

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Solicitation DGS-RFS-2014-09
Eastern Branch Building Re-development Questions + Responses

1. Considering that the District is offering the property as a long term lease, would the building be subject to review and approval by the Commission of Fine Arts?

As the District will engage in a long term lease in which the site is still owned by the government and subject to the Commission of Fine Arts approval.

2. If yes to the above, would an outright purchase avoid the requirement for CFA review and approval?

At this time, the District is not considering selling the property.

3. Are there any Phase I Environmental Reports conducted at any time in the past available?

The District is currently looking into further information on this item. We will post any additional documents we receive on October 16th.

4. Are there any Operation and Maintenance Manuals for Hazardous Materials available?

The District is currently looking into additional information on this item. We will post any available documents we receive on October 16th.

5. Has a Phase II investigation ever been conducted on the property? If so, could the report be made available?

The District is currently looking into additional information on this item. We will post any available documents we receive on October 16th.

6. Are there any known hazardous conditions? For example UST.

The District is currently looking into additional information on this item. We will post any available documents we receive on October 16th.

7. Are there any as-built drawings available?

There are no As-built drawings available for this project.

8. Are there any known structural issues / deficiencies?

As per the RFP, the property shall be conveyed in "as-is" condition, without representation or warranty by the District as to physical or environmental condition of the land or any existing structures. Each team has been allowed several site walk thru's in which to assess the building existing conditions.

9. Are there any structural reports of the existing conditions available?

Structural reports of the existing condition are not available. As per the RFP, the property shall be conveyed in "as-is" condition. Each team has been allowed several site walk thru's in which to assess the

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building existing conditions. The District will also provide a due diligence closing period to allow time additional assessments.

10. Were there any existing conditions assessments conducted on the property? If so, could they be made available?

Existing condition assessments are not available for this project.

11. While the Department made clear that it would not entertain an outright sale of the property, would the Department entertain a proposal response with a longer lease term than the 25 years referenced in the RFP?

The District will consider lease terms greater than 25 years as referenced in the RFP providing such proposals are substantially supported and justified by financing requirements. In accordance with D.C. Official Code § 10-801 (2012 supp.), a ground lease with a term in excess of 20 years (inclusive of options) will require Council approval prior to the District's execution or contractual obligation to enter into the ground lease with the selected Respondent. All request for Council authorization must be accompanied by an appraisal, economic factors considered, and justification for the financial terms negotiated in the ground lease.

12. What is the cost of the ground lease for the 25 year term?

Each team shall develop proposals for the property which include cost of the ground lease for the 25 year terms as outlined in the Project Financial Feasibility and Team's Financial Capacity section of the RFP.

13. Cell Towers – please clarify how the current cell tower contract and or lease would be transferred or handled going forward. If possible, please indicate what flexibility is there with the existing equipment.

The currently has an active rooftop lease with T-Mobile with three 5 year options and includes no right to terminate. Further discussions will be based on specific proposals.

14. Soils Boring Information – side evidence seems to indicate that a boring sample was taken at the southwest corner of the property (C Street and the alley), could you please share the results of this investigation?

The District is currently looking into additional information on this item. We will post any available documents we receive on October 16th.

15. Footing – also at the southwest corner of the building, it appears that a test pit was dug out to expose the footing. Could you please share the results of this investigation?

The District is currently looking into additional information on this item. We will post any available documents we receive on October 16th.