



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



REQUEST FOR SPACE (“RFS”)
DGS-RFS-DCFEMS-2025-03
Fire and Emergency Medical Services

The District of Columbia’s Department of General Services (“DGS”) is seeking offers for land or existing buildings that could serve as a new fire station for Engine Company 26. It is the District’s preference to purchase a property. The District will also consider lease or ground lease options with a preference for lease structures that include a path to ownership. The DC Fire and Emergency Medical Services (DCFEMS) is the agency identified to initially occupy the proposed space.

Background

The DCFEMS Engine Company 26 is currently located @ 1340 Rhode Island NE and is a part of the 1st Battalion of the Operations Division. Engine 26 serves the residents Ward 5 which include, Langdon, Brentwood, Woodridge, and Brookland. The facility currently houses (3) units including Engine 26, Ambulance 26, and Truck 15.

The respondents can submit a proposal for the sale of existing land/improvements or lease of existing land/improvements, or a turnkey fire station based on the program of requirements attached in Exhibit 1. The goal of this RFS is to identify land/space to serve as the NEW Engine 26 facility in a more centralized location within their local alarm district (please see Exhibit 2 – the central point of Engine 26’s territory if approximately Evarts St. and 27th St.) .

Evaluation Criteria

The Evaluation Criteria are as follows:

- A. A solution that satisfies the Agency’s location criteria
- B. A facility that serves the Agency’s operations
- C. Purchase Price or Rental Rate and Rent Structure

Submission Instructions

Offerors shall submit their proposals by responding to or accepting each of the terms included under the Evaluation Criteria in the order and format presented below. Please clearly state any exceptions or substitute language to any of the terms listed below.

Section A. Agency Operation – To be evaluated based on the suitability of space to meet the operational needs of DCFEMS.

- Purchaser / Tenant:** The District of Columbia, a municipal corporation, acting by and through its Department of General Services (the “District”).
- The District of Columbia agency initially occupying the Premises will be DCFEMS. The District retains the right to change occupying agencies without such substitution constituting a sublet of the Premises or an assignment of the Lease or otherwise require Landlord’s consent.
- Building / Land:** Please provide address and the following:
- Description of the building and/or land (size, location, and zoning)
 - Description of any existing improvements, buildings or infrastructure including area of 1) paved surfaces and 2) non-paved surfaces
 - Current OTR assessed value
 - Points of vehicular access to the site
- Seller / Landlord:** Please provide ownership information including:
- Evidence of control of property and timely availability of the Building and Premises (if offeror does not currently own the property, please provide evidence of site control and timing and all contingencies (if any) for closing);
 - Management structure; and,
 - Evidence of Offeror’s wherewithal to fund development (where appropriate) ongoing building operations, a tenant improvement allowance and, if applicable, other property improvements.
- Lenders:** Please provide a detailed description of any lenders with financing associated with the building and any liens and/or ground leases that may or will encumber the building.

Premises: Please propose an existing building or land for new construction that can accommodate the program for DCFEMS below:

- 20,000 - 25,000 gross square feet (“GSF”) of contiguous floor area or
- Sufficient land to construct a 20,000 to 25,000 GSF building to accommodate the program described in Exhibit 1.
- The facility must meet all LEED V4, NFPA, and Net Zero standards.

Please provide the following:

- Floor plans delineating specific floors and square footage and/or a site plan depicting the land
- Description of the condition of space

If there are existing tenants in the space proposed, please provide evidence including dates for the existing tenant’s plans to vacate the space.

Test Fit (if applicable): Once Tenant has reduced the options to a short list, Landlord shall, at its sole cost and expense without any reimbursement from Tenant, upon Tenant’s request, provide one test fit for the Premises based upon programming provided by Tenant, which shall include one (1) revision and the architect shall be required to submit detailed pricing notes along with the test-fit.

Section B. Rental Rate and Rent Structure – To be evaluated in the context of the overall value to the District and the competitiveness relative to market. For lease proposals, the District will consider such factors as condition of space, efficiency of space, proposed TIA and flexibility in the utilization of the TIA, rental abatement period, escalations, etc. Rent structure should be submitted based on the following proposed structure.

Lease Term: Ten (10) to Fifteen (15) years.

Option Term: The District requests an option to extend the term for one (1) additional period of five (5) years.

Rent Commencement Date: The District shall commence paying rent when the Premises is delivered to the District with any work to be performed by the Offeror completed to the Premises, Base Building, Parking Areas and Site, as evidenced by a certificate of occupancy. Please

indicate when Offeror can deliver the substantially completed Premises.

Use: Public Safety Facility to operate on a 24/7/365 basis to serve as the new Engine Company 26 HQ. The facility will be utilized to operate and store emergency response equipment, vehicles, and personnel and any other lawful use.

Assignment/Subletting: Please confirm the District shall have the right, subject to Offeror's consent, which consent shall not be unreasonably withheld, conditioned or delayed, to assign the Lease or sublease all or any portion of the Premises.

Building Hours: 7 days a week / 24-hour access / 365 days a year.

Parking: DCFEMS requires between 20 and 40 parking spaces. Please reference the availability. Please provide the number of parking spaces available.

Tenant Improvement Allowance: Landlord, at Landlord's sole cost and expense, using mutually agreed upon materials and finishes or making use of the existing improvements, substantially similar to the District's standard materials and finishes, shall build out the Premises based upon a mutually agreeable site and space plan (to include a test fit prepared prior to LOI execution) on a "turnkey" basis. Landlord's architect and civil engineer shall prepare all drawings at Landlord's expense. The turnkey build-out shall cover all hard and soft costs of construction including architectural, engineering fees, Tenant moving costs, furniture, fixtures and equipment, security, signage, and telecom/data cabling. Landlord and Tenant shall agree to the plan scope and finish level and the same shall be made an exhibit to the lease.

If the District requires that the Offeror build-out the Premises, the Lease shall include a Work Exhibit. In such event, the TIA thereunder shall be subject to the requirements of D.C Code Section 2-218.46 regarding the use of Small Business Enterprises and Certified Business Enterprises (as such term is defined under D.C. Code Section 2-218.02), provided that 50% SBE/CBE participation shall be required (rather than 35% as included in the current Statute). In addition, all work performed by Offeror's contractor and its trade subcontractors shall comply with the wage

and reporting requirements imposed by the Davis-Bacon Act (40 U.S.C. §§ 276a-276a-7) and Title 29 Code of Federal Regulations. The Work Exhibit shall set forth the foregoing requirement.

Operating Expenses:

The Annual Rent for the first year shall include operating expenses (“OpEx”). OpEx is subject to annual escalations according to changes in the Consumer Price Index (CPI). The amount of the OpEx for the first year proposed by Offeror will be subject to verification by the District and may be subject to revision prior to Lease execution.

Real Estate Taxes:

The Annual Rent for the first Lease year shall include the “Real Estate Tax Base,” which shall be equal to the District’s proportionate share of real estate taxes for the building for such first year.

Commencing on the anniversary of the first Lease year, the District will owe its proportionate share of real estate taxes for the building that exceeds the Real Estate Tax Base. The Real Estate Tax Base will be subject to verification by the District and the amount may be subject to revision prior to Lease execution.

Annual Rent:

Shall be equal to the total of all of the above factors. Please provide an aggressive, market sensitive rent proposal (**including concessions such as rent abatement**). Please use a full-service gross rental structure.

Below is an **EXAMPLE ONLY** of how the proposed rent structure should be presented:

Net Rent	\$20.00
Operating Expenses	
Real Estate Tax Base	\$12.00
TIA Amortization	\$ 8.00
Annual Rent for first	<u>TBD</u>
Lease year	\$40.00 per SF plus TIA Amortization

Purchase Option:

A preference shall be given to those Landlords willing to provide the District with a purchase option as part of the lease.

<p>Section C. Purchase Price or Ground Rent Structure – To be evaluated in the context of the overall value to the District and the competitiveness relative to market.</p>
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Purchase Price Please provide a purchase price for the land and/or building.

Inspection Period and Closing Period: Please propose an Inspection Period duration and a Closing period following the conclusion of the Inspection Period.

Net Rent / Ground Rent: In the case of a ground lease please provide a Ground Rent and term with escalations. Escalation will be allowed on the Net Rent / Ground Rent only. Do not include any escalation on the Annual Rent (as hereinafter defined).

<p>Section D: Location – To be evaluated based on the location’s accessibility to the constituents it serves.</p>
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Proximity to Public Transit/Preferred Locations: The site location must be within the existing Engine #26 local alarm district. A preference shall be given to those properties in the center of the Engine #26 alarm district. Please also describe the proximity (distance to the access point of the Building) and accessibility to multiple modes of public transportation and major highway / freeway access proximate to the Building.

Submission Format and Due Date

Please email proposals with the subject of **Response to DGS-RFS-DCFEMS-2025-03 RFS. Please attached a** Microsoft Word and PDF copies of the offers. Offers must also include **signed** DC DGS FORM S-103 (attached). Emails should be sent to Scott Clark at scott.clark@dc.gov with cc to Tim Foley at tfoley@savills.us and Bill Quinby at bquinby@savills.us.

Offers must be submitted to DGS with all required supplemental information and documentation, by 5:00 pm on Friday, June 13, 2025 in order to be considered.

Addendum: If it becomes necessary to revise any part of this RFS or if additional data is necessary to enable interpretation of provisions of this RFS, such revisions or additional data will be made available online.

Any matters that are not addressed in this RFS and that would further distinguish the building from other competing buildings should be addressed in your response.

This Request for Space shall not be considered an offer to lease, and DGS reserves the right to withdraw this Request for Space at any time.

