

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



**REQUEST FOR PROPOSALS
TO OCCUPY AND OPERATE THE LINCOLN THEATER**

Solicitation Number: DGS-RFP-2012-10

MODIFICATION No. 3

September 20, 2012

This Modification No. 3 is issued to:

1. Clarify a few submission requirements, provide responses to questions submitted, and provide copy of License Agreement;
2. Provide adjustments to Section A.4 Procurement Schedule specifically the following milestones and dates:

Milestone

Date

District Responses to Questions Posted	September 20, 2012
Proposals Due to the District	September 26, 2012
Announcement of Short-Listed Respondents	October 10, 2012

3. Modify Section E.4 Submission Size, Organization and Offeror Qualifications to read:

All submissions shall be submitted on 8-1/2" X11" bond paper and typewritten. Telephonic telegraphic, and facsimile submissions shall not be accepted. The Department is interested in a qualitative approach to presentation material. Brief, clear and concise material is more desirable than quantity.

Proposal shall not exceed 28 pages inclusive of the 3 page executive summary. Required documentation such as resumes and documents verifying team capacity or Financial Statements

under E.4.3.1 Team Experience and Capacity must be under an addendum or appendix.

4. Respond to the following questions

- Q1. What is the size of the Lincoln Theatre
Answer: 46,360 sf gross and 22,300 sf usable including dressing rooms, restrooms, storage, bathrooms, offices, auditorium, balcony, lobby, follow spot and stage areas. The remainder of the space is attributed to circulations space, electrical areas, plumbing areas, orchestra pit, HVAC, and crawl space.
- Q2. Is the Lincoln Theatre a self contained or chilled water building
Answer: HVAC system is self contained with package units
- Q3. Who pays for the cost of web site maintenance?
Answer: Licensee pays for and operates its own website
- Q4. Does the city provide Personal Computers?
Answer: No
- Q5. Is the offeror responsible for hauling expenses
Answer: Yes
- Q6. Who pays for utilites?
Answer: DC Government
- Q7. How old is the HVAC System?
Answer: Current units were installed in 2008
- Q8. Does the city provide security system?
Answer: No
- Q9. What is the license fee amount?
Answer: License/Offeror must individually propose the best fee based upon its plans and project.
- Q10. What features of the building in or outside are protected under any particular act "ie. Historic?"
Answer: Licensee is responsible for verifying Historic designation and requirements.
- Q11. What equipment/FFE office and backstage will convey
Answer: all equipment and furniture in the theatre will remain for use by the Offeror/Licensee. An inventory will be taken to document all assets and attached to the license agreement.
- Q12. What are the current continuing obligations for the parking lot (monthly parkers)?
Answer: U Street Parking has a month-to-month agreement for use of the lot during certain times. Details to be provided.

- Q13. What are Neighborhood/ANC concerns regarding the parking lot?
Answer: DGS/DCAH not aware of any concerns
- Q14. What is the current relationship/status of good standing with ANC or similar entities, other neighbors?
Answer: DGS/DCAH not aware of any concerns
- Q15. What is the status of the alarm system, fire inspections and certifications
Answer: To the best of DGS/DCAH knowledge they are current. To be confirmed.
- Q16. Can the theatre be divided
Answer: No
- Q17. Is there an issue with all/only motion pictures/film based events?
Answer: No
- Q18. Can food & drink be served?
Answer: Yes
- Q19. Can floors be raised?
Answer: No
- Q20. Is there any government funding?
Answer: No, however, a list of one time capital improvements that will be completed by the District will be set forth in the License Agreement.
- Q21. If current furniture, fixtures, equipment are not used will the district remove and/or store?
Answer: No
- Q22. Would the District be interested in a long-term use?
Answer: No
- Q23. It seems like we are to produce no more than Three pages per selection criteria (team experience; management structure, innovative ideas, proposed business plan; fee schedule, community benefits; district hiring plan)?
Answer: See above Modification #3.
- Q24. In the RFP, does “firm size” refer to seating capacity?
Answer: “firm size” refers to the licensee/offerors company/institution.
- Q25. May we add resumes and other requested information in the appendix?
Answer: Yes
- Q26. Is the Offeror responsible for paying for heating and air conditioning?
Answer: No – Utilities will be paid for by DC Government

All other terms and conditions remain unchanged.