

**Langston Slater  
Request for Proposals (RFP)**

First Amendment to RFP  
Date: August 18, 2020

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) is providing the following modifications to the RFP released on July 14, 2020:

**Item #1: Change in Contact Information**

On pages 1 and 22 of the RFP, the contact information for electronic submissions and questions currently notes to contact Gilles Stucker, Director of Strategic Initiatives, at gilles.stucker@dc.gov. This language has been revised to replace this information with Richard Corley, Development Manager, at Richard.Corley@dc.gov.

**Item #2: Information Regarding National Register of Historic Places**

On page 3 of the RFP, the following additional information is being included within the Project Description section:

In 2013, both Langston and Slater elementary schools were listed in the D.C. Inventory of Historic Sites and the National Register of Historic Places. Both buildings are part of a historically designated area, as is the space in between the two structures.

**Item #3: Questions and Answers Regarding Langston Slater RFP:**

**Question 1:** Will you advise whether drawings will be made available to reflect the existing site conditions?

**Answer:** DMPED has posted drawings on the project webpage. DMPED cannot guarantee that these drawings are current and depict the current layout of the Development Parcel. Respondents must perform their own due diligence.

**Question 2:** Does the bidder have to be a CBE Entity?

**Answer:** No, the bidder does not have to be a CBE entity.

**Question 3:** Will the building be demolished or historic preserved?

**Answer:** DMPED is not directing the elements of a Respondent's development plan. Respondents shall identify and describe in detail the elements of their proposed development. See RFP Section "Tab 6: Project Concept" (page 13 of the RFP) for more information.

**Question 4:** Any photos of the interiors that you can share?

**Answer:** DMPED has posted interior pictures of the Slater Elementary School building on the project webpage. DMPED is unable to provide interior pictures of the Langston Elementary School building.

**Question 5:** Is it possible to lower the deposit amount due with the proposal?

**Answer:** No, it is not possible to lower the required deposit amount due with the proposal.

**Question 6:** The RFP states that priority is given to DBEs, however the past performance requirement ostensibly excludes a vast majority of the prioritized groups. I do see the RFP states "*for projects with*

*multiple parcels or components, the above prioritization can be met if the Proposal includes a parcel or component set aside, within the larger development plan, for a team lead by and majority owned by one of the persons described in the first paragraph of this section". Does this mean that DMPED considers the past performance of the team as a whole?*

**Answer:** DMPED will consider the past performance of the team as a whole.

**Question 7:** How will the financial portion of this RFP be scored?

**Answer:** Proposals will be evaluated by the criteria stated within the Evaluation Process (page 17 of the RFP).

**Question 8:** Can we come view the site (inside of building)?

**Answer:** DMPED will host an in-person site visit of only the Slater Elementary School building on August 28, 2020. Please contact Richard Corley at Richard.Corley@dc.gov by August 21, 2020 to confirm your attendance to the site visit. Only those who contact Mr. Corley by August 21, 2020 will be part of the in-person site visit.

**Question 9:** Are we allowed to use the building's equity for construction financing if we take on the project?

**Answer:** Equity sources for construction financing are at the selected Respondent's discretion.

**Question 10:** What is DMPED's appetite for Renovation extent?

**Answer:** DMPED does not have a defined development program or renovation guideline for Respondents.

**Question 11:** What is HPO's appetite for significant renovation?

**Answer:** DMPED is unaware of HPO's appetite for a specific renovation scope.

**Question 12:** Are there any environmental reports?

**Answer:** DMPED is unable to provide an environmental report. As noted on page 19 of the RFP, the Respondent shall be solely responsible for all pre-development and project development costs.

**Question 13:** Has the building been abated or not? What has been removed, or what needs to be removed?

**Answer:** DMPED cannot confirm if an abatement has occurred or what needs to be removed on the Development Parcel or within either school building. As noted on page 19 of the RFP, the Development Parcel 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. Also noted on page 18 of the RFP, the selected Respondent will be allowed entry onto the Development Parcel in order to conduct its due diligence.

**Question 14:** Any existing conditions reports (geotech, environmental, infiltration)?

**Answer:** DMPED is unable to provide current geotech, environmental, and infiltration reports. As noted on page 19 of the RFP, the Respondent shall be solely responsible for all pre-development and project development costs.

**Question 15:** Who was the last occupant of these buildings/management & are we allowed to reach-out to them for information?

**Answer:** Associates for Renewal in Education, Inc. (ARE) currently occupies the Slater Elementary School and its lease term expires on June 14, 2030. DMPED cannot confirm the last occupant of the Langston Elementary School. Respondents are allowed to contact previous tenants for additional information.

**Question 16:** Is the current tenant to remain w/in the development? If so are they amenable to being relocated w/in the development?

**Answer:** ARE currently occupies the Slater Elementary School and its lease term expires on June 14, 2030. The selected Respondent is required to work with ARE to accommodate them within or outside the development.

**Question 17:** Is there a POC at DMPED whom the Letter of Credit should be delivered to on 9/14 and can you advise what time someone will be at DMPED's offices to accept the LOC?

**Answer:** DMPED will accept original hard copies of Respondent's Letter of Credit on September 14 between 3 PM – 5 PM at 1350 Pennsylvania Avenue, NW, Suite 317, Washington DC 20004.

**Question 18:** Will there be a virtual pre-bid conference?

**Answer:** No, there will not be a virtual pre-bid conference.