



Herbert Rouson, Jr., J.D.  
Executive Officer

Dana A. Friend  
Deputy Executive Officer

**DISTRICT OF COLUMBIA COURTS**

Administrative Services Division  
Office: Cadwalader Wickersham & Taft  
700 Sixth Street NW, 12<sup>th</sup> Floor  
Washington, DC 20001  
Mailing Address: 500 Indiana Avenue NW  
Washington, DC 20001-2131



Geoffrey A. Mack  
Administrative Officer

**AMENDMENT NO. 01**

**TO: ALL PROSPECTIVE BIDDERS**

**AMENDMENT  
ISSUE DATE: November 26, 2024**

**SUBJECT: Solicitation No. DCSC-25-RFP-015  
DC Courts Fire Alarm Inspections, Preventive  
Maintenance and Assessment.**

**PROPOSAL  
SUBMISSION  
DATE: Monday, December 23, 2024, by 1:00 pm,  
Eastern Standard Time**

1. Address the new solicitation schedule.
2. Additional site visits
3. Questions and Answers
4. Additional site drawings

**ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED**

One (1) copy of this amendment is being sent to all prospective Offerors. The prospective Offeror shall sign below and attach a signed copy of this amendment to each proposal to be submitted to the Courts in response to the subject solicitation or otherwise acknowledge this amendment with the signed offer as stated in the original solicitation documents. Proposals shall be delivered in accordance with the instructions provided in the original solicitation documents.

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Geoffrey Mack  
Contracting Officer

Acknowledgment of this Amendment, together with the Offeror’s proposal, must be received by the District of Columbia Courts as stated in the solicitation no later than the closing date and time specified above for the receipt of proposals.

Failure by the Offeror to properly acknowledge receipt of this Amendment Number #01 may be cause for rejection of the proposal submitted by the Offeror in response to the subject solicitation.

<b>From:</b> Kenneth L. Evans	<b>Q &amp; A Round:</b> 1
<b>Project:</b> Recorder of Deeds Modernization Project	<b>Date:</b> November 27, 2024
<b>Email:</b> <a href="mailto:Kenneth.Evans@dccsystem.gov">Kenneth.Evans@dccsystem.gov</a>	<b>Pages:</b> 10

**This Amendment Number #01 is acknowledged and is considered a part of the proposal for Solicitation Number DCSC-25-RFP-015 DC Fire Alarm Inspections, Preventive Maintenance and Assessment.**

**Item No. 1**

**1. New Schedule**

- a. The proposals are Due Monday, December 23, 2024, @ 1:00 PM**

**Item No. 2 Additional site visits**

- A. Day 1 December 3, 2024, to begin @ 10:00 AM @ First Location:**  
 BARJ 920 Rhode Island Ave NE (Douglas Development Management)  
 2575 Reed St. NE (Douglas Development Management)  
 118 Q Street NE (Bernstein Management)  
 4211 9<sup>th</sup> St. NW (White Star Management)

- Day II December 4, 2024, to begin @ 10:00 AM @ First Location:**  
 BARJ 1201 South Capital St. SW  
 1215 South Capital St. SW  
 110 V Street/2051 MLK SE (Curtis Brothers Management)  
 6217 Columbia Park Rd. Hyattsville, MD

- B. The second round of questions are due by December 11, 2024 @ 3:00 PM**

**Item No. 3 Questions and Answers**

- Q.1** During the pre-proposal conference call, it was recommended NOT to mail the quote package to the address provided on the solicitation due to delays in routing to the actual location. We plan to hand deliver this to Ken as recommended during the conference call. To ensure we all have the correct information, can you please confirm the address and specific location where Ken will be located on December 2, 2024 @ 1:00PM?

- A.1 Proposals shall be dropped off to court personnel in the lobby of 700 Six Street NW, in the main lobby Monday, December 23, between 9:00 AM and 1:00 PM
- Q.2 Is it possible to schedule a site walk for the remaining buildings that are listed in the scope of work but were not visited during the site walk? Who would coordinate this?
- A.2 See the site visit schedule
- Q.3 Section C.5.2 of the solicitation references updating as built/shop drawings to reflect changes. Do you have access to the original AutoCAD files or only PDFs?
- A.3 We have the AutoCad files for Building A, B, C, D, and SW Garage. The remaining buildings except for 1110 V Street and 6217 Columbia Park Road are in PDF and are Construction Drawings not As-Builds! We will eventually get all these Buildings in AutoCad! We just want the current PDF version to be utilize as well as the Points List and the Contractor will add any comments or updates to those documents! There are no Points List for 2041 MLK Jr Ave SE but the drawing is attached.
- Q.4 The solicitation is titled Fire Alarm Inspections, Preventative Maintenance and Assessment, which these activities are typically all covered under NFPA 72. However, the solicitation also references NFPA 25, which is explicitly for inspections, testing, and maintenance (ITM) of water-based systems, sprinkler systems. NFPA 25 outlines quarterly, semi-annual, and annual requirements. As the scope of work is currently written, it appears that testing of the fire alarm system only is required, which means validating any alarm points associated with the sprinkler system such as valve supervisory, waterflow switch alarms, high and low air pressure on the dry systems, etc are required. Also, Section E.1.2 of the solicitation states in “(This does not include the quarterly, / bi-annual testing that is required by the Sprinkler Company.)”. Please clarify if ITM is also required to be performed quarterly, semiannual, and annually for the fire sprinkler systems in accordance with NFPA 25 under this contract, or is it handled under a separate contract? This will impact pricing significantly.
- A.4 Yes, ITM is required as a part of this contract.
- Q.5 Like question 3 above, the FM 200 systems identified in 2 of the buildings also has specific ITM requirements based on NFPA 2001. Please clarify if ITM is required on the FM 200 systems (minus releasing of gas) in accordance with NFPA 2001, or are we to quote only verifying the alarm points are received at the fire alarm control panels?
- A.5 Yes. Inspections shall be performed in accordance with NFPA 2001 Inspection, Servicing, Testing, Maintenance, and Training.

Q.6 To aid all potential offerors and the government in ensuring all quotes are equally comparable with regards to the scope of services being requested, assuming the scope of work for this contract is identical to the incumbent contract, the current inspection reports will answer many questions and clarify the scope of work for all offerors. Typically, in the past when the government provides previous inspection reports, any personal or company information is redacted. Can you please provide previous inspection reports, so all offerors are quoting the same scope of work, current testing schedule to be maintained, number of devices, etc?

a) If previous inspection reports are not going to be provided, please provide information on the number of fire alarm systems that are Siemens vs Edwards.

b) If previous inspection reports are not going to be provided, please provide asbuilt drawings for all sprinkler systems. This is assuming we are required to perform full ITM services in accordance with NFPA 25.

c) If previous inspection reports are not going to be provided, please provide information regarding manufacturer and drawings for the FM 200 system showing sizes, tanks, etc. This is assuming we are required to perform full ITM services in accordance with NFPA 2001.

A.6 The Courts are looking for baseline testing of all Buildings as if its an original commissioning. Then the maintenance cycle will start from their throughout the Contract.

a. Moultrie, Building A, B, C, and SW Garage – Siemens, Building D- Edwards

All the remaining building systems are listed at the top of their Points List

b. As-Build Sprinkler Drawings are not included in this solicitation. We are hoping a site visit will help with this situation.

c. The buildings with the FM 200 systems were seen during the initial site visit at Moultrie and Building C.

Q.7 Section E.1.2 of the solicitation references annual testing of elevator systems and generator systems. Can you please elaborate on the scope of work expectations? Is this just testing elevator recall functions and ensuring the automatic transfer switch for fire pumps transfers power from main to back up without interruptions? Also, please identify how many elevators and generators, as well as specific information regarding size, manufacturer, type, etc? Again, previous inspection reports should outline all this required information.

A.7 Yes. To ensure the automatic transfer switch for fire pumps transfers power from main to back up without interruptions. Coordination of this shall be performed with the Courts Elevator and Generator Contractor.

Building A (6-Elevators, 1-Fire Pump, 1-Generator), Building B (6-Elevators, 1-Fire Pump newly installed under construction, 1-Generator), Building C (3-Elevators, 1-Fire Pump, 2-Generators), Building D (5-Elevators, 1-Fire Pump, 1-Generator), SW Garage (1-Elevator, 1-Fire Pump serving Building D), Moultrie Building (15-Elevators, 1-Fire Pump, 3-Generators), Reed Street/R I Ave NE (1-Elevator, Sprinkler System maintain by the Building Owner-Douglas

Development), 4209 9<sup>th</sup> Street NW (1-Elevator, Sprinkler System maintain by the Building Owner-White Star Management), 6217 Columbia Park Road (No Elevator, Sprinkler ???), 1201 S. Capital Street (No Elevator, Sprinkler ???), 1215 S. Capital Street (No Elevator, Sprinkler ???), 118 Q Street NE (1-Elevator, Sprinkler ???), 110 V Street/2051 MLK SE (Elevators ???, Sprinkler System maintained by Building Owner-Curtis Brothers Management).

Q.8 Are there fire pumps at any or all these buildings? If so, we'll require additional information on the fire pumps such as manufacturer, size, type (electric or diesel), etc. Again, previous inspection reports should outline all this required information.

A.8 See Information above.

Q.9 Are backflow inspections being included in this RFP?

A.9 Yes

Q.10 Section H.1.1 (Item 10) of the solicitation specifies all fire alarm ITM shall be performed by Siemens/Edwards Certified Contractor with NICET Level 1 or 2 technicians and approved by NICET Level 3 and 4 technicians. Based on the specific equipment manufacturer, typically manufacturer certified contractors are only required for programming and repairs, the ITM portion of the scope of work can be performed by any NICET Level 1 or 2 fire alarm technician and approved by NICET Level 3 or 4 technician. Please confirm the technicians performing the ITM of these systems are not required to be certified Siemens/Edwards contractors.

A.10 They are not

Q.11 For those who plan to subcontract a portion or all the ITM labor, please confirm the Prime Contractor is required to hold NICET Level 3 or 4 as the approving technicians and only NICET Level 1 and 2 are allowed to be provided by the subcontracted labor? This is typical of these types of contracts; we would like to confirm our understanding of this expectation.

A.11 It is not necessary for the Prime to have the Level 3&4. Your sub such as Siemens or Edwards can have the 3&4 you may have the 1&2's as well. As long as the system is certified by a Level 3&4 and for programming changes too!

Q.12 After a close review of the NAICS code, we notice the identified code is specific to environmental control manufacturing. Typically, we see this scope of work assigned to a 561621 with a subdivision of -07. Would you consider revising the NAICS code to align with the services covered by 561621 – Fire Alarm Systems & Equipment – Testing?

A.12 **Yes. NAICS Code 561621-07!**

Q.13 Clarity is requested on times that inspections are allowed to be performed. It was mentioned on site that everything is to be performed during nights and weekends. What are the exact time frames?

A.13 **Yes, nights and weekends between 9 p.m. and 4 a.m. This depends in Moultrie on the time Arraignment Court and Cell Block are closed!**

Q.14 Page 20. Point 6 & 7 – it asks to prove a M.O.P (method of procedures). Does DC courts have one they already follow?

A.14 **No. You can develop your own for the Court's approval!**

Q.15 Please confirm your desired method of testing smoke detectors. The typical methods are either canned smoke or magnetic testing.

A.15 **As per NFPA 72, whatever is suggested by the manufacturer and their technical manual/information!**

Q.16 Please confirm the frequency of the sensitivity test you are requiring. NFPA 72 – 14.4.4.3.3.1 requires for this testing to occur every other year after initial testing. When the second test indicates the device has remained in listed sensitivity range, the length between tests can be extended to 5 years. With previous inspection reports, we could determine this required frequency, or do the DC Courts want this performed annually regardless?

A.16 **We want 100% recertification of all Buildings performed within 6 months of executing this Contract! Afterward, the cycle can be maintained through this contract!**

Q.17 Monthly visuals were mentioned at the site walk, can you please provide specifically what activities you'd like performed monthly? Or are you requesting all monthly testing as required by NFPA 25 for the sprinkler systems and NFPA 72 for the fire alarm systems?

A.17 **Yes. The requirements of the NFPA Standards!**

Q.18 Does the business license to transact business in DC have to be held by the Prime Contractor, or can it be held by a subcontractor performing the inspections on the systems?

A.18 **Prime**

Q.19 We would like to request a 5 to 7 business day extension to the quote due date following the issuance of answers to all offeror's questions and potential second site visit. The answers are expected to have a significant impact on final pricing, and we would like a fair opportunity to ensure that we provide the DC Courts with the most competitive pricing for the services requested.

A.19 See new schedule

Q.20 Does each location need to be on a separate proposal or can they be all on one proposal?

A.20 The proposal shall be broken out for each site and totaled on the final number!

Q.21 Do we need to be certified contractor with Siemens/Edwards for testing and maintenance, not for programming/parts?

A.21 Testing: You need to be experienced and have at least a Nicet 1 and 2. All programming and parts need to be certified and approved by Siemens/Edwards/the Manufacturer.

Q.22 Will you be sending the points list/reports for the other locations? Will there be sprinkler reports provided as well?

A.22 Points List is added to this solicitation. No Sprinkler Reports. We want initial testing performed at all sites!

A.23 Should we provide the Method of Procedure or Strategic Testing Plan (testing elevators, testing sprinklers, testing generators) with the proposal?

A.23 Technical Volume I, Tab – D

Q.24 Where in the pricing sheet should we include the hourly rates?

A.24 The pricing page "Attachment K.1" is in the zip file labeled attachments.

Q.25 Are drawings being updated during renovation projects?

A.25 Yes

Q.26 Are updated drawings provided to the contractor?

A.26 Yes

Q.27 When were the most recent drawings updated?

A.27 2024

Q.28 Is the update of as-built drawings expected to be done on a T&M basis?

A.28 Yes, as directed and approved by Courts

Q.29 Do as-built drawings require a PE or NICET 4 stamp?

A.29 Yes

Q.30 Will customer provide contractors for the elevator, generator, and HVAC testing?

A.30 Yes

Q.31 Does the scope of work of 5-year sprinkler inspection include all testing activities required by NFPA or just the standpipe flow test indicated in the pricing sheet?

A.31 All elements required by code - the pricing sheet will be revised

Q.32 What is the current contract value with the incumbent contractor?

A.32 \$62,163.94

Q.33 Which activities does the customer anticipate needing to be done after regular working hours?

A.33 Any activity that would disrupt operations

Q.34 Are semi-annual battery testing and fire alarm visual inspection a part of this scope of work?

A.34 Yes

Q.35 What level of security clearance is required for onsite personnel?

A.35 Police Background check

Q.36 Is there any onsite orientation required for the field personnel to access the facility?

A.36 Any building access questions will be addressed during the badging process.

Q.37 For Volume II - Price Proposal L.2.2.2 lists only Tab A but L.2.11 #1-2 lists Tab A and Tab B. Please clarify what tabs and information are required in Volume II.

A.37 In Volume II, the price proposal should have two tabs: "Tab A" K.1 Pricing and "Tab B" Section K of the RFP.



Q.38 Should Section K be provided in Volume I - Technical Proposal Tab A (per L.2.2.1/L.2.11.1) or Volume II - Price Proposal Tab A (per L.2.2.2)?

A.38 Section K should be included in Volume II Price Proposal

Q.39 Please confirm that the signed Solicitation, Offer, & Award Form and Amendment(s) forms should be provided in Volume II - Price Proposal.

A.39 Yes, Clause L.7

Q.40 Please confirm that Attachment J.4 should also be included as part of Volume I - Technical Proposal Tab A #7.

A.40 Yes, J.4 should be included in Tab -A

A.41 Is an escort required for onsite work?

Q.41 It is anticipated that contractors will have certain employees badged.

Q.42 Please provide the times for regular working hours.

A.42 Typically, it is 7:30 AM- 5:30 PM

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name of Authorized Representative

\_\_\_\_\_  
Title of Authorized Representative

\_\_\_\_\_  
Name of Offeror

**Please remember to check the DC Courts Website daily for posting of amendments and updates.**

<https://www.dccourts.gov/about/procurement-contracts-branch>

**Additional attachments are included in the new zip file labeled “Attachment P”**

1. 118 Q St. NE Points List
2. 118 Q St. BARJ – Final Construction
3. 920 Rhode Island Ave NE Points List
4. 1110 V St. SE Points List
5. 1201 South Capital St. SW Points List
6. 1215 South Capital St. SW Points List
7. 2575 Reed St. NE Points List
8. 4209 9<sup>th</sup> St. NE Points List
9. 6217 Columbia Park Rd Points List
10. BARJ 1 Phase B Complete Set
11. BARJ 4 For Construction
12. Construction Set 1201
13. Construction Set 1215