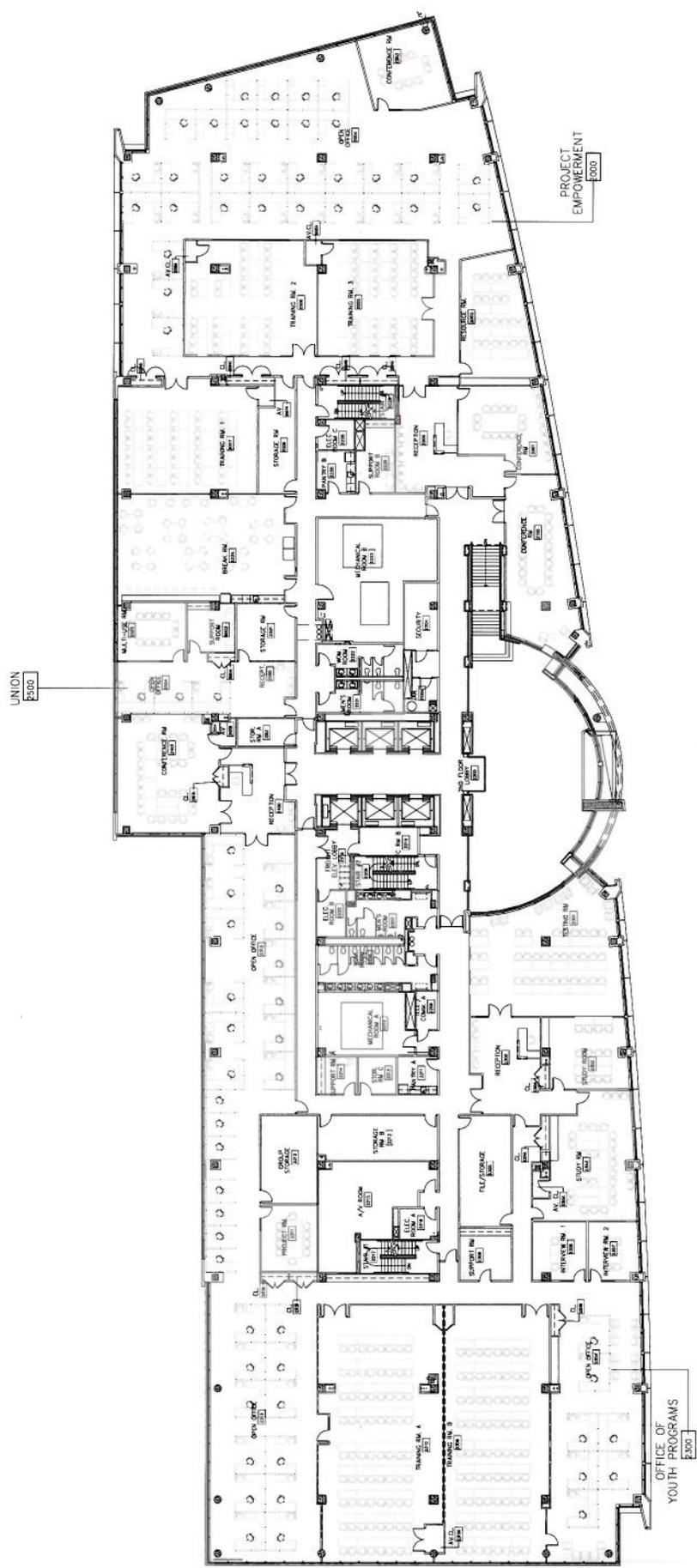
Warranty List

16721	Fire Alarm System	This Contractor shall warranty all control equipment, analog sensors, and addressable In/Out modules for three (3) years. All other materials, peripherals, installation, and workmanship shall be warranted for two (2) years from date of acceptance.

# **Attachment 4**

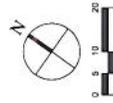
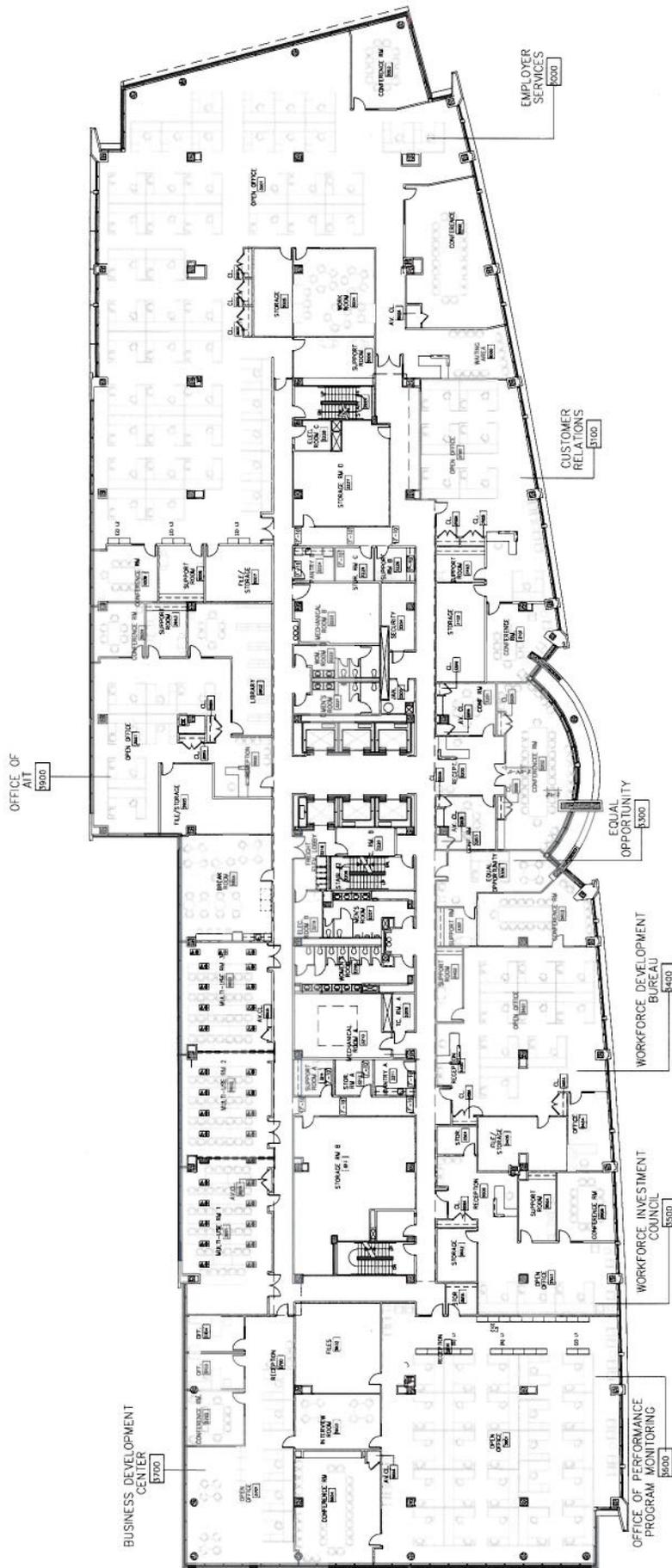
## **Floor Plans**



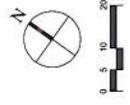
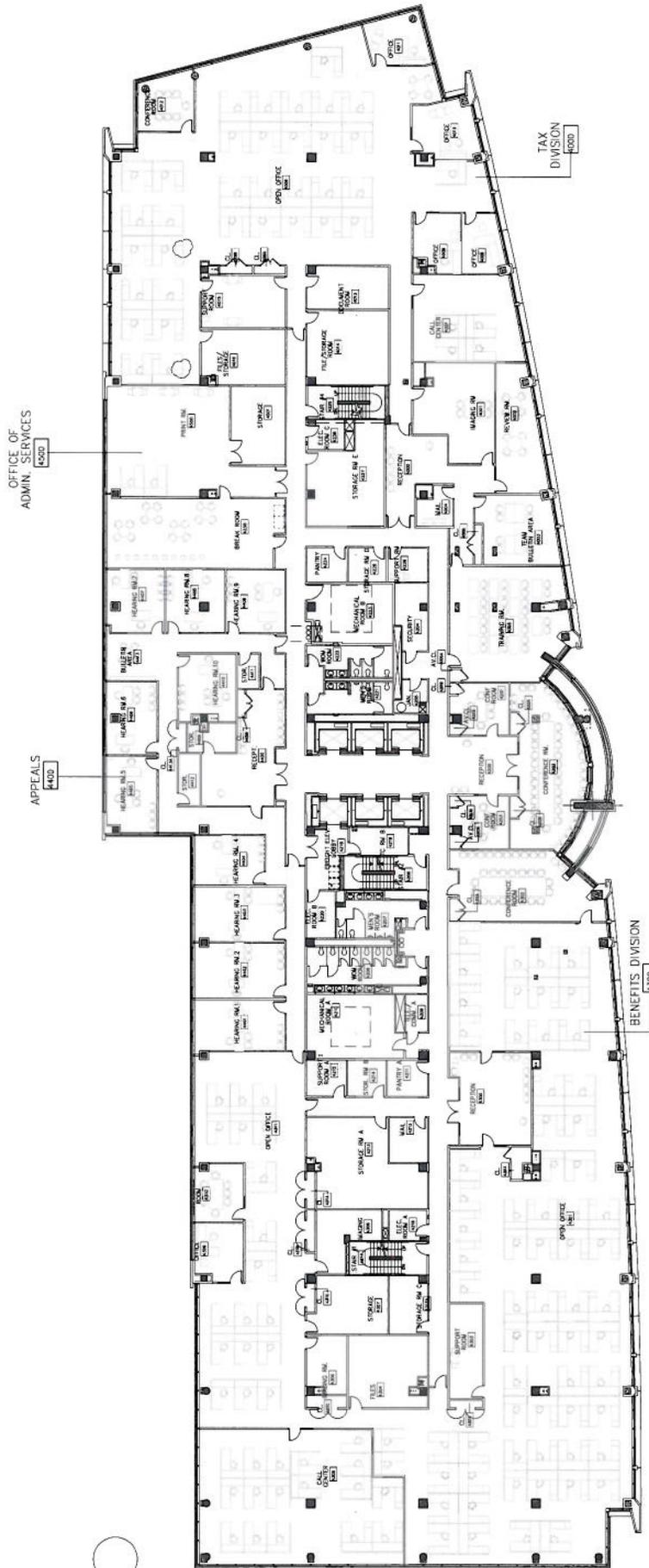


**BUILDING DESCRIPTION:**  
 Write a description describing the qualities of the building and put it here.

## Second Floor Plan

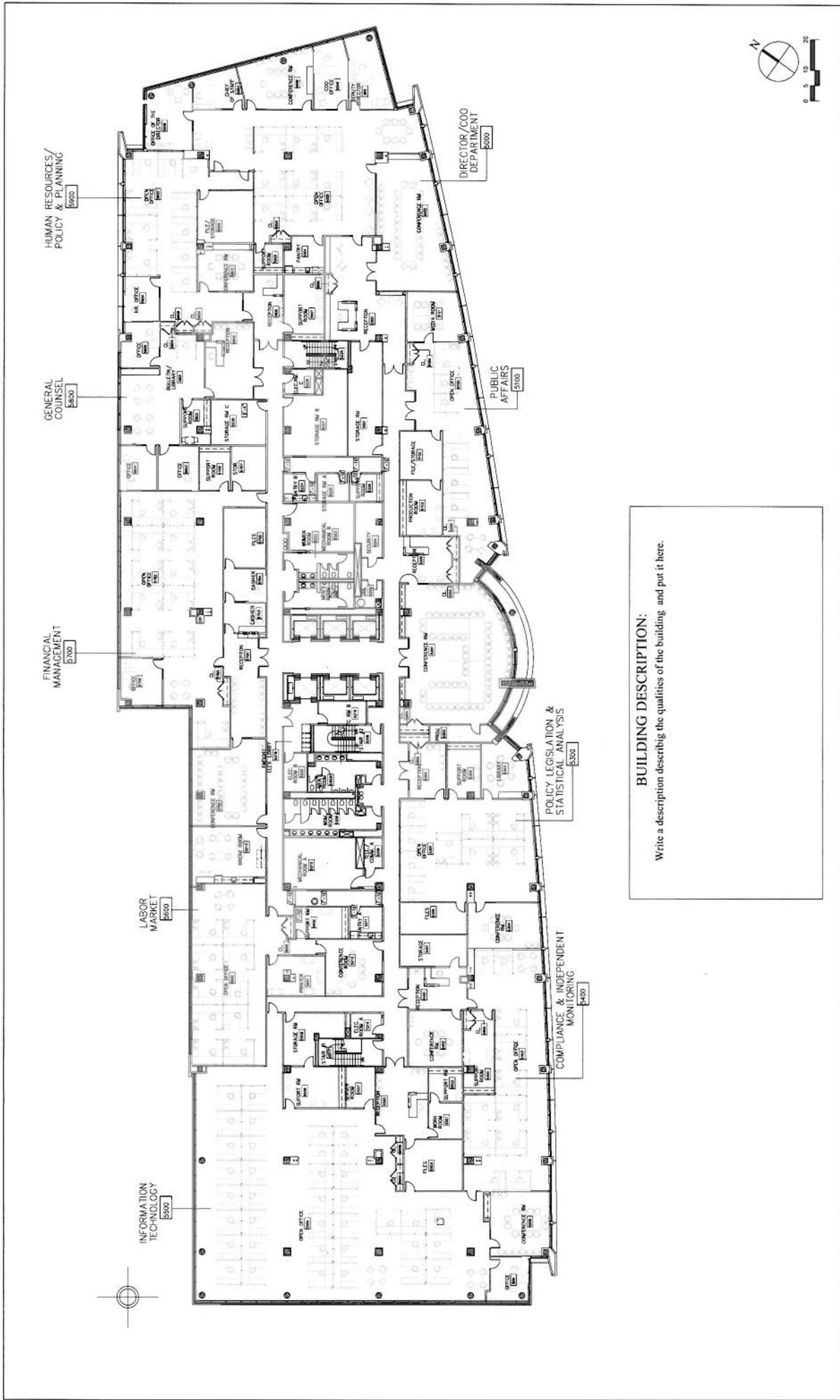


**BUILDING DESCRIPTION:**  
Write a description describing the qualities of the building and put it here.



**BUILDING DESCRIPTION:**  
 Write a description describing the qualities of the building and put it here.

**Forth Floor Plan**



**BUILDING DESCRIPTION:**  
 Write a description describing the qualities of the building and put it here.