

## **Questions and Answers Regarding 1125 Spring Road NW RFP:**

**Question:** Are project plans available for review?

**Answer:** The District has posted floor plans from the Department of General Services on the project webpage. Respondents must perform their own due diligence.

**Question:** Does the District have any additional due diligence materials, such as: survey, environmental studies (land or buildings), geotech reports, utility map, or traffic studies?

**Answer:** The District has posted floor plans from the Department of General Services on the project webpage. No other due diligence materials are available. Respondents must perform their own due diligence.

**Question:** Who constitutes the “development team” and which members of the team need to provide responses to Tab 3 through 5?

**Answer:** The “project team” or “Respondent Team Identities and Details” are described in “Tab 2: Project Team.” These members should include the key parties including all members of the development team, key tenants, and financial partners.

**Question:** For “Tab 12: Financial Capacity,” the RFP asks for “i. A description of the financial capacity of Respondent’s team members...” Does this only apply to team members in the developer/owner/sponsor role? Or is financial capacity information required for **all** team members, including the architect, civil engineer, general contractor, etc.?

**Answer:** “Tab 12: Financial Capacity” explains that Respondents should include a description of financial capacity for the Respondent’s team members including proposed tenants. This also includes any and all team members with a financial stake in the project. Please note “Tab 12: Financial Capacity” also requests a description of the amount of sponsor equity committed to the project.

**Question:** The DMPED Developer kit asks for team members that a respondent has not yet formally selected, such as lenders and investors. Should respondents give the names of potential team members?

**Answer:** The “project team” or “Respondent Team Identities and Details” are described in “Tab 2: Project Team.” These members should include the key parties including the developer, key tenants, and proposed financial partners. Please provide any available evidence of a commitment or interest from financial partners such as letters of interest or commitment.

**Question:** Regarding Tab 6: Project Concept, in the RFP for 1125 Spring Road NW, the instructions ask for “evidence of market demand for each of Respondent’s proposed uses” (page 15). Will DMPED require a formal market analysis conducted by a third-party, or can the evidence be based on in-house research?

**Answer:** While the District does not require a formal market analysis conducted by a third-party, the District does want the best possible evidence a respondent can provide in support of any proposed uses.

**Question:** If a respondent conducts a third-party market analysis – does the resulting report count towards the final 100-page response limit?

**Answer:** While the District does not require a formal market analysis conducted by a third-party, the District does want the best possible evidence a respondent can provide in support of any proposed uses. The resulting report from a third-party market analysis would count towards the page limit.

**Question:** It's clear that respondents have to meet minimum LEED standards. Do respondents have to go through the Certification process at the end of the project? Also, what LEED standard (NC or CS) does the District want to see us meet for the historic building?

**Answer:** Respondents must meet the requirements of the Green Building Act. Please consult with your legal counsel and the District's Department of Consumer and Regulatory Affairs Green Building Division with any questions regarding the Green Building Act.

**Question:** Please provide clarification on what goes into Tab 10 – Project Development and Operating Pro Forma. The entire Developer's Kit is over 40 pages – should all of it be included in the Response, and if so, do all of these pages count towards the page limit?

**Answer:** An amendment to the RFP was issued on September 15<sup>th</sup> allowing respondents to submit their own detailed development and operating pro forma instead of using the Developer's Kit. The full amendment can be found on the project webpage.

A print out of the Developer's Kit will not be counted towards the page limit.

**Question:** The DMPED developer tool kit is seemingly geared towards a rental project. How should a respondent show a potential sale side?

**Answer:** An amendment to the RFP was issued on September 15<sup>th</sup> allowing respondents to submit their own detailed development and operating pro forma instead of using the Developer's Kit. The full amendment can be found on the project webpage. Please submit your own detailed development and operating pro forma if you are unable to represent your proposed project using the Developer's Kit.

**Question:** The RFP states that respondents must use DMPED's Developer Kit in any response to the RFP. Is this Developer's Kit still required to be used when responding to the RFP?

**Answer:** No. An amendment to the RFP was issued on September 15<sup>th</sup> allowing respondents to submit their own detailed development and operating pro forma instead of using the Developer's Kit. The full amendment can be found on the project webpage. Please submit your own detailed development and operating pro forma if you are unable to represent your proposed project using the Developer's Kit.

**Question:** Does DMPED want respondents to submit Tabs 4 and 5 of DMPED's Developer Kit? Tab 5 is seemingly set to print in 11x17 format, which will be too big for the proposal's 8x11.5" requirements.

**Answer:** An amendment to the RFP was issued on September 15<sup>th</sup> allowing respondents to submit their own detailed development and operating pro forma instead of using the Developer's Kit. The full amendment can be found on the project webpage. Please submit your own detailed development and operating pro forma if you are unable to represent your proposed project using

the Developer's Kit. If pages of the Developer's Kit are set to different size dimensions, printing them as such will not be counted against a respondent.

**Question:** A respondent would like to submit architectural renderings on 11x17 paper, folded down to 8.5x11. Is that acceptable?

**Answer:** Yes, that is acceptable.