

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Consolidated Maintenance Services for Brookland Middle School

DCAM-16-NC-0047

Addendum No. 3
Issued: December 18, 2015

This Addendum No. 3 is issued and hereby published on the DGS website on December 18, 2015.

Item # 1 Questions and Answers:

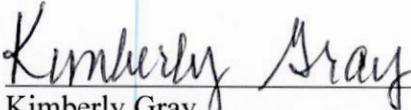
Responses to questions received. **See Attachment A.**

Item # 2 The proposal due date is amended as follows:

Delete: All references to proposal due date or submission date on the cover page, Sections L.3.1 and Addendum No. 2.

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

Item # 3 Section B Supplies and Services and Cost is attached as an excel spread sheet.



Kimberly Gray

Supervisor, Goods and Services



Date

- End of Addendum No. 3 -

Questions in response to CM Services for Brookland Middle School	PM or CP provided response	Answers
Elevator – Please provide description, model and make.	PM	Deleware Elevator - Roped Hydraulic Passenger Elevator - Dual jack 1:2 Roped 4,000# capacity;
Fire alarm system – Please provide make, model and number of devices.	PM	Fire Alarm Control Panel - 1 - Notifier NFS2-320 (Battery=Powersonic PS-12180); Fire Alarm Annunciator Panel - 2 - Quality; Fire Alarm Annunciator Panel - 2 - Quality Engraving QED-1818-R; Notification Appliance Panel - 4 - Wheelock PS-8 (Battery=Powersonic PS-1270); Photoelectric Smoke Sensor - 31 - Notifier FSP-851; Engraving QED-1818-R; Thermal Sensor - 4 - Notifier FST-851; Duct Smple Detector Housing - 2 - Notifier DNR; Photoelectric Smoke Sensor - 2 - Notifier FSP-851; Weatherproof Duct Smoke Detector Housing - 13 - Notifier DNRWP; Photoelectric Smoke Sensor - 13 - Notifier FSP-851; Relay Module (AHU Control) - 8 - Notifier FRM-1; Dual Monitor Module - 12 - Notifier FDM-1; Single Monitor Module - 3 - Notifier FMM-1; Single Monitor Module (Kitchen Hood) - 1 - Notifier FMM-1; Relay Module (Elevator Control) - 4 - Notifier FRM-1; Single Monitor Module (Elev Cntrl Pwr Monitor) - 1 - Notifier FMM-1; Door Holder - 18 - GE DHS-24120C; Single Monitor Module (Elev Cntrl Pwr Monitor) - 1 - Notifier FMM-1; Door Holder - 18 - GE DHS-24120C; Relay Module (Door Hold Release) - 9 - Notifier FRM-1; Multi-Candela Wall Strobe - Red - 29 - Wheelock STR; Multi-Candela Wall Horn/Strobe - Red - 93 - Wheelock HSR; Multi-Candela Ceiling Strobe - White - 1 - Wheelock STWC; Multi-Candela Ceiling Horn/Strobe - White - 55 - Wheelock HSWC; and Weatherproof Horn/Strobe - Red - 4 - Wheelock ASWP-24MCW-FR.
Fire pump – Is there a fire pump and please provide the location in the building. What is the capacity of the Fire Pump? Is there a fire pump room?	PM	No.
Back flow preventer – How many back flow preventers are in the building?	PM	There is one for incoming DC Water service, one for incoming fire service, one for HVAC makeup water, and one for non-potable water in rainwater cistern.
Sprinkler – Please provide the zones and the number of risers.	PM	3 Zones - Ground Floor, 1st Floor, 2nd Floor. The riser serving all 3 zones is located near the exterior door in stair 4
Cooling tower – Please provide description and location (we checked the roof and did not see any).	PM	No tower - geothermal.
Fire extinguishers – Please provide number of fire extinguishers.	PM	There are five (5) Fire Extinguishers.
Uninterruptible Power Supply (UPS) – Please provide make and capacity of the UPS system. Does the UPS utilize wet or dry battery back up? Is there a UPS room?	PM	APC by Schnieder Electric - MGE Galaxy 3500. Rated power is 15kVA. No.
Are there condenser units?	PM	Yes - but only to serve the three (3) IT closets and kitchen equipment.
What purpose does the boiler serve?	PM	Heat the building
Elevator room – does it have a pit? If so, is there a sump pump? Are there sump pump pits anywhere else on the property?	PM	Elevator room has sump pump and pit. The mechanical vault near the baseball field also has a sump pump
In the skills requirement for the chief engineer it calls for that person to have a "Pool Operator License". Is this required?	PM	No.
Is pool maintenance required under this contract (see C.3.17.5)?	PM	No. See addendum No. 1.
Please provide a count of vandalism incidents to date.	PM	None to date.
Where is the dividing line for landscaping, snow removal activities between the Turkey Thicket recreation center and the School?	PM	DCPEP suggests the official property lines be used to separate the scopes between Brookland and TT.
Is there an irrigation system? If so, please provide details. Has the irrigation winter inspection been performed and are the results available?	PM	No irrigation system.
Section B is in text format, will DGS supply this section in Excel format?	CP	Yes. See attached excel spreadsheet
Will DGS provide the as-builts for the equipment and systems schedules?	PM	Yes. Please see Addendum No. 2
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?	PM	Valcom IP Solutions VIP-A12 clocks, Valcom VE8002R Dual Networked Page Zone Extender, Valcom VE8014R Quad Networked Station Port, Valcom Movel VE6011 Applications Server, Valcom VE4031-A*Talkback IP Loudspeakers, Valcom Model V-2972PK Call Switch, Valcom Lay-in Ceiling Speakers V-9022A-2
What are the sizes of the parking lots that the contractor is responsible to maintain, and what are the maintenance specifications?	PM	Shepherd Street Lot is 11,355 SF. Lot is typical asphalt.
Section B. Cost Reimbursable Price Schedule. The table for Reimbursable Services includes both a CLIN 27 – Excess of 6" Snow Removal and a list of items AA – AI, identifying individual elements of snow removal. Please clarify the pricing requirement.	CP	Vendor should provide an hourly rate for the categories specified in response to snow Removal in "Excess of 6".
C.3.1.2 describes the contractor's responsibility for maintenance of the Emergency Generator. We were told during the site visit that there was no emergency generator. Is maintenance of an emergency generator included in this contract?	PM	There is no generator.

C.3.17.1.1 describes the requirements for maintenance of LEED accreditation. Can DGS provide the final listing of LEED credits?	PM	Latest LEED scorecards attached. In addition, the project is scheduled to receive solar panels through DC's power purchase agreement.
C.3.19.1.12.1 describes the requirements for mobile communication equipment. Can you identify which cellular provider gets the best reception in all areas, including the basement of the school?	PM	There are no known issues with any major providers.
H.13.3 states that DGS will supply storage space? Is this storage space secure?	PM	Yes. All storage space is secure with standard locking door hardware.
L.2 gives the general requirements for the physical form of the proposal. Is there any restriction on number of pages?	CP	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?	PM	There is no minimum or maximum number of projects.
Attachment #14 to the RFP refers the user to construction drawings, and Attachment #12 provides a web address to access those drawings. However, the web address and password have not worked. When will the offerors have access to the drawings? Will the deadline for submittal be extended because the offerors have been unable to access the information needed to develop a responsive technical and price proposal?	PM	Yes. See addendum No. 2
Is there a backup generator onsite? If so please provide make/model.	PM	There is no backup generator.
Please confirm that all warranties expire December 2015.	PM	Yes, except specialty product warranties as required by specifications (ie: glass, roofing).
Is there a grease trap onsite that the contractor must maintain?	PM	Yes.
How many indoor planters are onsite?	PM	None at this time.
Is there vegetation on both the outdoor classroom and green roof? Please provide square footage of both areas that require landscaping.	PM	There is approximately 6,000 Square Foot (SF) of total green roof vegetation split between the Outdoor Classroom (which is 3,000 SF of it) and other roof areas.