

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



From: S. E. Ponds, Realty Program Specialist
Portfolio Division

Re: Clarifications for DGS-RFS-2013-002
Request for Space for the Office of the Public Service Commission (PSC)

Date: as of April 24, 2013

The following are questions that DGS Portfolio received in written inquiries concerning DGS-RFS-2013-002:

Question No. 1

Through this RFS is the District seeking services for Tenant Representation, or service from a commercial broker to identify properties that will satisfy the criteria?

Answer

No. However, brokers that represent property owners with space that meet the criteria are encouraged to complete and submit an RFS proposal for review.

Subletting

Question No. 2

The District's criteria for the Public Service Commission are very specific. Will the District consider subletting existing space?

Answer

Yes, however the proposed space must meet the District's criteria per the RFS. Further, the District will not consider a sublet if Tenant Improvement Allowance is not available to complete a build-out

Test Fit

Question No. 3

May we schedule a walk-through of the current Public Service Commission office? Let us know if we can schedule a visit/walkthrough of the current premises at 1333 H Street.

Answer

No, the District will not host a tour or walk-through for any one individual firm or broker at the existing PSC office. However, the District will schedule ONE pre-submission tour or walk-through at the PSC. A tour will be hosted within 7 to 10 days before the submission deadline. The information about the tour will be posted on the DGS website at <http://dgs.dc.gov>. With respect to this RFS, kindly, do not make additional requests to visit the PSC, directly to the PSC or through DGS.

Clarifications for DGS-RFS-2013-002
Request for Space for the Office of the Public Service Commission

Space Delivery

Question No. 4

We are in the process of preparing an offer for the Solicitation mentioned above. Will you please clarify "Delivery" under "Specific/Special Requirements?"

Answer

For this specific RSF "Delivery" is defined as the date when the following events have occurred: a) Tenant Improvements are complete; b) all permits related to occupancy are approved; and c) the space is operational, ready for the agency to move into its new location.

Question No. 5

The space we plan to offer is available now; however, we need to confirm whether the December 1, 2013 date refers to ready for TI work, or ready for occupancy by the agency.

Answer

The new PSC premises must be ready for occupancy no later than December 1, 2013. See response to Question No. 4 for details.