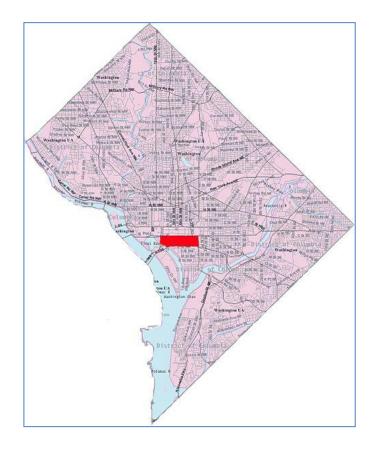
REQUEST FOR INFORMATION

Update #3

Federal Triangle South

Washington, DC



U.S. General Services Administration
National Capital Region
Public Buildings Service



January 16, 2013

Update #3

TABLE OF CONTENTS

- **I.** Introduction
 - Objective
 - Schedule
- **II.** The Opportunity
- **III.** The Site
 - Existing Conditions
 - Future Facility Needs
- **IV.** The Development
 - Vision
 - Design Guidelines
 - Disposition Authority
- V. Resources
- **VI.** Statement of Limitations
- VII. Submission Requirements and Process
- VIII. Appendix
 - Required Templates

I. INTRODUCTION

U.S. General Services Administration, (GSA) National Capital Region is pleased to issue this Request for Information (RFI) for the redevelopment of an area referred to in this document as "Federal Triangle South" (FTS) or the "Site". FTS is generally bounded by Independence Ave to the North, 6th Street to the East, Maryland Avenue and portions of D Street to the South and 12th Street to the West, and includes the following Federal Buildings: Cotton Annex, Department of Energy Forrestal Complex, Federal Aviation Administration's Orville and Wilbur Wright Buildings and GSA's Regional Office Building.

GSA is interested in leveraging the value of its real property assets to provide more efficient facilities for federal customers and potentially create the catalyst for a revitalization of this area of Southwest Washington. Therefore, GSA is issuing the RFI for the purposes of: 1) Gathering market input on meeting long term Federal office space needs more efficiently; 2) Identifying optimal development envelopes and phasing; and 3) Crafting feasible transaction structures. GSA seeks responses to the RFI from qualified development teams. Respondents may submit information for the entire FTS Site or portions of the Site. GSA is specifically looking to address the space needs for agencies currently housed in this area through this initiative, however, responses may include recommendations for other federal facilities in the city.

Information gathered from the RFI will help GSA formulate a strategy to meet the space needs of agencies in the Federal Triangle South. From its review of the responses, GSA will make a determination of whether to proceed with one or more formal solicitations to redevelop all or portions of FTS in the future.

GSA Objectives

Challenges in the Federal Triangle South include aging buildings with high operating costs and a backlog of required capital improvements, land use inefficiencies, space inefficiencies, and lack of area amenities. Through this initiative, GSA is aggressively exploring strategies to leverage the value of the government's owned assets to acquire the types of spaces that tenant agencies need to satisfy their missions. This initiative will also support the June 2010 Presidential Memorandum to better utilize Federal facilities or dispose of unneeded Federal real estate.

Through this RFI, GSA seeks to leverage the expertise of the real estate industry to:

- Meet the long-term space needs of the federal agencies currently in FTS;
- Identify innovative and financially viable transaction structures;
- Achieve best value to the government and taxpayers, through the most beneficial technical and financial solution;
- Develop a vision that will stimulate a vibrant mix of uses, such as residential, commercial, civic, institutional and public realm, and contributes to the vitality of the Greater L'Enfant Plaza area, SW Waterfront and Independence Avenue Corridor; and
- Explore opportunities to advance the planning recommendations of both the National Capital Planning Commission's SW Ecodistrict Plan, and the District of Columbia Office of Planning's Maryland Avenue Small Area Plan.

Below is the preliminary RFI Schedule. Updates will be provided on the Project Website: - www.gsa.gov/federaltrianglesouth

Preliminary RFI Schedule

Milestones	Target Start Date			
Issue NOI	September 28, 2012			
Issue RFI	December 3, 2012			
Host RFI Information Session	TBD			
Deadline for RFI Responses	February 4, 2013			
Develop recommendation on path forward	May 2013			

Details regarding the date and location for the RFI Information Session will be posted on the Project Website: www.gsa.gov/federaltrianglesouth

II. The OPPORTUNITY

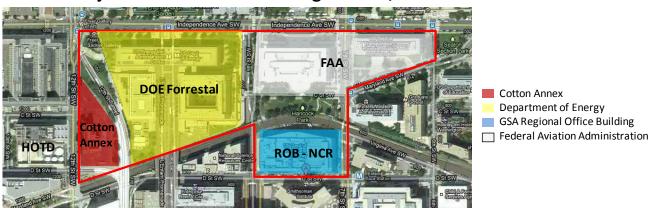
Subject Area

Federal Triangle South (FTS) represents one of the largest clusters of federal office buildings in the Metropolitan Washington, DC area, and is generally bounded by Independence Ave to the North, 6th Street to the East, Maryland Avenue and portions of D Street to the South and 12th Street to the West. This area accommodates over 12,000 federal employees in the following Federal Buildings: Cotton Annex, Department of Energy's Forrestal Complex, Federal Aviation Administration's Orville and Wilbur Wright Buildings, and GSA's Regional Office Building.



Key Question: How can GSA provide more efficient and sustainable land and office space that meets the needs of federal customers in Federal Triangle South and enhances the surrounding amenities?

GSA Subject Parcels - Federal Triangle South, SW DC



Opportunity: Leverage the value of public office buildings and land in Federal Triangle South to develop new efficient and sustainable facilities and revitalize the surrounding area with a vibrant mix of commercial, residential, and institutional uses.

III. THE SITE

All buildings within FTS require varying degrees of modernization, and face a backlog of needed repairs. Federal customer employees from the same federal customer agency are scattered in multiple buildings within FTS, as well as, throughout the Washington, DC region. By leveraging the property value of FTS, GSA believes that its federal customers can be housed in a manner that right-sizes facility space, supports Agency missions, and enhances the surrounding environment.

Through this RFI, GSA is seeking innovative solutions that would accommodate 5,300 Department of Energy employees in a sustainable, state-of-the-art facility located on Independence Avenue. State-of-the-art office space for an additional 9,400 employees from FAA, DHS, and GSA will also need to be provided either within or outside of the FTS delineated area. GSA is also seeking innovative solutions that could address individual pieces of the FTS delineated area.

The table below summarizes both the existing conditions for each building within the Federal Triangle South, as well as, the anticipated facility needs for each Federal Customer.

Existing Site Characteristics and Anticipated Facility Needs - Federal Triangle South

		Cotton Annex	DOE Forrestal	FAA - Orville Wright	FAA - Wilbur Wright	ROB (GSA & DHS)			
	Buildings					The state of the s			
	Location	300 12th Street, SW	1000 Independence Ave	800 Independence Ave	600 Independence Ave	301 7th Street, SW	Total or Average		
	Existing Structures	6 levels	See "DOE Buildings" below	·	Above Grade: 7 levels; Below: 2 lvls	,			
	Parking/Levels- Garage	None		494 spaces / 2 levels below grade	146 spaces / 1 level below grade	50 spaces / 1 level below grade			
	Parking - Surface		40 spaces	0	11 spaces	15 spaces			
	Land Size	2 acres	11 acres	3.6 acres	2.2 acres	3.0 acres	21.77		
	Land Size	87,252	477,853	156,816	95,832	130,680	948,433		
	GBA (based on zoning ¹)	485,258	3,217,500	1,019,304	849,420	622,908	6,194,390		
Site	Building GBA	118,455	1,816,131	1,114,225	421,317	942.979	3,991,790		
	Building Age	75 Yrs				80 Yrs	5,551,755		
	Historic Nature	Nat'l Historic Registry - Eligible	To be Determined	Nat'l Historic Registry - Eligible	Nat'l Historic Registry - Eligible	To be determined			
	Easements & Infrastructure	- 12th Street contains tunnels transporting steam from HOTD's Central Utility Plant - WMATA Subway Tunnel	- WMATA Subway Tunnel - DC Water tunnel - Easement with CSX for the south wall	Shared pedestrian tunnel connecting the Orville and Wilbur Wright buildings, also includes utility lines Single HVAC system shared by both buildings. The control room is ocated in the Wilbur Building		None			
	RSF	79,384	1,452,921	847,391	338,213	845,178	3,563,087		
	\$ / RSF ²	\$ 23.14	\$ 31.91	\$ 38.56	\$ 33.31	\$ 31.09	\$ 31.60		
	USF	50,966	975,180	637,240	219,707	613,220	2,496,313		
Space	\$/USF	N/A	\$ 47.55	\$ 51.28	\$ 51.30	\$ 42.90	\$ 48.26		
Utilization	Current Headcount ³	N/A	4,716	2,956	843	2.940	11,455		
	Mobile-work %	N/A	Unknown	Unknown	Unknown	Unknown	11,100		
	Full Utilization Rate (USF		200	216	220	209	211		
	(2		
Future Facility	Anticipated Land and Space Plans	Assume Cotton Annex Site is vacant	employees from Forrestal and 714 employees will need relocation from privately leased space in 950 and 955 LEnfant Plaza 2) Safeguard DOE mission during redevelopment 3) Provide swing space and relocation strategy	Safeguard FAA mission during r Provide swing space and reloca	e offices located throughout edevelopment tion strategy	GSA Requirement; 1) Renovate 304,166 RSF of existing space and build 67,000 RSF in new infill space for 1,500 employees at GSA HQ at 1800 F Street, NW. Assume GSA has 90% completed design and construction docs. 2) Relocation 1,500 staff from ROB to HQ	DHS Requirement: 1) Develop new space for 2,466 DHS - National Protection and Programs Directorate staff in roughly 500,681 USF 2) Relocate 2,466 DHS staff from 3 locations in Virginia		
Planning	Utilization Rates (UR)	N/A	OMB Maximum Office	ce UR = 135 USF/person and Full U	R = 200 USF/person	N/A			
	Anticipated Delivery Date	N/A	TBD	Т	BD	TBD	TBD		
	Location Preferences	N/A	Independence Avenue	New office space loca	ted in Washington, DC	N/A	NCR-wide, Metro approximate		
	Special Space		373,000 RSF, primarily secure space (LA, VTR and SCIF)	187,538 USF		187,538 USF		None	161,200 USF of classified space (secret and SCI)
	Security Requirements N/A ISC Level 4 ISC Level 3			evel 3	ISC Level 3	ISC Level 4			

Notes:

- 1 Zoning: C-3-C: 100% Lot Occupancy, 90 ft Max Height and 6.5 FAR 2 Average Office Rents in Area = \$ 50.97/sqft. Excludes delegated costs, such as maintenance, utilities, etc. paid by Agency
- 3 Headcount: GSA ROB Headcount is split between 1,500 GSA + 1,440 DHS

N/A

DOE Buildings at Forrestal	Levels		
North Building	5 above-grade levels / 2 below		
South Building	8 above-grade levels / 2 below		
West Building	2 above-grade levels / 2 below		
Day Care	1 above -grade level		

840

Parking Requirements

^{*} The G-1 level is the one below-grade level that connects all 3 buildings except the Day Care

IV. THE DEVELOPMENT

Vision of the Federal Triangle South

Redeveloping FTS has the potential to transform an uninviting federal office precinct into an area that:

- Provides right-sized, efficiently designed Federal facilities;
- Includes sustainable land and smart buildings;
- Successfully merges commercial, residential, civic, institutional, and green space;
- Maintains a significant Federal presence along Independence Avenue;
- Reintroduces portions of the L'Enfant Plan street grid.

• Land Use Planning and Sustainability Guidelines

The land use planning and sustainability characteristics of the Federal Triangle South Redevelopment should reflect the planning goals of the National Capital Planning Commission's SW Ecodistrict Plan and the DC Office of Planning's Maryland Avenue Small Area Plan. These Plans envision that this area will continue to be a home to the Federal government with a diverse mix of uses and well connected streets and public spaces, and to serve as a national environmental showcase.

Responses should include innovative sustainable development strategies and employ innovative environmental practices for managing stormwater, using renewable energy sources, and reducing energy and waste. New and redeveloped buildings should seek to manage as much of their energy, waste, and water as possible on site. The proposed development should provide for quality urban design, a mix of uses, multi-modal transportation, and a well-connected public realm that enhances the purpose, function, and character of the monumental core. In addition, GSA has specifically identified planning and sustainability guidelines for Federally occupied buildings in the table below.

Planning and Sustainability Guidelines for Federally Occupied Buildings in Federal Triangle South

Planning and Sustainability Guidelines Categories Introduce a development scale for buildings that improves accessibility throughout the area, increases energy efficiency, and improves urban design. Include ground floor retail, amenities, or cultural uses in Federal buildings to activate the street, increase foot traffic and provide for public access. **Energy** • REQUIRED: Reduce energy usage by 50% compared to ASHRAE 198.1 (an EUI of 35kbtu/sf/yr or better) for major renovations of existing buildings and new buildings. Sustainability REQUIRED: Develop State-of-the-Art facilities that are examples of leading sustainability design and construction, for all buildings where Federal employees will be housed. Reduce energy consumption that relies on fossil fuel by 80% when compared to a similar building in FY2003. Consider utilizing GSA's existing cogeneration plant, currently located at 12th & C Street, SW, for heating and cooling for existing and new buildings. The distribution system of the plant can serve any area within Federal Triangle South.

Categories	Planning and Sustainability Guidelines
	• 75% of impervious areas (i.e., roofs, pavements, sidewalk, plazas) should have a Solar Reflectance Index of greater than 29 to reduce the urban heat island effect.
	Water
	 REQUIRED: Comply with EISA Section 438, Executive Order 13508 and EPA
	Chesapeake Bay TMDL for new and existing buildings.
	 REQUIRED: Only non-potable water will be used for irrigation and landscaping.
	Preference for non-potable water use for mechanical equipment, toilets, etc. Also,
	preference for buildings that have both potable and grey water systems installed.
	Green Infrastructure
	REQUIRED: Use 100% native vegetation and maximize use of green roofs, rain gardens
	and other vegetative systems with a preference for at least 10% of building façade
	allocated for green walls.
	 Place vegetation and/or vegetated structures in strategic locations around buildings
	to reduce energy consumption and costs associated with indoor climate control.

• Transaction Structure

a. GSA has authority to dispose and redevelop federal property using multiple authorities. For the proposed redevelopment of FTS, GSA has provided a menu of sample disposition authorities that are available for crafting proposed transaction structures. The table herein presents a broad overview of disposition authorities; specific proposals are subject to GSA review.

Sample Disposition Authorities

Disposition Type	Description
Federal Ownership	GSA retains property in Fee Simple ownership.
Traditional Disposal (40 U.S.C. § 545)	Once federal property is declared "excess", GSA performs two screenings for Federal and Homeless Uses. If neither process yields a need or qualified applicant, then GSA proceeds with a Public Auction or Sealed Bid, with the highest bid winning.
Ground Lease Historic Property (Sec. 111 of NHPA; 16 U.S.C. § 470h-3)	Lease historic property to Developer, who follows local planning & development regulations. GSA receives monthly lease payments in exchange for use of land and improvements from the Developer.
Leaseback (40 U.S.C. § 585(c))	GSA conveys property to Developer either by Fee Simple or Ground Lease, then Developer leases building space back to GSA, with purchase option or ownership by operation of ground lease for GSA.
Acquisition Exchange (40 U.S.C. §§, 581(c), 3304; Sec. 412 of PL 108-447)	Developer provides GSA with real property or construction services of like value that GSA identifies, upon acceptance GSA conveys Federal property to Developer.

V. RESOURCES

- 1. Federal Triangle South Project Website: www.gsa.gov/federaltrianglesouth
- SW EcoDistrict Plan, National Capital Planning Commission: http://www.ncpc.gov/swecodistrict
- 3. Maryland Avenue Plan, District of Columbia Office of Planning:
 http://planning.dc.gov/DC/Planning/In+Your+Neighborhood/Wards/Small+Area+Plans,+Studies,+and+Reports+for+All+Wards/Maryland+Ave.+Small+Area+Plan

VI. STATEMENT OF LIMITATIONS

- 1. GSA represents that this RFI, submissions from respondents to this RFI, and any relationship between GSA and respondents arising from or related to this RFI, are subject to the specific limitations and representations expressed below, as well as the terms contained elsewhere in this RFI. By responding to this RFI, respondents are deemed to accept and agree to this Statement of Limitations. By submitting a response to this RFI, the entity acknowledges and accepts GSA's rights as set forth in the RFI, including this Statement of Limitations.
- 2. GSA reserves the right, in its sole discretion, without liability, to utilize any or all of the RFI responses in its planning efforts. GSA reserves the right to retain all the materials and information, and the ideas and suggestions therein, submitted in response to this RFI.
- 3. This RFI shall not be construed in any manner to mandate implementation of any of the actions contemplated herein, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a response to the RFI.
- 4. The submitter of an RFI response is not required to participate in any potential future development process.
- 5. To the best of GSA's knowledge, the information provided herein is accurate. Respondents should undertake appropriate investigation in preparation of responses.
- This RFI is issued solely for information and planning purposes and does not constitute a solicitation. Responses to this notice are not an offer and cannot be accepted by GSA to form a binding contract.

VII. SUBMISSION REQUIREMENTS

All interested parties should submit responses as instructed below, with appropriate supporting information clearly marked "Response to RFI – Federal Triangle South", by 2:00 p.m. Eastern Standard Time on Monday, February 4, 2013. Responses received after 2pm will not be considered.

Please submit responses to:

Genevieve Hanson Senior Real Estate Advisor GSA, Public Buildings Service, National Capital Region 301 7th Street, SW, Room 7709 Washington, DC 20407

- All inquiries regarding the RFI and the RFI Information Session can be submitted via email to: <u>federaltrianglesouth@gsa.gov</u>. Responses to inquiries shall be posted on the Project website: www.gsa.gov/federaltrianglesouth
- RFI Updates and Information Session Event will be posted on the Project website: www.gsa.gov/federaltrianglesouth
- Access to the buildings will not be permitted
- Building plans will not be provided

Responses should include responses to the following areas:

1. Response Format:

- a. An original response and 10 printed copies, as well as a CD containing the response in an electronic format. Templates are to be submitted in Microsoft Excel format, not PDF
- b. No more than 25 double-sided pages, including Appendices
- c. Cover Sheet, including:
 - Company or Team Name
 - Company or Team Address
 - Name and Contact Information for Company or Team Representative
 - Telephone Number
 - E-mail Address

2. Developer Submission

Respondents may submit the following information for the entire FTS Site or portions of the Site.

- a. <u>Development Vision</u> Please provide a narrative description of your vision for the Federal Triangle South redevelopment and how it responds to GSAs needs, and include a conceptual drawing of the Site (or a portion of the Site, should your response only address that portion). The submission should explain how it responds to the planning goals of the NCPC SW EcoDistrict Plan.
- b. <u>Development Plan</u> Please complete the attached Template. Include uses, density and schedules for any phasing of the development, sequence of activities, swing space strategies and relocation. Any construction, swing or relocation plans must minimize disruption of the federal agencies' ability to perform their missions. For guidance, refer to the "Desired Site Characteristics" matrix in Section IV.

- c. <u>Development Budget</u> Please complete the attached Required Template. If your budget has a funding gap, please propose a strategy to resolve the shortfall. Multiple scenarios are welcome.
- d. <u>Transaction Structure</u> Responders shall propose transaction structures for the disposition of the Development Site, including financial terms of the transaction. GSA expects to achieve a fair market value, rent and/or return in any disposition scenario. For reference to GSA disposition authority, please refer to the "Sample Disposition Authority" matrix in Section IV. GSA seeks creative transaction structures that may fall outside the Samples Dispositions.
- e. <u>Project Schedule</u> Please complete the attached Required Template
- f. Team Qualifications Please complete the attached Required Template
- g. <u>Optional Feedback</u> Please provide feedback on the content of this RFI, including vision, purpose, objective, scope of request, planning guidelines and any other area.

VIII. APPENDIX

1. Required Templates

Soft copy of Templates are provided on the Website: www.gsa.gov/federaltrianglesouth

Development Envelope Federal Triangle South					
DENSITY					
Land Area					
GBA					
RSF					
FAR					
USES	%				
Office					
Residential					
Hotel					
Educational / Institutional					
Civic / Cultural					
Public Realm/Open Space					
TOTAL SQFT					
Average Unit Cost					
Average Sq ft of Units					
Average Price/ sq ft					
PARKING SPACES					
	'				

Development Budget Federal Triangle South						
EVELOPMENT COSTS			%			
Land Purchase Price	\$	-				
Hard Costs	\$	-				
Soft Costs	\$	-				
A/E Fees	\$	-				
Developer Fees	\$	-				
Financing Costs	\$	-				
Other						
DEVELOPMENT COSTS	\$	-				
Cost/sq:	ft					
,						
INANCING SOURCES			%			
Land Value	\$	-				
Developer Equity	\$	-				
Debt	\$	-				
Deferred Developer Fees	\$	-				
Tax Exempt Bonds	\$	-				
Other	\$	-				
TOTAL FINANCING SOURCES						

Required Templates (continued)

PROPOSED Development Milestone Schedule

Federal Triangle South

* If multi-phased development, please add activities as necessary

Development Activities	Start Time from Award (months)	Duration (months)	Completion Time (months)	
Award	Day 0	0	0	
Environmental Studies conducted ¹		12		
Concept Master Plan Submission to GSA				
PUD Submission to Zoning, if necessary				
PUD Approval				
Entitlements (site studies, environmental and permitting)				
Infrastructure Design/Drawings Submission to GSA				
Phase I Infrastructure Construction Completion				
Phase I Vertical Development Concept Drawing Submission to GSA				
Phase I Vertical Development Construction				
Phase I Vertical Development C of O				

^{1 -} GSA will conduct a NEPA review for any property conveyed to Developers, as well as any property that Developers convey to GSA. The NEPA reviews can run concurrently with other pre-development activities.

Qualifications

Federal Triangle South

Project Name	Team Member	Role	Location	Status	Estimated Completion Date	New Contruction or Rehabilitation	Type of Use	Development Size (Sq Ft)	Development Cost (including acquisition)