



# Headquarters RFQ Pre-Bid Meeting

August 19, 2020

815 Florida Avenue NW, Washington D.C. 20001-3017



# Today's Agenda

1. DCHFA Overview
2. Project Overview
3. Procurement Process
4. Evaluation Criteria
5. Q & A

# DCHFA Overview

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## DC Housing Finance Agency Mission Statement:

To advance the District of Columbia's housing priorities, the agency invests in affordable housing and neighborhood development, which provides pathways for DC residents to transform their lives.

We achieve this by delivering the most efficient and effective sources of capital available in the market to finance rental housing and to create homeownership opportunities.

## DCHFAs Core Values:



Leadership



Excellence



Community Focus



Integrity



Collaboration



Innovation

# Project Overview

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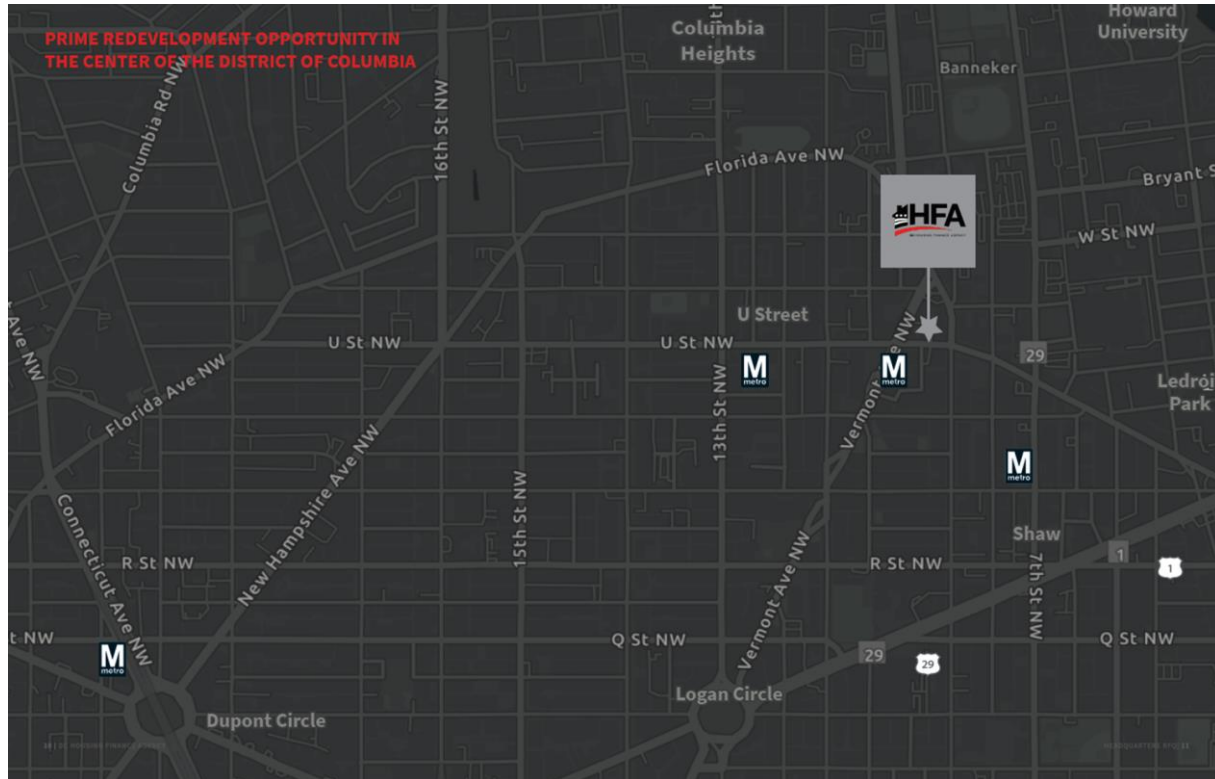
## Development Objectives:

- Engage a qualified Developer
- Monetize the site to provide funding for relocating the DCHFA headquarters facilities and facilitate the mission of DCHFA and production of affordable housing.
- Find a partner who follows similar values and can demonstrate past performance with other government partners.
- Maximize CBE participation on both the development side and contracting side of the development project.

## Primary Goals:

- Delivery of fair market value of the site to DCHFA
- Relocation of DCHFA headquarters office
- Increase the District's affordable housing supply
- Increase access to capital and capacity for CBE, SBE, and/or minority developers
- High quality design and site layout

# Site Location



815 Florida Avenue NW, Washington D.C. 20001-3017

# Site Overview



## Property Description

- Address: 815 Florida Avenue NW
- SSL: 2875 1034
- Ward: 1
- Lot Size: 29,372 SF
- Improvements: 3-story, Class B office
- Year Built: 1983
- Year Renovated: 1998
- Parking: 77 spaces in a 3-story garage
- Zoning: Arts-2, medium density, compact mixed use development by-right



# Procurement Process

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**DCHFA will follow a two-staged procurement process:**

**1. Request for Qualifications**

- a) Pre-Bid Meeting: August 19, 2020
- b) Deadline for Questions: August 21, 2020
- c) DCHFA Response to Questions: August 28, 2020
- d) Deadline for Submissions: September 11, 2020 at 4:00 PM

- 2. Upon conclusion of the RFQ process and evaluation, a shortlist of development partners will be invited to participate in the Detailed RFP process expected to commence in October 2020.**

# Contact Information

**Questions shall be emailed no later than noon on August 21,2020:**

Email questions to: [procurement@DCHFA.org](mailto:procurement@DCHFA.org)

**Question Responses, Notices and Addenda shall be posted on the DCHFA Business Opportunities website:**

<https://dchfa.org/business-opportunities/>

**RFP Response Submission instructions:**

Email responses to: [procurement@DCHFA.org](mailto:procurement@DCHFA.org)

The subject line of the email submission must include “Response to RFQ for DCHFA Headquarters, 815 Florida Avenue, NW: Your Agency Name.”

# Evaluation Criteria

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## A. Qualifications:

1. Completeness of Project Team
2. Capacity of Project Team
3. Strength of Reference Checks
4. Public-Private Development Experience

## B. Experience and Past Performance:

1. Prior Development Experience
2. Stakeholder Outreach
3. Equitable and Sustainable Development
4. Feasible Development Vision for the Site

## C. Equitable Inclusion Preferences:

1. Team Leadership and/or Inclusion by:
  - a) Racial and Ethnic Minorities
  - b) Other persons who are members of historically disadvantaged groups

## D. CBE Participation:

1. Experience Assembling Teams Which Include CBE Participation

## E. Financial Capability:

1. Strength of Balance Sheet
2. Capability with Various P3 Structures
3. Balance of Risk
4. Strength of Financial Relationships

# Q&A

# Q&A Panel

- **Christopher Donald – DCHFA**
- **Keami Estep – DCHFA**
- **Martine Combal – JLL Public Institutions**
- **Nick Finelli – JLL Public Institutions**