

# DC Office of Cable Television

---



## Background

The DC Office of Cable Television (OCT) is the District Government Agency responsible for regulating cable television in the District, as well as the administration of the District's Government Access Channels (District Council Channel (DCC); District of Columbia Network (DCN); and the District's Education Access Channel, District Knowledge Network (DKN)). OCT creates content that informs, educates and entertains viewers via the District of Columbia's public, educational and government (PEG) channels and other forms of content outlets. The award-winning content provides resourceful information on government activity, education, current events, history and arts and entertainment. Through its three cable television channels, OCT provides public access to the governmental process, and insight into life in the District.

Located in Ward 5, the facility consists of two floors which include administrative office space; two television production studios; high-definition television production equipment and a community meeting space.

Constructed circa 1987, the building once served as the former headquarters of Black Entertainment Television (BET). The District entered into a long term ground lease with BET on March 18, 1988. For nearly two decades BET produced many of its most popular show which included *Teen Summit*, *Video Soul*, *Rap City*, *BET Nightly News* and *Our Voices* from its studio headquarters. After BET moved, the facility remained vacant and unoccupied for 8-9 years. The District purchased the building from BET in 2010.

In partnership with the Department of General Services (DGS), OCT began a complete renovation and retrofitting of the facility in 2013. Completed in 2014, renovations were made

to the parking areas, loading service area, exterior building walls, roof replacement, plumbing system, electrical systems, fire protection system and HVAC systems. As part of the District's initiative to meet energy conservation and sustainability the facility obtained LEED Silver Certification which included a green roof and LED fixtures and lighting systems.

Located in the Brentwood neighborhood, the facility is near several DC Government agencies including the Department of Youth and Rehabilitation Services (DYRES), the Department of Public Works (DPW) and a division of the Department of Transportation and a Department of Motor Vehicles satellite office. The proximity of the facility allows for easier accessibility to the John A. Wilson building, One Judiciary Square and other District government agencies.

The wedge-shaped project site is bound by T Street NE to the north, which encircles the eastern tip of the site to access the Amtrak rail yards south of the property. A fenced, sloping, and lightly wooded green area to the west visually shields the property from Brentwood Parkway NE. The facility is visible from New York Avenue, NE.

### *Hours of Operation*

OCT's PEG channels (DCC, DCN and DKN) broadcast 24 hours a day, 7 days a week. The office hours are Monday-Friday, 9am – 5:30pm daily. Due to the flexible nature of the television production work schedule, staff may work late evenings, early mornings and occasional weekends and holidays. On-site engineering coverage is required and remote coverage is expected during afterhours and weekends via mobile phone/email/virtual private network (VPN).

### *Chief Engineer*

The Chief Engineer shall possess at least a valid **Class 3 Engineer's** license issued by the District of Columbia.

### *Mechanical Spaces*

Doors to mechanical spaces including telecom closets, elevator room, electrical/UPS, mechanical, UPS, telecom, tech core, EMG power, etc. shall remain locked at all times.

### *Areas Requiring Special Attention*

The Contractor is responsible for ensuring the building temperature conditions are set properly to maintain the server equipment, tech core and television production studios.

Much of the equipment installed during the renovation is under a one-year maintenance agreement. The Contractor is expected to have and obtain the knowledge and experience to operate all building equipment. The Contractor shall keep accurate records of all repairs, preventative and routine maintenance service provided.

**Repair Reimbursable Deductible Threshold: \$2,000.00**

### **Building Information**

#### *Property Data*

Name: DC Office of Cable Television  
Address: 1899 9<sup>th</sup> Street, NE Washington DC  
Ward: 5

#### *Building Statistics*

Floors: Lower Level, 1<sup>st</sup>  
Use: Television studios (2) and administrative offices  
Occupied SQ Footage: 30,000 SQ FT  
    First Floor 21,300 SQ FT  
    Lower Level 8,700 SQ FT  
        Studio A 4,800 SQ FT  
        Studio B 1,530 SQ FT  
Building Area: 30,325 SQ FT total  
Parking: Outdoor parking lot – 65 spaces; an additional five parking spaces are located in the service yard area.  
Elevator: One  
Loading Area: One