

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Consolidated Maintenance Services for Roosevelt Senior High School

DCAM-16-NC-0080

Addendum No. 2
Issued: March 16, 2016

This Addendum No. 2 is issued by DGS on March 16, 2016. Except as modified herein, the Request for Proposal (RFP) remains unmodified and is hereby published on the DGS website

Item # 1 The proposal due date is amended as follows:

Delete: All references to proposal due date or submission date on the cover page and Sections L.3.1.

Replace with: March 29, 2015 at 2:00 pm

Item # 2 Amend Section **C.3.10 Custodial and Janitorial Services** as follows:

Add: C.3.10.5 Semi-annual Cleaning Services

The Contractor shall wash and clean windows, inside and outside, utilizing a squeegee to prevent streaking on a semi-annual basis. The Contractor shall maintain all window and glass door surfaces in a uniformly clean appearance. The Contractor shall clean surfaces on both sides of all interior and plate glass, including spandrel glass, lobby glass, and vestibule doors. Window sashes, sills, woodwork/metalwork and other glass surroundings shall be wiped free of drippings and marks. All glass surfaces shall be maintained clean and free of dirt, dust, streaks, smudges and water spots.

Item # 3 Amend Section **C.3.3 Plumbing Services** as follows:

Delete in its entirety: All references to **Section 3.3.5.1 Rainwater Cistern and Gray Water Systems**.

Item # 4 Section F.3 Deliverables as follows:

a. Delete in its entirety: All references to Section F.3 Deliverables Table.

Replace with: Revised Section F.3 Deliverables Table – Attachment A.

b. Item No. 51 “C.3.8.2.1.1 Initial Deficiency List (IDL)”

Delete: Within fifteen (15) days of contract award.

Replace with: Within fifteen (15) days of the contract start date.

Item # 5 Questions and Answers:

Questions	Answer
C.3.1.1.1.2 Thermographic Scanning of Electrical Equipment page 43- This is a new facility, when does the district require the first scanning to be completed-RFP says every three years?	The first scanning shall be completed during year three (3) of the contract performance.
Is the contractor responsible for C.3.1.2.2.2 Annual Testing Requirements (Electric load bank testing)?	Yes, the contractor is responsible for the annual load bank testing requirement.
Will the District provide and lift equipment for the site for the ceiling lights that are above 25 feet high?	No.
Is window cleaning required and what is the frequency? Please give the scope and frequency of window cleaning (Question #23 on Attachment J.14). Is CMC responsible for cleaning the windows in the atrium? What is the window count?	Refer to addendum no. 1 item #2.
Can you give an example of the type of service calls the contractor may have to respond to under Section C.3.10 – Custodial and Janitorial Services (see C.3.10.4 and C.3.10.4.1)? Section C.3.10 states that the contractor is not responsible for custodial or janitorial services.	Refer to addendum no. 1 item #2.

<p>What maintenance is the contractor responsible for in the school’s kitchen – is the contractor responsible for the Fire Life Safety hood and duct?</p>	<p>The Contractor is responsible for all building systems to include exhaust, hoods, gas and electrical lines, etc. Kitchen equipment is not the responsibility of the contractor.</p>
<p>Please provide a list of equipment /systems warranty at each site, including the expiration date of the warranty.</p>	<p>All equipment and systems are under warranty for 1 year from the point of substantial completion. Substantial completion date is currently in negotiation and as not been established.</p>
<p>Is the contractor responsible for the maintenance of the Public Address systems or clock systems? If so, what are the manufacturer names and model numbers, service points, number of units, etc.? Is any of this equipment currently being installed/changed? Will the manufacturer, models etc. change? Will they be under warranty? Is the CMC responsible for maintaining the wall clocks throughout the facility?</p>	<p>No, DGS will maintain the pa/clock system.</p>
<p>C.3.1.1.3 includes the sentence fragment “Plan for specialized hearing impaired within the school” within the description of the standards for maintenance of the school’s electrical system. Is there such a system or systems at Roosevelt, and what are the specifications for such systems, including manufacturer, warranty, and technical description.</p>	<p>Classroom AV light speed topcat: classroom audio system, installed in ceiling; light speed media connector: audio input, connect audio from projector; light speed drq: (4) ceiling speakers</p>
<p>C.3.1.3.1 dealing with lamp replacement specifies certain new lamps, but the Color Rendering Index is not provided. Is the building lighting all LED, if not what areas are not LED lighting?</p>	<p>Majority are led. Exceptions are toilet rooms, locker rooms, utility spaces, stairs, kitchen, pool and atrium column lights.</p>
<p>C.3.3.5.1 is the same title - Rainwater Cistern and Gray Water Systems – as C.3.3.1. Is there any missing content in C.3.3.5.1?</p>	<p>Refer to addendum no. 1 item #3.</p>

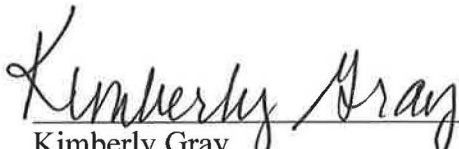
<p>C.3.8.2.1.1 states that the Initial Deficiency List is to be compiled "... after the transition period and post-construction...". Section F requires this report to be completed within 15 days of contract award. Please clarify.</p>	<p>Refer to addendum no. 1 item #4b.</p>
<p>C.3.11.15.1 requires than a report of the initial water treatment analysis be submitted within 15 days of contract start. Section F requires that it be submitted within 15 days of contract award. Please clarify the distinction between contract award and contract start.</p>	<p>15 days after the contract start date.</p>
<p>C.3.17.1.1 describes the requirements for maintenance of LEED accreditation. Can DGS provide the final listing of LEED credits?</p>	<p>Refer to current LEED scorecard. Note construction credits assumed are pending final review by GBCI.</p>
<p>C.3.17.1.1 describes the content of a Green Building Maintenance Proposal: that content is to include a Green Cleaning Plan and Waste Stream Management. However, these responsibilities are not included in this RFP. Will the specifications for the Plan be modified?</p>	<p>Green cleaning and waste management do not fall under the responsibilities of the CMC.</p>
<p>C.3.19.3.2 states that the Normal Occupant Working Hours are in Attachment J.9, but they are not there. What are the Normal Occupant Working Hours, including weekdays, evenings, weekends, and vacation periods? Are there separate Normal Occupant Working Hours for Roosevelt STAY? Is the contractor required to be on-site during the normal business hours identified?</p>	<p>The normal occupant working hours are Monday - Friday (6am - 12pm) and weekend and vacations on an as needed basis.</p>
<p>C.3.19.4.4 provides for the requirement to provide services during periods of dismissal or emergency, including the possible requirement to have all Contractor personnel report immediately to the site. Please confirm that such situations will be handled as reimbursable services.</p>	<p>Yes. This is considered to be a callback.</p>

H.2 incorporates the Wage Determination issued 7/8/15 into this contract. Since the building is not to open until August 2016, will the resulting contract incorporate the new Wage Determination which will be issued in July 2016.	Yes. The latest wage determination will be incorporated into the contract upon award.
H.13.3 states that DGS will supply office space. It also states that telephone and internet access must be supplied by the contractor, "unless it is already present in the space...". Are telephone and internet access already present in the space?	Yes.
H.13.3 states that DGS will supply storage space? Is this storage space secure?	Yes.
L.2 gives the general requirements for the physical form of the proposal. Is there any restriction on number of pages?	No.
L.2.2.1 describes the requirements for submission of references. Is there a minimum required number of similar projects? Is there a maximum?	There is no minimum or maximum number of projects.
Upon review of the Roosevelt documents, the following questions are submitted: a. What are the tonnages of the cooling towers and how many systems are there? Drawings not complete. b. What is the size of the geothermal system including tanks?	Cooling tower: quantity: 1 model xes3e-8518-05j/l cooling tower by Baltimore air coil company (bac) - 250 tons geothermal field capacity: 700 tons, 232 wells
What is the make and model of the fire alarm panels?	E3 fire alarm and voice evacuation control panel by Honeywell, qed-2430 annunciator
How many sprinkler heads are there? How many sprinkler inspections are required annually?	Approximately 150.
Please provide the make, mfg. and size of the fire pumps.	Peerless fire pump, vertical inline type, model 5pvf11, 500 gpm @ 90 psi
How many stairwells and standpipes are there?	14 stairwells w/ standpipes

How many pull stations are there?	46 pull stations
What source of energy is used for the emergency generators?	Natural gas
Are there any Ansel systems?	Yes - (2) kitchen hoods
What is the sq. ft. of the green roof?	450 sf
Is the contractor's responsibility regarding making needed keys? Will the contractor be provided the authorization letter to make needed keys, or does the contractor have to get key blanks from the COTR?	Yes.
Does the site have in place a Fire monitoring system with a direct line to DC's Fire department or is the contractor responsible for maintaining monitoring system and a direct line?	Yes. Fire monitoring provided
Will lift equipment be provided by the government?	No.
Is the CMC responsible for maintaining gym equipment?	No.
Has there been an inspection of the roof anchors? Will the results of the roof anchors inspection be provided to the CMC?	There are no roof anchors.

Are the spot lights in the auditorium on a lift system?	Wall-mounted tormentors are not on lift system. Front of house light bar is on lift system. House downlights can be accessed from attic.
Is there an overhead access panel for the high hat lights in the auditorium?	Yes - attic catwalk can be accessed by ladder in control booth
Is the CMC responsible for maintaining projector/audio/visual equipment?	No.
Is the CMC responsible for maintaining the Score board in the gym?	No.
What is the scope and frequency of recycling and trash removal (Question #40 on Attachment J.14)?	Recycling and trash removal do not fall under the responsibilities of the CMC.
Who installed the swimming pool?	The pool was in existing prior to modernization. Millennium (a DGS-facilities pool contractor) did the repair work to bring the pool back to working condition.

All other terms and conditions remain unchanged.


 Kimberly Gray
 Supervisor, Goods and Services


 Date

- End of Addendum No. 2 -