

Frequently Asked Questions

for Federal Triangle South RFI

Area	Question	Answer
NOI & RFI Purpose and Process	<p>What's the purpose of the Notice of Intent and Request for Information?</p>	<ul style="list-style-type: none"> • On September 28, 2012 via a Notice of Intent, The General Services Administration (GSA) announced plans to issue a Request for Information (RFI) to generate potential development ideas to address the needs of Federal agencies located in a cluster of aging Federal buildings in the L'Enfant Plaza area of Southwest Washington, DC. The cluster, which GSA refers to as Federal Triangle South, includes two Federal Aviation Administration buildings (FAA), the Department of Energy (DOE), the GSA Regional Office and the Cotton Annex. Hancock Park, which is the green space located south of FAA's Orville Wright Building, is not included in the FTS delineated area. If development were proposed for Hancock Park, coordination with and approval by the National Park Service is required. • On December 3, 2012, The RFI was released and is available on the Project website and FedBizOpps: <ul style="list-style-type: none"> ○ www.gsa.gov/federaltrianglesouth ○ https://www.fbo.gov/spg/GSA/PBS/WPC/FTS-RFI/listing.html <p>An RFI is a standard business process used to gather information about a project in an effort to make planning decisions. The RFI will solicit ideas from developers as part of GSA's ongoing efforts in aggressively making more efficient use of federal assets and land and providing the best value for the American taxpayer.</p> <ul style="list-style-type: none"> • Buildings in this area are older, are burdened with a backlog of required capital improvements, and have land and office space inefficiencies. • GSA is working to aggressively meet the June 2010 Presidential Memorandum to reduce the Federal footprint and dispose of underutilized assets. Currently, approximately 36% of the site is not utilized to its fullest development potential based on underlying zoning. • The RFI is another way that GSA takes innovative approaches to meeting long-term space needs of Federal Agencies by leveraging the equity in our land and buildings. Specifically, the RFI will gather input from the private development community on the feasibility of this concept, planning, design, construction and how to structure the transaction in the most timely and financially beneficial manner • Ultimately, the goal is to provide new, efficient, and sustainable facilities for Federal agencies, thereby improving utilization, reducing operating costs, and revitalizing the surrounding area with a vibrant mix of commercial and

	<p>residential uses</p> <ul style="list-style-type: none"> • The purpose of the RFI is aligned with GSA’s mission to use expertise to provide innovative solutions for our customers in support of their missions, and by so doing, foster an effective, sustainable, and transparent government for the American people.
Where can I find the Federal Triangle South RFI?	<ul style="list-style-type: none"> • The RFI was released on December 3, 2012 and is available on the Project website and FedBizOpps: <ul style="list-style-type: none"> ○ www.gsa.gov/federaltrianglesouth ○ https://www.fbo.gov/spg/GSA/PBS/WPC/FTS-RFI/listing.html
What are the Guiding Principles?	<ul style="list-style-type: none"> • June 2010 Presidential Memorandum • GSA Mission • Space Efficiency • Sustainability • Improved Infrastructure • Enhanced amenities
What parameters are you placing in the RFI?	<ul style="list-style-type: none"> • Estimated headcount and UR • Estimated space requirements, including space efficiency • Preferred locations • Urban planning guidelines, including sustainability • Redevelopment and disposal authorities
What do we expect to get out of the NOI and RFI?	<ul style="list-style-type: none"> • Valuable input from development community for decision-making purposes • Recommendation on a path forward for a go/no-go decision for a subsequent solicitation and phasing
Has GSA done a RFI before? And how does this compare to earlier efforts to redevelop portions of FTS?	<ul style="list-style-type: none"> • GSA issued an RFI for the Maryland Ave Exchange Parcels in late 2009 • The previous redevelopment activities focused on portions of the site such as the Maryland Ave Exchange Project that evaluated the costs/benefit of amalgamating 2 acres of scattered parcels along the L’Enfant Plan Maryland Ave • No prior work involved such a comprehensive assessment of redevelopment opportunities or leveraging land value to meet facility needs.
What is the process and how long will this take?	<ul style="list-style-type: none"> • RFI Information Session – January 4, 2013 at GSA’s Regional Office Building (301 7th Street, SW) at 9am – 12pm • RFI Community Meeting – Late January • Deadline for RFI Responses - February 4, 2013 • Develop recommendation on path forward - May 2013
What’s your marketing strategy?	Press releases, Interviews with major local periodicals, Website, Infomercial, Public Information Session, Meetings
Will responses be made public? Will responses be subject to FOIA?	The response packages will not be made public, subject however to the RFI's provisions in Section V related to GSA's use of and rights over the responses. 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, suggestions

		<p>therein, submitted in response to this RFI.</p> <p>Exemption 4 of the FOIA protects "trade secrets and commercial or financial information obtained from a person [that is] privileged or confidential."</p>
	Does the RFI act as a prequalification to future solicitations, such as a Request for Proposal (RFP)?	No, the RFI does not act as a prequalification to future solicitations, such as an RFP.
Facilities	What's the total land size, GBA, RSF and # of employees?	<ul style="list-style-type: none"> • FTS total land size is approximately 21.5 acres • Current RSF is 3.5 M sq ft, while the underlying zoning allows for 6.2M sqft of development • Over 12,000 employees are currently within FTS
	Is GSA looking to expand space or increase space needs?	GSA does not seek to increase Federal space, rather we seek to increase space efficiency in a sustainable manner. GSA continues to adhere to OMB's recent guidance of "No Net New Federal Space".
	Has GSA identified Federal Agencies that want to move to FTS?	As our normal mode of operations, GSA has Federal Customer Teams to manage current and projected space needs, including a Customer's desire for relocation.
	Which Buildings are Historic?	Cotton Annex is designated as a local historic place and will be submitted for nomination to the National Register of Historic Places. FAA's Orville and Wilbur Wright Buildings have been determined eligible for nomination to the National Historic Registry. DOE and ROB are undergoing the determination of eligibility. Both Registered and Eligible buildings will undergo the Section 106 process if a disposal and/or redevelopment occurs.
	When can we expect occupancy in the new facilities?	Future Federal occupancy of new facilities will be determined by a combination of needs of Federal Customers, results of the RFI responses (financing, infrastructure planning, swing, relocation, etc.) and GSA analysis.
Planning	Is there underlying zoning?	Yes, C-3-C. According the DC Office of Zoning Summary, C-3-C zoning permits medium/high density development including office, retail, housing, and mixed uses. Please refer to Office of Planning and Office of Zoning for current zoning status.
	Will there be a requirement to maintain the current level of Federal employees at the site? Increase the Federal presence at the site?	The RFI specifies the range of Federal employees that are required to maintain a presence within the FTS delineated area, as well as outside of the area.
	Will FPS be relocated?	Yes, FPS will be relocated from the Cotton Annex site. This relocation activity will not be a requirement in the RFI. The RFI will assume the Cotton Annex site will be completely vacated.
	Has GSA conducted a study to determine vacancies and	Yes, GSA has an inventory list of vacancies throughout the Region and updates this list on a monthly basis. GSA has on-

	strategies to better utilizing space?	going initiatives to develop strategies to better utilize space.
	Will you require the reconstitution of the streets proposed in the SW EcoDistrict Plan?	For the vision of the greater SW Federal Center area, the RFI will refer responders to two plans DC Office of Planning 'Maryland Avenue Plan' and NCPC 'SW EcoDistrict Plan'. The RFI will encourage responders to propose the functionally and financially feasible redevelopment plans.
	What coordination with local and regional planning organizations has been done?	Currently coordinating with NCPC with plans to collaborate with DC Gov't Office of Deputy Mayor, Planning, Environment and Transportation.
Transaction Structure	Will there be an award? Single Developer?	No award will be issued as part of the RFI submissions, as the intent of RFI process is to determine the functional and financial feasibility of the redevelopment concept. Any recommendation for the development type, phased approach or ownership structure will be determined based on the results of RFI responses and GSA analysis.
	Will it be built at one time or in phases?	
	What ownership structure do you anticipate?	
Stakeholder Engagement	How do the Federal customers impacted feel about this? What feedback have you received?	GSA has received very positive feedback from Customers and others. Customers are eager for more efficient space and amenities.
	How will you keep Congressional members involved?	GSA will provide briefings for Congressional staff during major milestones, including briefing staff on the summary of the RFI responses and a recommendation for a path forward .
	Will you need Congressional approval or funding?	At this time, we do not anticipate Congressional approval or funding; however, GSA will approach Congress if the need arises.