

No.	Question	Answers
1	Area/size of green roof?	1600 SF.
2	Current landscape company, installer, and designer?	Currently there is not a Landscaping company.
3	Area/size of planters (indoor/out), grassy areas, treed area, shrubs, etc?	There are no planters and the grass area is Approx. 46,000 sf.
4	What type of flowers and/or plants are used? How much area do they cover?	N/A.
9	What is required for the frequency of pick up for the refuse and recycling dumpsters?	Frequency of pick-up's shall be determined by the Contractor as to not create an overflow of recyclable materials in between scheduled pick-ups.
7	What is the size and quantity of the waste and recycling containers for the building? What is the pickup frequency? Is there specific material that goes in each container?	The current waste and recycling containers are 8 cubic yards. However, contractor is responsible for determining appropriate sizes and pick-up frequencies as to not create an overflow condition or to attract vermin. Recyclable materials can be co-mingled.
8	C.3.10.1.1.d states that the Contractor must develop a plan for phasing out cleaning equipment that does not meet certain specifications. Is this equipment owned by the DGS or by the incumbent contractor? Will the replacement of equipment considered deficient be included in the IDL? Will the contractor be required to cover the cost of such replacement equipment? Can the DGS supply a list of such deficient equipment?	This requirement has been removed from the solicitation. See Addendum No. 4.
9	Is the contractor responsible for C.3.10.1.1 Custodial and Janitorial Services?	No. See Addendum No. 4
10	Who is your current water treatment provider?	Aquatonic.
11	Are there any storm water management systems that need to be maintained? If so how many and what are the sizes?	No.
12	What type of chemicals does your current water program consist of? How much do you typically consume in a year?	The Chiller uses glycol. Annual consumption not available.
13	Is water treatment maintained by a control system? If so, what manufacturer and type?	No.
14	C.3.11.9 specifies irrigation of the green roof during the first growing season. When was the green roof installed?	May of 2015.
15	Please give device counts for all fire life safety systems – pull stations, smoke detectors, sprinkler heads, extinguishers)?	See Attachment FA-16.
16	Please give device counts for all fire life safety systems – pull stations, smoke detectors, sprinkler heads, extinguishers)?	See Attachment FA-16.
17	What company installed the fire life safety system?	Kelly Electric.
18	What is the make and model of the fire alarm panels for the building? How many in the building?	The main FACP is a Notifier NFS-320. There is also 1 preaction sprinkler and 1 FM200 control panel by Kidde Fire Systems.
19	How many fire extinguishers are there at the building?	One (1) in the elevator room.
20	Are there any kitchen fire systems to inspect/ test in the culinary arts kitchen? If so, what is the make, model and size of each system (for example Ansul R102- 3 gallon)?	No.
21	What type of scheduling coordination will be required to test the fire alarm, sprinkler, suppression systems or portable fire extinguishers?	Coordination with COTR who will notify/consult with Tenant occupant.

22	What is the square-footage of the pantries?	The pantry on the ground and basement level is Approx. 350sf.
23	What are the fire alarm device counts, including the number of control panels, booster panels, enunciators, ceiling smoke detectors, above ceiling smoke detectors, below-floor smoke detectors, manual pull stations, heat detectors, duct detectors, flow switches, pressure switches, fire and smoke dampers, tamper switches, horn-strobes, manual pull stations, bells, and strobes?	See Attachment FA-16.
24	Can you provide a fire sprinkler riser diagram?	See Attachment FA-26.
25	Is the building fully sprinklered?	Yes.
26	Is there a fire pump to test? If so, what is the make, model and size (gpm's)?	There is no fire pump.
27	Is there a dry pipe sprinkler systems or pre-action sprinkler systems? If so, how many of each? If pre-action, how many devices are associated with each system, such as the number of ceiling smoke detectors, below-floor smoke detectors, manual pull stations, horn-strobes, bells, and strobes?	There is 1 preaction sprinkler system. See Attachment FA-16 for details.
28	What areas have detectors that are above 12' that would require a lift or a ladder to reach? How many detectors above 12' are there in each building?	Studio B and the main entry (near the loading dock) has duct detectors that may be above 12'. Also, the main elec room has a smoke detector above the FACP that may be above 12'.
29	How many sprinkler heads are at the building?	See Attachment FP01.
30	How many sprinkler inspections are required at the building annually?	13 inspections are required.
31	How many stairwells and standpipes are in the building?	2 stairwells and no stand pipes in the building.
32	Are there any grease traps that need to be maintained? If so how many and what are the sizes?	There are no grease traps.
33	Please list the type and size of all electrical equipment that needs to be maintained?	See Equipment List - C Attachment.
34	What size and manufacturer is the emergency generator?	600kW Generator by Generac.
35	Does DGS have lift equipment to change the ceiling lights in the studios?	House lights in the studio are the responsibility of the CMC vendor; OCT changes the studio lights. OCT has a lift for their use which though coordination with the COTR should be available for contractor use.
36	What is the total quantity of lighting fixtures by number & size lamps/tubes and type (i.e. diffuser, louver, industrial, LED) and location?	See Attachment E-40.
37	What is the total quantity, of interior special lighting fixtures, by type and location?	See Attachment E-40.
38	What is the total quantity of outside lighting fixtures by type (i.e. incandescent, or other: sodium, mercury vapor, etc.) and location?	See Attachment E-40.
39	How many batteries are associated with the UPS?	40

40	How many generators are there at the building? Please provide the make, model, serial number, KW rating and location of each generator (i.e. roof, outside etc.) Are the generators 208 or 240v?	There is only One Generator at this facility. See Attchement E-38.
41	How many elevators are in the building? Pleaser provide the make, model. Are there any outstanding inspections/punch list items for these elevators?	There is one elevator in the facility the manufacturer is Dover See Attachment E-48.
42	C.3.3.8.2.2.7 Building Tours states that major HVAC equipment certain electrical equipment and other areas need to be toured ONCE PER SHIFT. Is DGS requiring these tours be performed on second and third shift, or should this requirement read once per day?	Once per day is not definitive and can be misinterpreted as a 24 hour period. It is standard for tours to be conducted as shifts change and/or once per shift. The requirement is as stated, once per shift which will likely be the second and third shift of the day.
43	C.3.1.1.1.2 Thermographic Scanning of Electrical Equipment states that the contractor shall perform thermographic scanning for all electrical breakers, electrical panels, switchgear, and motor control centers every 3-5 years. When was the last thermograpic scan of electrical equipment conducted?	Electrical panels are new installation.
44	Who is the current HVAC provider?	R&R Mechanical.
45	How many back flow preventers?	One existing main backflow preventer.
46	Cooling towers? How many?	None.
47	What is the manufacturer of the control system?	Honeywell.
48	What company installed the control system?	EMTECH.
49	Are there kitchens that need pest control maintenance?	Yes.
50	C.3.9.1.2.1 states removal of snow less than 6 inches is included in the basic services price when the contractor's onsite staff performs the snow removal. It further states that services will be reimbursable "when the Contractor is released by the COTR." Please clarify how/when such a release decision will be made by the COTR, as the changeover from Contractor staff to external snow removal contractors will result in a gap, however brief, in snow removal services.	This will require coordination with COTR based on each snow/ice event. Onsite staff should be able to pre-treat and supplement until contract support is mobilized if needed and approved; the release will likely follow the same release timing for other government properties, but the release MUST be received from the COTR of this contract.
51	Square Footage and type of roof/systems (I.E. Green Roof)	The main building roof is a TPO roofing system approx. 20,000 sf. The Green roof is Approx. 1600 sf . It is a LiveRoof module system.
52	How many pull stations are in the building?	One (1).
53	Are there any dry pipe systems at the building? If so how many?	Yes. One.
54	Are there any wet pipe systems the building?	Yes.
55	What is the current onsite staffing ie # of engineers and titles?	None.
56	Who is the current janitorial contractor?	GNT.
57	Are there any storm water management systems that need to be maintained? If so how many and what are the sizes?	No.

58	What is the quantity and capacity of any above ground or underground Fuel Oil Storage Tanks?	There are no underground storage tanks at this facility.
59	What are the numbers of valves, by type (i.e. safety, regulating, manually operated, motor operated, etc.)	See Attachment M-73.
60	Will the contractor be provided parking on-site?	Yes.
61	Is all snow removal services reimbursable?	No. On site staff spreading ice melt or using a sweeper/blower is not reimbursable as compensation for their presence is already included in base services.
62	Is there an irrigation systems? If so, can you provide the details for the system?	There is no irrigation system.
63	C.3.10.1.1.g.1.ii states the following: "Centralized containers shall be large white corrugated boxes approximately 42" high holding white ledger paper or mixed paper and smaller corrugated boxes approximately 18" high holding newspapers. Centralized containers shall be composed of a plastic material." Please clarify whether centralized containers are corrugated boxes or plastic.	Centralized built-in recycling containers are already in place.
64	C.3.11.15.3 specifies that the initial water quality report and the water treatment plan shall be incorporated into the Building Operating Plan. However, the Building Operating Plan is due within 10 days of contract award, while the two reports about water quality and treatment are due 15 and 30 days, respectively, after the contract start date. Please clarify.	Contractor shall coordinate with COTR. However, at a minimum, due date shall be 10 days after final water quality and treatment reports are due.
65	C.3.16.1.3.1.c refers to Attachment J.14 "High Priority Areas in the Building". This attachment does not appear in the List of Attachments, or on the website.	<b>Delete:</b> C.3.16.1.3.1.c refers to Attachment J.14 "High Priority Areas in the Building" High priority areas are the Lobby, Ground Pantry, conference rooms, green room, and dressing room.
66	C.3.17.1.1 specifies certain requirements which apply "If the building has been designed and constructed to achieve LEED for New Construction Silver...". According to attachment J.9, the Cable TV Building has been <i>renovated and retrofitted</i> to achieve LEED Silver. Inasmuch as this latter LEED designation applies to existing construction, do the requirements of C.3.17.1.1 apply?	Requirements apply for LEED Silver for Commercial Interiors.
67	C.3.18.2.3 refers to the District's Policy for Mandatory Drug and Alcohol Testing of Employees who Serve Children or Youth. This document is not listed in C.1.1 Applicable Documents, and we were unable to locate it online. Will you supply a link to this document?	Information of DC Drug and Alcohol Testing is found at: <a href="http://www.dchr.gov">www.dchr.gov</a> Policy and Procedures, electronic District Personnel Manual, Chapter 39, Issuance 1-39-2.
68	Are employees of the contractor required to obtain Child Abuse Clearance?	All Contractors shall receive a DCPS background check.
69	C.3.19.1.5.4.2 ends in an incomplete sentence – please clarify.	<b>Insert:</b> but if the screening process takes longer than twenty (20) days, <u>such delay shall not be a cause for extra payment to Contractor.</u>

70	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	No, these situations will not be handled as reimbursable services.
71	C.3.20.1.1 states that, for Reimbursable Repairs, the Contractor will not be permitted to mark up the direct cost. C.3.20.1.2, Reimbursable Additional Services, permits the markup, not to exceed 10%, where a subcontractor provides the service. C.3.20.1.5 provides that the Contractor may apply a markup not to exceed 10%, for repairs. C 3.20.3.g. states that the Contractor may not charge a markup for a Reimbursable Service for Repair. Please clarify.	Mark-ups are not allowable for Repairs. Mark-ups are allowable for Additional Services.
72	L.15 refers to Section A, Solicitation, Offer and Award Form. We were unable to locate Section A in the RFP. Please clarify.	<b>Delete</b> L.15 (b) in its entirety.
73	Staffing: Is the Chief Engineer required to be on-site during normal working hours?	Yes.
74	Can DGS provide a listing of current subcontractors providing services at the site for some continuity of services?	R&R Mechanical (CBE), LA Howard (CBE), P.O.S.T . Construction (CBE), GCA Floors LLC (CBE), Performance Glass , John E. Kelly Electrical Construction, Federal Fire Protection Corp, Potomac Architectural Millwork, A.G. Mauro Company, Human Circuit
75	Can you provide an exterior ground plan identifying the site boundaries including the parking lots?	See Attachment C-93
76	What is the expected contract start date? Contract start date determines which project year price is affected by leap year and inauguration day.	The expected contract start date is late February 2015.
77	C.1.2.39 states that, in the event of conflict between requirements, the LEED standard shall control. Section I.10, giving the order of precedence, does not include the LEED standard. Please clarify.	The order of Precedence in Section I.10 of the RFP lists the contract as #2 in the order of priority. The LEED standards will be included in the contract.
78	C.3.1.1.1.2 states that if thermographic scan has not been performed within the past 3 years, it must be done within the first 6 months of the new contract start. When was the most recent thermographic scan performed at the building?	Scan will not be due in the first six months.
79	C.3.2.1.2.3.a states that "The District may require the Contractor to add and service additional oil and gas burning system equipment." Will you confirm that the contract will be amended, and the price adjusted, in this eventuality?	The contract will be amended for any additional equipment service.
80	C.3.2.1.2.3.e states that "Replace or repair every component of the oil and gas burning system, at no cost to the District, providing full Preventive Maintenance services and maximizing operating efficiency of the systems". To the extent that the repair or replacement of a single item, or a group of items at the same time exceeds the threshold, will such work be covered by C.3.20.1.1 or C.3.20.1.2?	Work will only be covered under C.3.20 (1.1 or 1.2) only when it is a repair, not as a part of routine PM.
81	C.3.7.1.1.3.b states that touch-up painting includes spackling and sanding in high traffic common areas, C.3.7.1.1.3.c states that touch-up specifications do not apply to high traffic common areas. Please clarify.	This section is intended to define the touch up painting specification in high traffic areas versus all other areas of the facility. High traffic areas are completely maintained as a part of basic services and all other areas are to be touched up as defined in "c-partial space". <b>Delete</b> C. 3.7.1.1.3.c; <b>Replace with:</b> c. Regular touch-up painting including spackling and sanding in other areas of the facility comprises a partial area or space (floor to ceiling not an entire room or both sides of a corridor).

82	C.3.8.1.8.6 states that the annual PM schedule must be submitted within 10 days after the contract start work date. F.3, item 45 states that it is due within 10 days of the contract award. Please clarify this due date, in light of the fact that the contract award date will precede the contract start date.	Delete: C.3.8.1.8.6 states that the annual PM schedule must be submitted within 10 days after the contract start work date. Annual PM schedule must be submitted within 10 days after the contract start work date.
83	C.3.8.1.8.9 states that a report of equipment with a PM cycle greater than 12 months must be submitted 90 days before the expiration of each option year. F.3 item 48 states that this report must also be submitted within 10 days after contract award. Please clarify this due date, in light of the fact that the contract award date will precede the contract start date.	PM cycle greater than 12 months must be submitted 90 days before the expiration of each option year.
84	C.3.8.1.9.7.1 states that “The Contractor shall replace or restore any deficiencies or breakdowns caused by public vandalism, misuse, abuse, or natural disaster.” To the extent that the replacement or restoration of any single item, or group of items at the same time, exceeds the threshold, will such work be covered by C.3.20.1.1 or C.3.20.1.2?	See section C.3.20.3 q.1. Vandalism Repairs.
85	C.3.8.2.1.1 describes the development of the Initial Deficiency List (IDL), and states that the Contractor will have increased liability for the repair of items not identified in the IDL. However, some systems or items are used only seasonally, and any deficiencies can only be discovered during seasonal operation. This includes systems such as the chilled water system, etc. For those items identified as seasonal during the initial development of the IDL, will there be an extended period during which the Contractor does not have increased liability for repairs?	Yes. Such conditions/requests shall be noted on the IDL and agreed upon timeframe for comprehensive seasonal inspection shall be agreed upon between COTR and vendor.
86	C.3.8.2.10.2 states that the Contractor must transfer property records (inspections conducted and corrective action taken) into a database within 30 days of contract award. However, inspections take place from the contract start date until at least 60 days later (in order to compile the Initial Deficiency List).	The Contractor shall be allowed to complete this requirement 90 days after contract start date.