

**St. Elizabeths East Redevelopment
Parcels 7, 8 & 9 Request for Proposals (RFP)**

First Amendment to RFP

Date: May 10, 2021

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) is providing the following modifications to the RFP released on March 24, 2021:

Item #1: St. Elizabeths East Redevelopment Parcels 7, 8 & 9 RFP

Complete RFP posted on March 24, 2021 is being reposted, as the page numbers were corrected.

Item #2: Paragraph 3 of the Introduction is replaced with the following:

As part of this RFP and Mayor Bowser’s East of the River leasing strategy, DMPED is requesting proposals to construct the future home of the District’s Administrative Headquarters offices of the District of Columbia’s Department of Behavioral Health (“DBH”) at St. Elizabeths. DMPED anticipates the redevelopment of Parcel 7 to include a mixed-use building including office, multi-functional spaces and retail. To support these uses, the functions of DBH will occupy space in the new office portion of such mixed-use building. Accordingly, the Department of General Services (“DGS”), through this RFP, is seeking proposals to lease-back the office and multi-functional components of the development as further detailed in the “Parcel 7” sub-section of the “Development Parcel Description” section.

Item #3: Paragraph 2, 3, 4 and 5 of the Development Parcel Description is replaced with the following:

DMPED anticipates the building will be approximately 115,000 – 130,000 Rentable Square Feet (“RSF”) above grade including 100,000 – 110,000 rentable square feet of space to accommodate the functions of DBH, and 15,000 - 20,000 RSF of first floor amenity and retail space. DBH will require some first-floor space (square footage TBD), below-grade storage space (square footage TBD) and approximately 200 SF to 350 SF for an MDF / server room. It is important that DBH be the only occupants in the building except for retail tenants and amenity space on the ground floor. The specific lease requirements are detailed in the “Competitive Office Space Lease Terms” subsection of the “Preferences and Evaluation” section.

For avoidance of doubt DMPED fully expects that the provisions regarding development to the highest density as captured in Section III of the Preferences and Evaluations section of the RFP remains an important element of this RFP. Note that the density maybe of another compatible use and is not required to be office.

DBH provides prevention, intervention and treatment services and supports for children, youth and adults with mental and/or substance use disorders including emergency psychiatric care and community-based outpatient and residential services.

The District Agency initially occupying the premises will be DBH as listed above. 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 requiring Respondent’s consent.

Item #4: Section V of Competitive Office Space Lease Terms under Preferences and Evaluations is replaced with the following:

Rental rate / rent structure and required lease terms for the DBH lease of approximately 100,000 – 110,000 RSF will be evaluated and scored in the context of the overall value to the District and the competitiveness relative to market, considering such factors as efficiency of space, proposed tenant improvement allowance (“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 (The terms below are based on RSF).

Item #5: Delete xi of section V of Competitive Office Space Lease Terms under Preferences and Evaluations and replaced with the following:

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 Respondent completed to the Premises, base building, parking areas and site, as evidenced by a certificate of occupancy. Please confirm Respondent can deliver the substantially completed premises by the first quarter of 2027

Item #6: Logistics - When Information Regarding National Register of Historic Places

On page 8 of the RFP, the following information is being updated withing the Logistics section:

- Pre-Response Video Conference with DGS & DMPED will be held on Monday, May 17, 2021 at 10:00 AM ET. Click on the link to register:
<https://dcnet.webex.com/dcnet/onstage/g.php?MTID=e68ac8cbcc1099cd842529cc6b09f69d2>
- RFP Proposal Submission Due Date (5:00 PM ET) (“the submission due date”) has been changed to June 30, 2021.

Question 1: Will a Pre-Response Video Conference with DGS & DMPED

Answer: DGS and DMPED will hold a one-hour video conference on May 17, 2021 at.

Question 2: Do you have to respond to all parcels in the RFP?

Answer: No, a response can be submitted for all or individuals’ parcels.