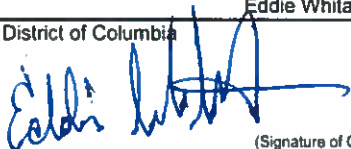


AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. Contract Number	Page of Pages 1 1	
2. Amendment/Modification Number	3. Effective Date	4. Requisition/Purchase Request No.		5. Solicitation Caption	
GF-2020-R-0023-03	See Box 16 Below			Parking Management Services	
6. Issued By: University of the District of Columbia Office of Strategic Sourcing & Procurement 4200 Connecticut Avenue, NW Bldg. 39 Suite 200C Washington, DC 20008		Code	7. Administered By (If other than line 6) University of the District of Columbia Office of Strategic Sourcing & Procurement 4200 Connecticut Avenue, NW Building 39 Suite 200C Washington, DC 20008		
8. Name and Address of Contractor (No. Street, city, country, state and ZIP Code)			(X)	9A. Amendment of Solicitation No. GF-2020-R-0023	
				9B. Dated (See Item 11) January 14, 2020	
				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 bids <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>3</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)					
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input checked="" type="checkbox"/> is required to sign this document and return <u>5</u> copy to the issuing office.					
14. Description of amendment/modification (Organized by UCF Section headings, including solicitation/contract subject matter where feasible.)					
Request for Proposals No. GF-2020-R-0023 for Parking Management service is amended as follows:					
1. The proposal due date is hereby extended to March 6, 2020 not later than 2:00 p.m. 2. Answers to questions submitted prior to the cut off for questions are attached. 3. No further questions will be entertained regarding this solicitation effective on the date of the Contracting Officer's signature on this amendment.					
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 Eddie Whitaker		
15B. Name of Contractor		15C. Date Signed	16B. District of Columbia 		16C. Date Signed 2/20/20
(Signature of person authorized to sign)			(Signature of Contracting Officer)		

GF-2020-R-0023, Parking Management Services

Company	Questions	Relevant Department	Answers
Tag B Parking Group	<p>Average electricity commitment/usage in the garage (per level or total):</p> <p>A. Does the liability/management of these services fall on the contractor?</p> <p>B. If so, is there a baseline electric cost estimate?</p>	CARES/RISK MANAGEMENT	<p>Average Monthly total utilities for the garage is estimated to be \$5500 per month.</p> <p>A. Affirmative, vendor will be responsible for electrical utilities on a monthly basis, paid to the University</p> <p>B. baseline electrical for garage is estimated to be the average (\$5500 per month).</p>
Tag B Parking Group	Is section C.3 stating the garage's current utilization specifications (which the vendor is able to offer recommendations towards?) Or is that list a requirement/guideline to follow?	OAE	The vendor may offer recommendations as they see fit
Tag B Parking Group	Tag B Parking is a minority-owned small business operating in Washington DC, however, we do not have our CBE/SBE certification yet - application pending. Our intent is to operate and manage this property without the use of subcontractors as we have done with other DC-based University management contracts- abiding by the 51% DC employment act. We noticed the submission point section L.2.7. states "the university will reject any offer that fails to include a subcontracting plan that is required by law." Would we still be required to submit a subcontracting plan in the scenario described above?	OSS&P	Your company does not have to be certified by DSLBD to be eligible to submit a proposal in response to the subject solicitation. However, DSLBD assigned preference points will be a part of the proposal evaluation score. Additionally, 35% of the eligible contract amount must be set aside to DSLBD certified CBE/SBE unless the prime contractor is a DSLBD certified CBE/SBE and will perform 100% of the work without subcontracting.
U St PARKING	Please provide a copy of the DC issued Parking Facility License. If no current license is available, please confirm the garage is eligible for District of Columbia Licensing.	CARES	<p>Based on UDC's understanding of the requirements the facility is eligible for operation as a garage in the District.</p> <p>The base building Certificate of Occupancy (CofO) applies to the garage. The garage does not require special licensure other than business license.</p> <p>Confirmation and licensing will be the responsibility of the vendor</p>
U St PARKING	Please provide a copy of the current DC issued Elevator license.	CARES	See Attached.

U St PARKING	Please confirm pedestrian access to the garage through the building will be available 24/7.	CARES	The University will ensure pedestrian access is provided during agreed upon vendor operating hours.
U St PARKING	Please confirm utility costs are UDC responsibility.	CARES	Negative. Vendor will be responsible for Electrical Utility Costs
U St PARKING	Please provide garage drawings.	CARES	See Attached.
U St PARKING	Please confirm overhead door repairs is UDC responsibility.	CARES	Affirmative. UDC will provide maintenance for the overhead doors.
U St PARKING	Please confirm maintenance of the electrical and plumbing is UDC responsibility (including light bulb replacement).	CARES	Typical operating expenses & services will be the responsibility of the vendor. UDC will maintain plumbing lines within the garage. Normal operating expenses (ex.: electrical maintenance; light bulbs replacement, etc.) will be coordinated by UDC. Cost for replacements will be split with Vendor. Damages by customers during Vendor operations are the responsibility of Vendor. All required repairs must be coordinated with UDC.
U St PARKING	Will UDC provide office space in the garage for the operators use?	CARES	Affirmative. UDC will provide office space on garage level as part of the lease.
U St PARKING	Please provide the office square footage currently leased/occupied.	CARES	The University has the entire building under its control and is not leasing it out to a third party at this time. The 4th and 5th floors are currently being fully occupied along with part of the 2nd floor and the cafeteria at the main entrance. Other floors will be occupied in the upcoming fiscal years.
U St PARKING	Please provide a schedule of office space projected to be occupied by month until the building is 75% occupied. Please include projected tenant composition.	CARES	The building's office space will be 50% occupied by university staff at the start of the lease term. First floor retail spaces will be occupied by commercial vendors. Specific vendor types are not known at this time.
U St PARKING	Will UDC reimburse the operator for capital improvements? (PARCS equipment, signage and painting).	COO	Negotiable. Yet any amount will have to be capped.
U St PARKING	During the pre-proposal conference, it was stated pricing for Level One elevator upgrades and connecting Level One and Level Two have been researched in the past. Please provide proposals received for these items.	CARES	No formal pricing investigation on the disabled elevator has been conducted. Vendors should assume the level two elevator will not be accessible.

U St PARKING	Please define the type of agreement UDC is looking for.	COO	Management Fee based agreement
U St PARKING	Will UDC consider a Management Agreement structure until the building is 75% leased? (Agreement where expenses are paid by the operator from revenue collected. Any operating income after expenses paid and operator's management fee will be distributed to UDC. Operator will be reimbursed by UDC for any income shortfall.)	COO	No, UDC will not consider an agreement structure such as the one described. No shortfall will be reimbursed and any offer made, should take that into consideration
U St PARKING	Who handles the Fire Inspection and servicing in the garage and whose responsibility it is to follow up?	CARES	UDC will be responsible for fire suppression system inspection and maintenance in the garage.
U St PARKING	Is there a designated caretaker the operator will be liaising with for normal day to day garage operations? If so, please provide contact.	OAE	The Office of Auxiliary Enterprises
U St PARKING	Will UDC consider including the management of the Van Ness Parking Garage to this RFP.	COO	The management of the Van Ness Parking Garage is not currently on the table, yet will be an option that the University will consider in the future
System Companies	The garage is not available on weekends?	OAE	Currently the 4250 Garage will not be available on the weekends, but that is subject to change based on the University's future business needs
LAZ PARKING	Where do the intercoms currently installed throughout the facility go to?	CARES	The call boxes (when brought online) will be connected to the Emergency Communications Center
LAZ PARKING	What type and how many light fixtures are in the facility?	CARES	Currently we do not have an accurate count of how many light fixtures are in the garage. The type of light is : GENLYTE THOMAS, 277 volt. 4, T8, 4100K fluorescent tubes each fixture. Also a single 120/277 volt, 4 light ballast is in each fixture. Each light fixture in the garage is the same.
LAZ PARKING	Are the Specifications on Page 7 limits for the operator's proposed operation? a. Are the Operating Hours on Page 7 (Monday-Friday, 7am-9pm) a requirement, or can the operator propose them as it sees fit? b. Will any non-UDC monthly parkers be allowed?	OAE	A. The Operator may propose operating hours, yet must have justification as to why those hours are a better fit for the garage B. Non-UDC monthly parkers will not be allowed

LAZ PARKING	Please confirm the existing parking equipment locations, make/model and age.	CARES	<p>Automatic garage entry arms. (MAGNETIC AUTOCONTROL PARKING PRO-RC01240)</p> <ul style="list-style-type: none"> • Security badge readers. (No information available) • Hybrid and EV car charging station. (PEP Charging stations. Last I checked, 2 years ago for PEP charging station replacement parts they were no longer in business.) <p>FYI: The charging station is operational and working.</p>
LAZ PARKING	How many University monthly parkers does the University estimate?	OAE	<p>At this time, understanding that the University has just acquired the building and has no relevant parking data regarding the matter, the University can not provide an estimate</p>

GOVERNMENT
OF THE
DISTRICT OF COLUMBIA
Muriel Bowser, Mayor

Department of Consumer and Regulatory Affairs
Business Licensing Division
1100 4th Street S.W.
Washington DC 20024

Date Billed: 1/23/2020
Category: 6016
License #: 601620000233
License Period: 1/1/2020 - 12/31/2021

CERTIFICATE OF INSPECTION

Billing Name and Address: UNIVERSITY OF THE DISTRICT OF COLUMBIA
Premise/Application's Name and Address: UNIVERSITY OF THE DISTRICT OF COLUMBIA
Registered Agent's Name and Address:
4200 Connecticut Ave Nw Washington, DC 20008
4250 CONNECTICUT AVE NW WASHINGTON, DC 20008

Owner's Name:
Corp. Name: UNIVERSITY OF THE DISTRICT OF COLUMBIA
Trade Name:

Co/O/HOP#: 0	Square: 2047	Lot: 0001	Suffix:	Zone:	Ward: 3	ANC:
Passenger 1 Elevator	Floor(s): 8	Passenger Elevator 3500	Passenger Elevator	District	Passenger Elevator	21

Inspected Sales and Services
Passenger Elevator

- THE LAW REQUIRES THIS LICENSE TO BE POSTED IN A CONSPICUOUS PLACE ON THE PREMISES -

Ernest Chrappah
Director:
Ernest Chrappah

*License Effective from the later of Issued or Start of License-Period Date

ADDENDUM

It is a violation of the DC regulation 73-22 Human Rights Law to discriminate for any reason other than individual merit, including but not limited to discrimination by reason of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, matriculation, political affiliation, physical handicap, source of income, and place of residence or business. Failure or refusal to comply with the above shall be a proper basis for the revocation or suspension of this license.

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Co/O/HOP#: 0	Square: 2047	Lot: 0001	Suffix:	Zone:	Ward: 3	ANC:
Passenger 2 Elevator	Floor(s): 8	Passenger Elevator 3500	Passenger Elevator	District	Passenger Elevator 21	

Inspected Sales and Services Passenger Elevator

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CofO/HOP#: 0	Square: 2047	Lot: 0001	Suffix:	Zone:	Ward: 3	ANC:
Passenger 3 Elevator	Floor(s): 8	Passenger Elevator 3500	Passenger Elevator	District	Passenger Elevator	21

**Inspected Sales and Services
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CofO/HOP#: 0	Square: 2047	Lot: 0001	Suffix:	Zone:	Ward: 3	ANC:
Passenger 4 Elevator	Floor(s): 8	Passenger Elevator 3500	Passenger Elevator	District	Passenger Elevator	21

Inspected Sales and Services Passenger Elevator

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CofO/HOP#: 0	Square: 2047	Lot: 0001	Suffix:	Zone:	Ward: 3	ANC:
Passenger 5 Elevator	Floor(s): 9	Passenger Elevator 3500	Passenger Elevator	District	Passenger Elevator	21

Inspected Sales and Services Passenger Elevator

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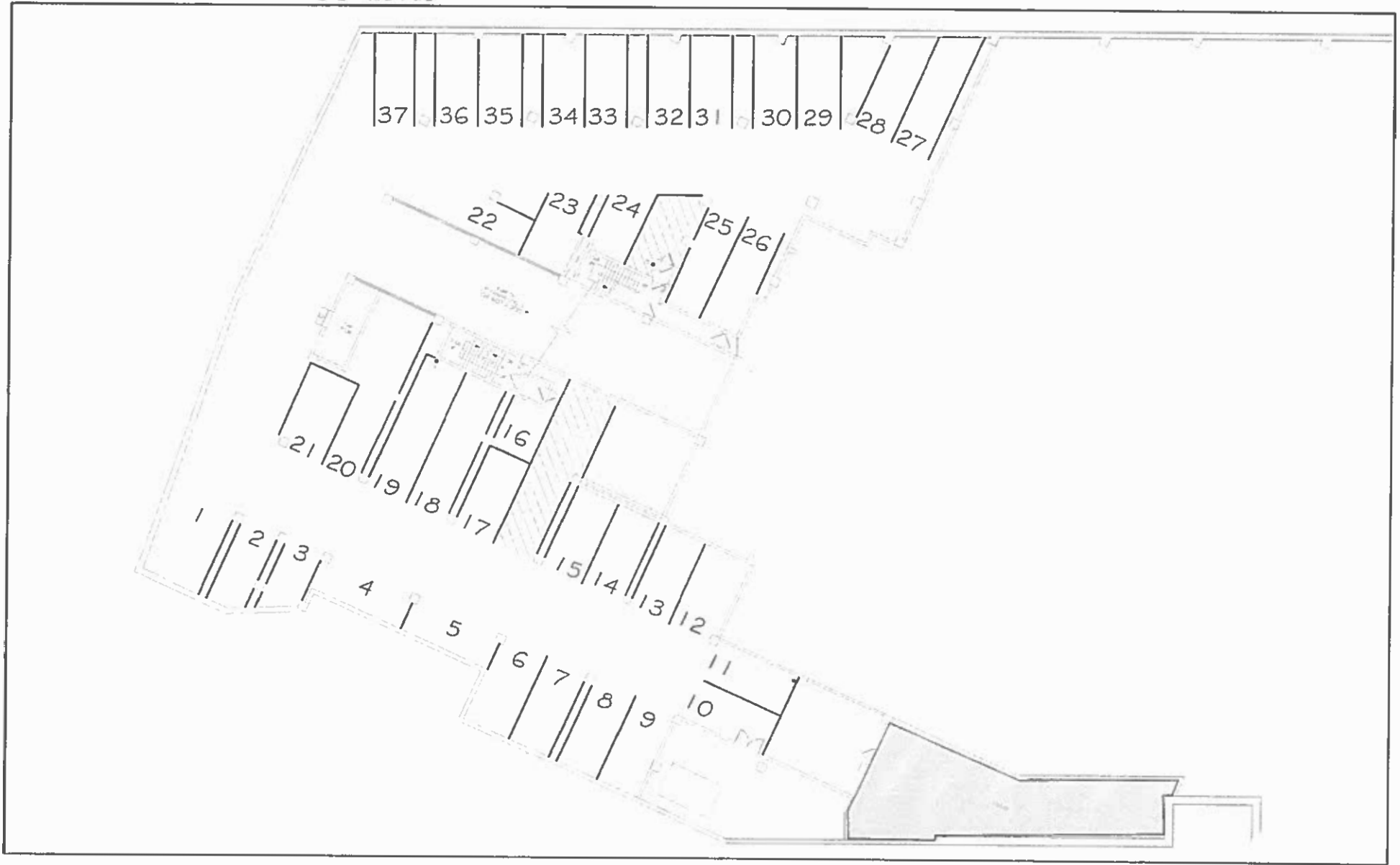
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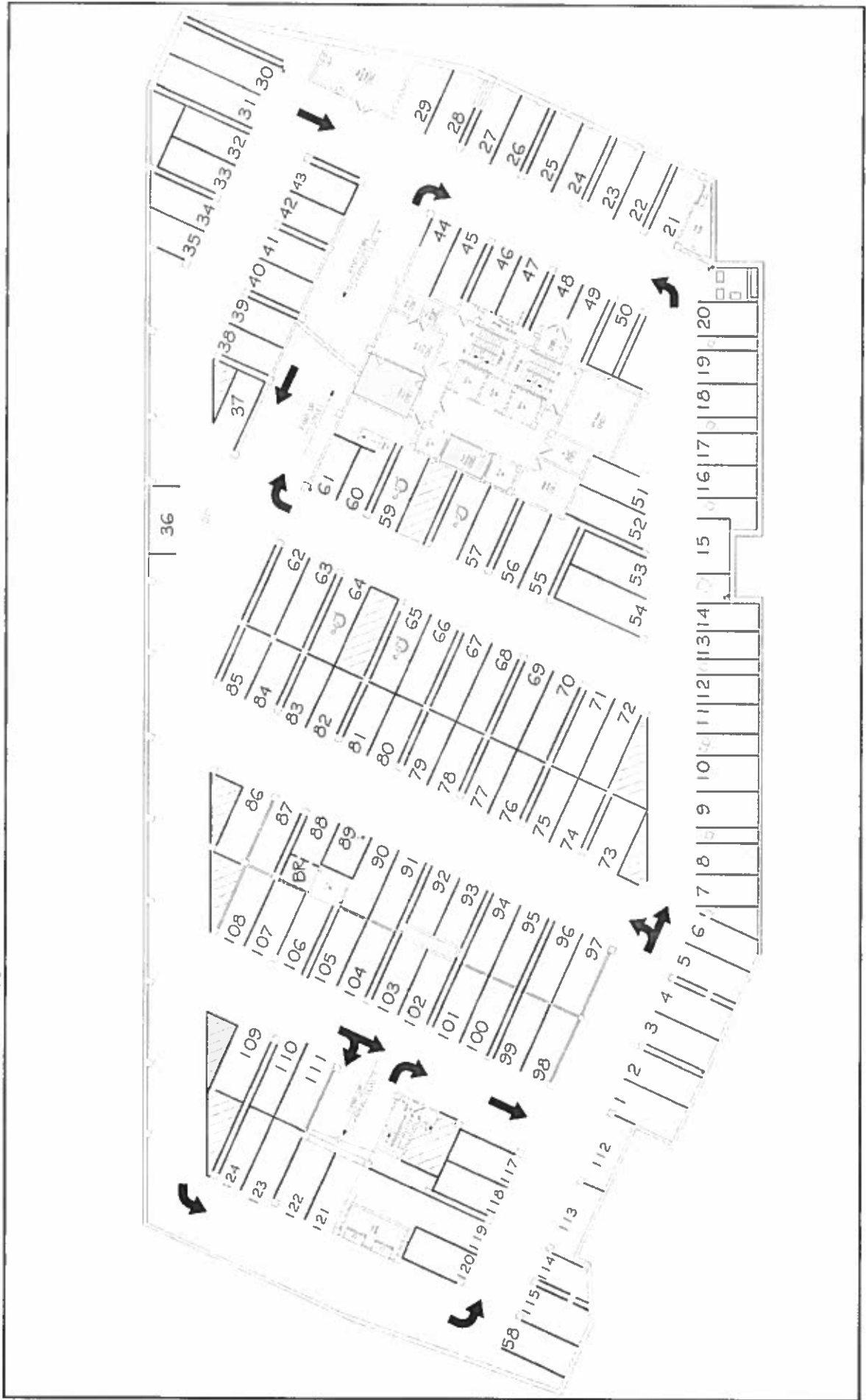
4250 Connecticut Avenue
P1 Level

Parking Plan



4250 Connecticut Avenue
P3 Level

Parking Plan



4250 Connecticut Avenue
P4 Level

Parking Plan

