

# ENGINE COMPANY 12

## REQUEST FOR PROPOSALS

### ("RFP")

District of Columbia  
Office of the Deputy Mayor for Planning and Economic Development

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### Amendment 2 – Questions & Answers

Questions may be edited for clarity.

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- 1) *(The RFP notes that EC12 must maintain in operation during the redevelopment of the project and it is the requirement of the respondent to provide a temporary facility? Is this correct? Or are there temporary facilities that DC has in mind?)*

Yes, that is correct. As stated in the "Existing Tenants" section of the RFP, "Engine 12 is required to remain in continuous operation. Therefore, a temporary facility, acceptable to FEMS and DGS for Engine 12 must be included in Respondent's Proposal."

The District does not have an alternative facility in mind for the temporary relocation of Engine 12. Please see answer to Question #13 below for further information.

- 2) *Where does training take place?*

Members of Engine Company 12 conduct training in the parking lot at Engine Company 12 (i.e., on the Development Parcel). Additional training is done at the FEMS Training Academy at another location in the District.

- 3) *Where does decontamination take place? How many suits per person?*

Decontamination takes place at the firehouse. Members of Engine Company 12 have two decontamination suits per person.

- 4) *Will the temporary (station) require the same standard as the existing one?*

As stated in the "Existing Tenants" section of the RFP, a temporary facility "shall be consistent, and in full compliance, with FEMS Requirements for a Fire Station." Please see the RFP including Exhibit 1, "Requirements for a Fire Station," for detail.

- 5) *Is the access to the roof used for training purposes?*

No.

- 6) *Does the (fire station) have to be seismic proof?*

New construction must be built in accordance with the DC Building Code.

7) *Should the fitness center be in close proximity to the sleeping quarters?*

FEMS prefers that the fitness center not be so close to the sleeping quarters that noise from the fitness center would disrupt sleep in the sleeping quarters.

8) *Is the design team responsible for coordinating with vendors?*

Information regarding vendors presently used by FEMS will be given to a successful Respondent selected through this RFP process once the RFP process has concluded.

9) *Will a sign-in sheet (for the Site Tour) be shared?*

Individuals or companies who would like to have their contact information shared with other interested parties may request that their contact information be shared (see the "Logistics – When" section of the RFP). DMPED will then post such information to the Project Website. Attendees are welcome to network at the Site Tour but an attendance list will not be posted.

10) *Are there any parking requirements?*

Yes. Please see the RFP including Exhibit 1, "Requirements for a Fire Station," for detail.

11) *Is Engine 26 already vacant?*

No.

12) *Relocation Site. Would Engine 26 site (1340 Rhode Island Ave NE) be suitable as a temporary or permanent relocation site for the purposes of this RFP?*

During the 11/16/21 Site Tour held at Engine Company 12 (i.e., at the Development Parcel), a FEMS representative noted that Engine Company 26, another fire station also on Rhode Island Avenue, might become available in the future for use as a temporary fire station for Engine 12.

A new facility for Engine 26 is slated to be built at another location. However, no construction timeline has been set for that new facility. Therefore, the District can not commit to making the existing facility for Engine 26 available for Engine 12 and respondents to this RFP should not assume that existing Engine 26 can be used to satisfy any requirements of this RFP.

If Engine 26 or another station becomes available in the future for use as a temporary or permanent site, the RFP would be amended but the District does not anticipate any such availability in the near future or before the deadline for this RFP.

13) *On-site Replacement. The RFP states "proposals to redevelop the Development Parcel must include replacement of the Engine 12 fire station on the Development Parcel." Is this still a requirement or would a one-time move solution to a new permanent solution be considered?*

In the "Introduction" section of the RFP, it states that "Proposals to redevelop the Development Parcel must include the replacement of the Engine 12 fire station on the Development Parcel."

This statement is hereby amended as follows to: "Proposals to redevelop the Development Parcel must include the replacement of the Engine 12 fire station on the Development Parcel. Proposals may include an off-site option for a temporary facility to replace the Engine 12 fire station on another site in the service area for Engine 12 that Respondent controls and that is

acceptable to FEMS but the permanent replacement facility – the New Fire Station – shall be on the Development Parcel. Proposals that do not include the replacement of the Engine 12 fire station on the Development Parcel will be deemed non-responsive.

Any proposed off-site location for a temporary facility must be in Respondent's full and total control – not under contract, not subject to an option contract, and not public land. Respondent shall be responsible for coordination with FEMS regarding all approvals and all planning and construction activities for an off-site location including relocation of all current FEMS operations and equipment at Engine 12.

Please see the attachments section of the Project Website for a map of the service area provided by FEMS. For a more granular view, please see link below for a map of the FEMS service areas for each engine company in the District including Engine Company 12: <https://opendata.dc.gov/apps/DCGIS::fire-and-ems-station-locations/explore>

14) *The RFP asks for 3 example urban infill projects, can we include more than 3?*

Yes.

15) *What are the boundaries of the response area of Engine (12) for relocation (either temporary or permanent) purposes?*

Please see answer to Question #13 above.

16) *Can you post question and answers of previous session/meetings?*

Yes, questions and answers are posted on the Project Website (i.e., on this page).

17) *I would like clarification on the budget requirement of 50% (page 3) payment of credit needed. Are you saying only 50% of payment and the balance a year after completion?*

As stated in the "Existing Tenants" section of the RFP, a successful Respondent will be required to deposit a letter of credit at Closing in the amount of ten percent (10%) of the Final Fire Station Budget. Half of that amount will be released back to the Respondent once construction of the new (permanent) fire station has achieved substantial completion. The balance remaining on the letter of credit will be released one year after all warranties related to the new (permanent) station expire (not "a year after completion").

18) *During the 11/24 Q&A session, (FEMS) reps said they would provide a map showing the acceptable service radius for temporary relocation sites. Can you please ask them to provide so we can evaluate potential sites?*

Please see answer to Question #13 above.

19) *Temporary fire station: What are the location requirements for the temporary replacement facility? Does it have to be within a certain radius of the existing?*

Please see answer to Question #13 above.

20) *Minimum Ground Lease Terms: States that Fee Simple will be considered for the portion for which a respondent offers for sale residential units- would this be calculated as a %-share if there's a mix of for rent & for sale units within one residential building block? How does the district view this?*

As stated in the "Minimum Ground Lease Terms" section of the RFP, "fee simple conveyance shall only be considered for that portion of the Development Parcel for which a Respondent offers for sale residential units." Please see the "Minimum Ground

Lease Terms” section of the RFP for further detail. If both for rent and for sale residential units are proposed, the buildings housing each type of unit would need to be distinct.

21) *If we wanted a slightly longer ground lease term, maybe longer than 15 but less than 30: what is the authorization process by the DC Council? The supporting docs needed are listed on the RFP (appraisal, economic impact report, financials)*

For any ground lease term greater than 15 years, District law requires that the lease be approved by the Council of the District of Columbia in accordance with DC Code §10-801. The authorization process is outlined in and governed by DC Code §10-801 which can be found at the following link: <https://code.dccouncil.us/us/dc/council/code/sections/10-801.html>

22) *Land ownership. How does the District control 2225 5th St NE? The land records show the parcel is owned by David Krupsaw.*

The District acquired Parcel 0131/0216 (2225 5<sup>th</sup> Street NE) via eminent domain filed April 21, 1978 in the Superior Court of the District of Columbia in case no. SC 4094-78.

23) *RFP Submission Requirements; Format (ii) (PDF pg 19). This paragraph states that "Each sub-section must be separated by a separator page labeled with the sub-section heading." Some of the sub-sections, however, are likely to be very short and therefore eat into our 40 page response limit. For example, Sec. 3, Evidence Regarding Tax Liabilities. Can you eliminate this formatting requirement for sub-sections and instead require separator pages only at the section level? There are 19 sections in the RFP.*

In the “Proposal Contents” sub-section of the “Solicitation Process” section of the RFP, it states that "Each Proposal sub-section must be separated by a separator page labeled with the sub-section heading." This statement is hereby amended as follows to: “Each Proposal section must be separated by a separator page labeled with the section heading.”

24) *Section 19: Economic and Public Benefits Analysis. Is a third-party report required for this section?*

Respondents may use a third-party consultant to assist in responding to “Section 19: Economic and Public Benefits Analysis” at Respondent’s option but using a third party is not required.