



# **PRINCE GEORGE'S COUNTY GOVERNMENT**

## **REQUEST FOR APPLICATIONS**

### **COLLEGE PARK-UNIVERSITY OF MARYLAND METRO STATION AREA DEVELOPMENT**

**NO.: S14-075**

**Special accommodations for persons with disabilities may be made by calling (301) 883-6400 or TDD: (301) 925-5167.**

**ISSUE DATE: Thursday, March 13, 2014 at 2:00 p.m.**

**PRE-APPLICATION CONFERENCE: Monday, March 24, 2014 at 10:00 a.m. at 1801 McCormick Drive, Room 100 Largo, MD 20774**

**QUESTIONS DEADLINE: Thursday, April 3, 2014 at 2:00 p.m.**

**APPLICATION CLOSING DATE: Thursday, April 24, 2014 at 2:00 p.m.**

**EXHIBITS 1-4-AVAILABLE ON CD**

College Park - University of Maryland Metro Station Area Development

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# College Park- University of Maryland Metro Station Area Development

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## SECTION I: INTRODUCTION

### 1.1 SUMMARY STATEMENT

Prince George's County, the City of College Park and property owners are jointly interested in creating an academic and technology oriented mixed use community adjacent to the College Park/University of Maryland Metro Station that will serve existing employees, future employees and residents and the surrounding community. The County has partnered with multiple owners of properties near the College Park-University of Maryland Metro Station are seeking development proposals for their combined sites and/or, in the case of WMATA, a purchase proposal for its site, or development proposals for the individual sites. The properties are located between Paint Branch Parkway to the south, Litton Avenue to the north and properties to the east. The specific properties included in this Request for Application (RFA) are the 2.6 acre site owned by Prince George's County (the County), the 3/4 acre parcel owned by the Washington Metropolitan Area Transit Authority (WMATA), and the 5/8 acre parcels owned by Castle Properties.

The properties in this RFA are individually controlled by their owners. The three owners have agreed to issue a joint RFA with the intent of comprehensively redeveloping the site in conformance with the MXT zoning and to take advantage of their proximity to the M Square Research Park, the Metro Station, and the University of Maryland. **Applicants are encouraged to submit proposals as a master developer to redevelop the entire aggregated site; however, proposals to develop the individual sites will also be considered.** The selected development team(s) will be responsible for negotiating agreements with each of the participating property owners.

Prospective respondents should be aware that WMATA's primary interest is in the outright sale of its site. WMATA therefore is more interested in proposals from applicants looking to buy WMATA's site and offering certainty of price and of closing, and less interested in development proposals. However, development proposals for the WMATA site individually or as part of a comprehensive redevelopment of a larger site will be considered.

Furthermore, applicants should base their proposals to purchase the WMATA site on the assumption that the building on the WMATA parcel will be demolished before closing by WMATA at WMATA's expense.

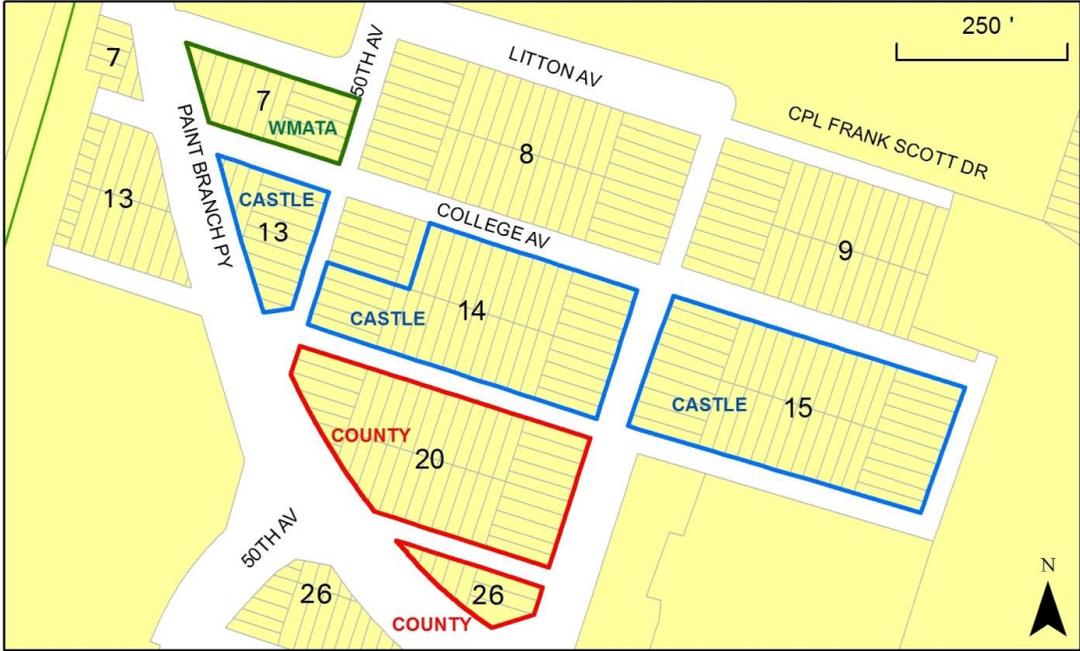
Applicants should be aware that certain properties owned by the Maryland-National Capital Park and Planning Commission(M-NCPPC) in the vicinity of the College Park Metrorail Station could be made available for development individually or as part of a comprehensive redevelopment of a larger site plan. The M-NCPPC-owned properties are those located within Parcels 21 and 27 which are bounded by CPL Frank Scott Drive to the west, Lehigh Road to the

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north, 52<sup>nd</sup> Avenue to the east and Paint Branch Parkway to the south. The Commission's primary interest is in obtaining a public recreation facility in the College Park Metrorail station area; the requirements of which will be specified by the Commission. The properties are under lease to the Junior Tennis Championship Center, Inc. for a 20 year term that began on October 27, 1999. The lease includes two, 18 year renewals. Improvements to the properties include a tennis bubble operated by the Junior Tennis Center. Applicants interested in Parcels 21 and 27 should contact the Prince George's County Department of Parks and Recreation to gain an understanding of the process for making these properties available for redevelopment.



Site Locator Map



Parcels owned by the three participating entities.

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## 1.2 APPLICATION CLOSING DATE

The applicant must submit one original and 5 copies of the Application along with an electronic version on a compact disk (CD) in a sealed package and address to:

Prince George's County Government  
Contract Administration & Procurement  
1400 McCormick Drive, Suite 200  
Largo, MD 20774  
Attn: Alicia Proctor

Applications must be received and time stamped by the County no later than 2:00 p.m. Thursday, April 25, 2014. The submittals must be sealed, and the outside envelope must be clearly marked "**RFA No. S14-075.**" **Request for Application for the College Park-University of Maryland Metro Station Area Development.**

**Late Applications will not be considered.** Applicants mailing Applications should allow sufficient mail delivery time to ensure timely receipt by the County. The Applicant shall prepay any shipping/delivery charges, as applicable, for all documents submitted.

## 1.3 PRE-APPLICATION CONFERENCE AND RFA QUESTIONS

A Pre-Application conference will be held on Monday, March 24, 2014 at 10:00 a.m. at 1801 McCormick Drive, Room 100, Largo, Maryland 20774. Attendance at the Pre-Application conference is not mandatory, but is strongly recommended.

Questions and inquiries must be submitted via email. Phone calls or faxed questions will not be accepted. All questions must be submitted no later than Thursday, April 3, 2014 at 2:00 p.m. to:

amproctor@co.pg.md.us

An addendum resulting from the questions and inquiries will be sent via email to all applicants listed by the County as receiving a copy of this RFA. All potential respondents are responsible for checking their email for any addendums.

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**1.4 SITE VISIT**

Applicants are strongly encouraged to tour the site prior to the Pre-Application conference.

**1.5 APPLICATION ACCEPTANCE**

The County, WMATA, and Castle, reserve the right to accept or reject any and all Applications, in whole or in part, received as a result of this solicitation and to waive minor irregularities. Further, the County, WMATA, and Castle Properties reserve the right to make a whole award, partial award, or no award at all.

**1.6 DURATION OF APPLICATION**

Applications are to be held valid for six months following the closing date for this Request for Applications. This period may be extended by mutual written agreement between the Applicants and the County, and, with respect to any individual property, the owner of that property.

**1.7 NOTICE TO APPLICANTS**

Applicants are to completely familiarize themselves with the requirements of the solicitation. Failure to do so will **not** relieve the Applicant of responsibility to fully perform in accordance therewith. No consideration will be granted for any alleged misunderstanding of the material to be furnished or work to be done, it being understood that the submission of an Application is an agreement with all of the items and conditions referred to herein.

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## **SECTION II: GENERAL INFORMATION**

### **2.1 ECONOMY OF PREPARATION/INCURRED EXPENSES**

Applications should be prepared simply and economically, providing a straightforward, concise delineation of the Applicant’s capabilities and description of the offer to meet the requirements of this RFA. The County, WMATA, and Castle Properties will not be responsible for any costs incurred by any Applicant in preparing and submitting a response to this solicitation.

### **2.2 ADDENDA TO THE REQUEST FOR APPLICATION**

If it becomes necessary to revise any part of this RFA, addenda will be provided through e-mail to those Applicants that are listed as receiving a copy of the RFA or applicants who downloaded the RFA from the County’s website.

### **2.3 ORAL PRESENTATIONS**

The County, WMATA, and Castle Properties reserve the right to conduct individual interviews with finalists and to request best and final offers from any or all finalists. Those Applicants may be required to provide oral presentations to discuss their Application, answer questions from the Evaluation and Selection Committee comprised of representatives of the County, Castle, and WMATA, and/or clarify their technical submittal.

### **2.4 CONFIDENTIALITY/PROPRIETARY INFORMATION**

Applicants must specifically identify those portions of their Applications, if any, which they deem to contain confidential, proprietary information or trade secrets and must provide justification why such material should not, upon request, be disclosed by the County in accordance with the Maryland Freedom of Information Act, 10-601 *et. seq.*, State Government Article, Maryland Annotated Code or WMATA’s Public Access to Records policy (available at [www.wmata.com](http://www.wmata.com) by clicking on “About Metro” and then selecting “Public Records & Reports” from the drop-down menu). Applicants must clearly indicate each and every portion of the Application that is deemed to be confidential/proprietary or a trade secret (it **IS NOT** sufficient to preface your Application with a proprietary statement).

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**2.5 ALLOWANCE OF IN-HOUSE WORK**

No section or portion of this RFA or the Contract shall be construed or interpreted to preclude the County, WMATA and Castle Properties accomplishing any task or undertaking of any operation or project utilizing its own work force.

**2.6 FORMATION OF AGREEMENT/CONTRACT WITH SUCCESSFUL APPLICANT**

The Contract to be negotiated as a result of this RFA (the "Contract") shall be by and between the Applicant as Applicant and, as the case may be, the County, WMATA, or Castle Properties and shall contain provisions included in this RFA. By submitting an Application in response to the RFA, the Applicant accepts the terms and conditions set forth herein.

**2.7 AFFIDAVITS, CERTIFICATIONS AND AFFIRMATIONS**

Applicants are required to submit with their Application certain certifications, affirmations and affidavits. These forms, which should be completed by all Applicants, are included as Appendix A of this RFA. (However, any Applicant who is not bidding on WMATA's property does not have to complete the WMATA Self-Certification for Prospective Developers.)

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## SECTION III: SCOPE AND REQUIREMENTS

### 3.1 BACKGROUND

#### **History**

The history of the land in and around the site begins with the development of the College Park Airport - the world's oldest continuously operating airport. Located immediately to the north of the study area, the historic airport was founded in 1909 and was the site where the Wright Brothers taught the country's earliest military aviators. Although the airport continues to operate on a limited basis, the adjacent College Park Aviation Museum celebrates the airport as a vital component of College Park's history.

The site is part of the Kropp's Addition subdivision (1909), which consists of low-rise industrial and warehouse uses. This area was zoned for industrial uses in the Master Plan for College Park-Greenbelt and Vicinity in November 1970. In May 1990, a new Master Plan for the area was approved that called for infill development at slightly higher intensity. The surrounding area was recommended for mixed-use development and for implementation of a Transit District Overlay in anticipation of the Metro Green Line Station. Calvert Road was closed east of the railroad tracks and a new access road, Paint Branch Parkway, was constructed to provide access between Baltimore Avenue and Kenilworth Avenue. The Metro Station opened in 1993.

In 1997, Prince George's County approved The College Park-Riverdale Transit District Development Plan (TDDP) and associated Transit District Overlay Zone (TDOZ). The site was rezoned from Industrial to Mixed-Use-Transportation (M-X-T) in order to promote transit-oriented development. The entire TDOZ contains approximately 293 acres, with about half of the land area in the City of College Park and half in the Town of Riverdale Park. The University of Maryland has a long-standing presence in the area and increased its land holdings significantly through the acquisition of the Litton (about 40 acres) and ACF properties (about 120 acres). The majority of this land is now incorporated as part of the university's M Square Research Park, which when built out will have over 2.5 million square feet of incubator, lab and research space with technology clusters focused on the environmental and earth sciences, food safety and security, and homeland and national security. Major offices outside of M Square that are already established in the area include the American Center for Physics, Raytheon, the U.S. Food and Drug Administration and the United States Department of Agriculture.

#### **Key Employers**

The TDOZ's largest employers are the Food and Drug Administration (750 employees), the United States Department of Agriculture (1,200 employees), the National Oceanic and Atmospheric Administration (800+ employees), Raytheon (400 employees), and the American

Center for Physics (480 employees). It should be noted that many of the key employers in the TDOZ are not located in College Park, but in the adjacent municipality of Riverdale Park. In College Park as a whole, the key full-time employers are the University of Maryland (7,446 employees), the Federal Archives II (1,300 employees), and the University of Maryland University College (750 employees). The unemployment rate in College Park is 4.6%.

### **Retail Market**

Within the TDOZ there is a lack of retail, restaurants and overall amenities within walking distance to meet the needs of workers in the area. A recent Purple Line TOD study for the area listed restaurants as the top three choices of employees surveyed. Coffee shops and cafes were most often listed as needed. For the rest of College Park, the supply of retail and restaurant space has grown increasingly tight in the last two years and asking rents have increased dramatically. This situation is especially evident in downtown College Park, which is almost completely occupied. Currently, asking rents in this sub-market of College Park are well over \$40 a square foot for the few vacant storefronts. .

### **Market Study**

The City of College Park commissioned AECOM to perform a market study to determine the potential market for retail, residential, hotel and office uses on the site. The study was completed in April 2013 and is included in this RFA as Exhibit 2.

## **3.2 SITE DESCRIPTION**

This area is located adjacent to the College Park/University of Maryland Metro Station and the College Park Airport. The properties are located between Paint Branch Parkway to the south, Litton Avenue to the north and the M-NCPPC properties to the east. The specific properties included in this RFA are the 2.6 acre site owned by Prince George's County (the County), the approximately 3/4 acre parcel owned by the Washington Metropolitan Area Transit Authority (WMATA), and the 5 acre parcels owned by Castle Properties.

In the case of the WMATA parcel, Applicants should base their proposals for the WMATA site on the assumption that the building on the WMATA parcel will be demolished before closing by WMATA at WMATA's expense.

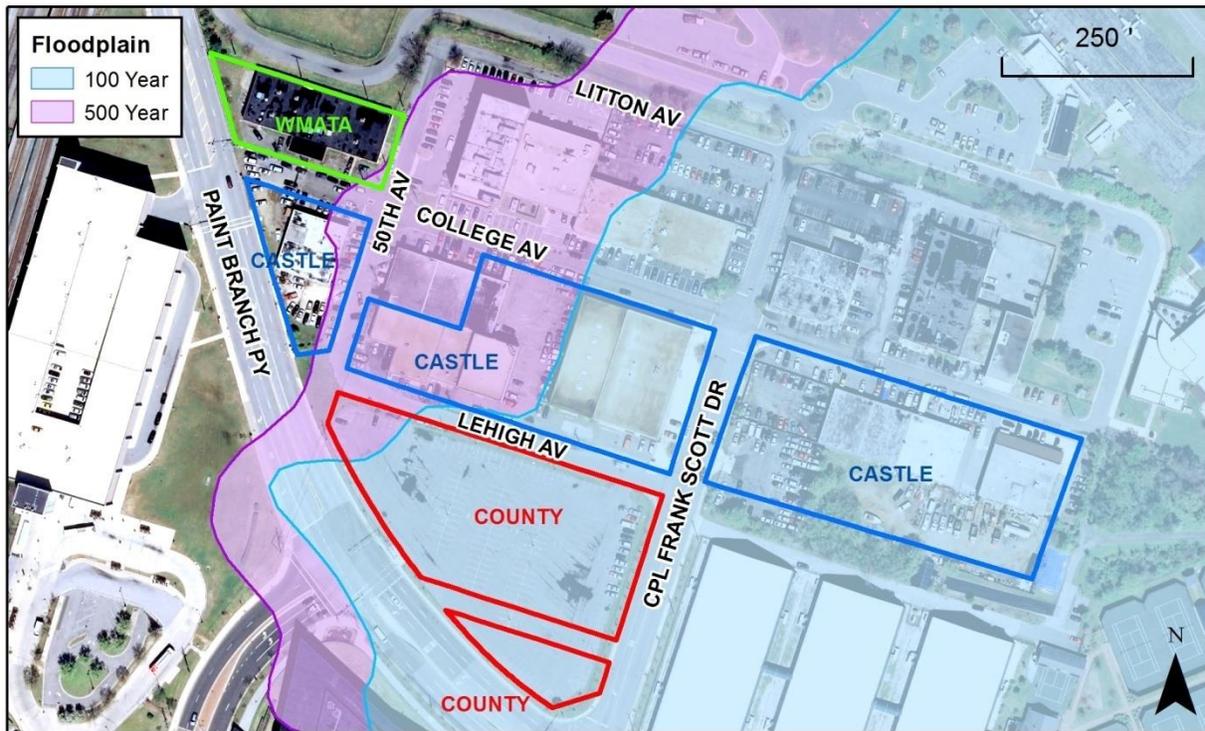


**The parcels owned by the participating entities.**

The properties in this RFA are individually controlled by their owners. The three owners have agreed to issue a joint RFA with the intent of comprehensively redeveloping the site in conformance with the MXT zoning and taking advantage of their proximity to the M Square Research Park, the Metro Station, and the University of Maryland. Applicants are encouraged to submit proposals to redevelop the entire aggregated site; however, proposals to develop (and/or in the case of the WMATA parcel, buy) the individual sites will also be considered. The selected development team will be responsible for negotiating agreements with each of the participating property owners.

### **Constraints**

A significant portion of the properties are within the 100 year floodplain. Development in this area may require extensive mitigation techniques. The approximate floodplain boundary is delineated on the figure below. A more detailed floodplain study will be required during the plan approval process. This study may have an impact on the flood plain elevation. The properties also fall within the Aviation Policy Area APA-6 due to the nearby College Park Airport. This designation generally limits building heights to fifty feet or five stories, but the exact height limitation will be determined during the plan approval process.



**Approximate floodplain boundaries.**

**Transportation**

Within a two-block walk of the site are the College Park Airport (small planes), the College Park Metro Station (subway and buses), and the College Park MARC station (regional train). The UM Shuttle provides bus service between the Metro and campus. In the future, a new east-west Purple Line light rail will connect to the Green Line College Park Metro Station. The Purple Line will connect College Park to Bethesda and New Carrollton. The road network consists of Paint Branch Parkway, a 4-lane, undivided collector road between Route 1 and Kenilworth Avenue controlled by the County; River Road, a 4-lane divided collector road from Kenilworth Avenue to Paint Branch Parkway controlled by the County; and a grid of City of College Park streets in the study area (College Avenue, Lehigh Road, Corporal Frank Scott Drive and 52<sup>nd</sup> Avenue). Bike paths link the site to the municipalities of Riverdale Park and Hyattsville to the south, downtown College Park to the west, and the Lakeland, Berwyn, and Hollywood neighborhoods to the north. The site is a short eight minute drive from the beltway.

**Land Use/Zoning**

The zoning on the site is Mixed-Use-Transportation (M-X-T) with a Transit District Overlay Zone (TDOZ). According to the Prince George's County Zoning Ordinance (2003), M-X-T zoning requires that development have two of the following uses: (1) Retail, (2) Office,

Research, or Industrial, or (3) Dwellings or Hotel/ Motel. TDO zones are designated " ... in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides."

### **Entitlement Process**

Property in the M-X-T zone normally must receive approval of a Conceptual Site Plan (CSP) from the Planning Board as the first step in the entitlement process. However, the College Park TDOZ specifically waives this requirement and states that "The Transit District Development Plan (TDDP) meets the purposes of and requirements for a Conceptual Site Plan ... thereby serving as the Conceptual Site Plan for properties within the transit district." (p. 15)

Since a Conceptual Site Plan is not required for the subject properties, the first step in the entitlement process is expected to be a Preliminary Plan of Subdivision. At this stage, lotting patterns and street dedications are established, tree conservation and other environmental requirements are reviewed, and a finding of adequacy of public facilities must be made.

Applicants should be prepared to submit a preliminary plan for approval by the Planning Board, but should also be aware that under some circumstances, depending on the amount of existing development on the site or the specific timing of an existing record plat, exemption from the preliminary plan process may be authorized by the Subdivision Regulations. A Detailed Site Plan (DSP) will be required for all development in the M-X-T zone in the College Park TDOZ regardless of whether or not a Preliminary Plan is required. Given the proximity of this project to the College Park Metro Station, processing of this DSP qualifies for expedited review in accordance with CB-20-2013. (Exhibit 1) The DSP must include a site plan, landscape plan, tree conservation plan, architectural elevations, and other information needed to ensure that the development proposal is in conformance with the TDOZ. Because residential development is not currently a permitted land use in the land bays to the north and east of Paint Branch Parkway, an Amendment to the TDDP use table will be required at the time of DSP in accordance with Section 27-548.09.01 of the Prince George's County Zoning Ordinance. The Planning Board will hold a public hearing on the DSP. The Planning Board's action may be appealed to the District Council or called up by the District Council for review.

Following approval of a DSP, final plats of subdivision are normally required to be approved by the Planning Board. Building, grading and use and occupancy permits may then be approved if they are in conformance with all previously approved plans.

### **Topography**

The site has little or no slope. Approximately 95% percent of the site is paved or occupied by buildings. There is no wooded vegetation on the site. Over half of the site is located in the 100-year flood plain as designated by Prince George's County. The area is also characterized as a regulated area under the County's Green Infrastructure Plan. When applications for land development are filed, plans must "fully delineate" the regulated areas within the site.

### **Infrastructure/Utilities**

Existing public water and sewer serve the site. The internal streets are owned and maintained by the City of College Park and for the most part lack curb, gutter and sidewalk in the area. Access to the site is limited to the signalized intersection of Paint Branch Parkway and Corporal Frank Scott Drive. A traffic signal is installed at Paint Branch Parkway and College Avenue to provide access to the College Park Metro Station parking garage. The right of way widths in the site are as follows: College Avenue (50 feet), Knox Road (32 feet), Lehigh Avenue (30 feet), Litton/Cleveland Avenue (32 feet), 50<sup>th</sup> Avenue (30 feet), 51<sup>st</sup> Avenue (40 feet), and 52<sup>nd</sup> Avenue (30 feet). Although platted, Knox Road and 52nd Avenue were never constructed and remain as paper streets.

## **3.3 DEVELOPMENT OBJECTIVES**

### **College Park/University of Maryland Metro Station Area Vision Statement**

The College Park Metro Station Area site is envisioned to be a vibrant, walkable, mixed-use, transit-oriented, technology-based community integrating recreation and work/life opportunities. This vision:

- Emphasizes a flexible development program that responds to market opportunities for mixed-use development built in an urban form and maximizing residential density and commercial square footage;
- Incorporates high quality architecture design, use of durable building materials, human scaled blocks and high quality public spaces including a public park or plaza;
- Includes elements and theming pertaining to aviation to promote the world's oldest continuously operating airport;
- Incorporates a strong sustainable retail presence at strategic locations;
- Achieves at minimum a Silver level of LEED certification;
- Establishes an 18 hour live/work community;
- Ensures every aspect of development is planned and executed in a manner that has minimal impact on the environment; and
- Provides incubator space as discussed below.

The successful development program will also include a sustainable multi-modal transportation network and an innovative shared parking strategy to reduce overall surface parking and encourage non-automobile modes of travel, including Metro and the future Purple Line light rail. Residential development is preferred north of Paint Branch Parkway with office, retail and restaurant uses. Niche uses such as health and life sciences-influenced incubator uses, a hotel, and other high-tech research-based uses in support of the University of Maryland are greatly desired. The University of Maryland's M Square office and research park is adjacent to the opportunity site and offers significant potential for new high quality job creation. Additionally, the potential spin-off effect generated by a large research park presents a unique opportunity for the subject site. Health and life sciences incubator space is desired to support and complement M Square and could house entrepreneurial companies and startup research endeavors that would be complemented by co-located residential, retail, and hotel uses. The incubator space is discussed in more detail below in the Development Program section.

### **Development Program**

There have been a number of planning efforts and technical studies prepared for the College Park-University of Maryland Metro Station area over the years. Two recent planning studies, (ULI Technical Assistance Panel and AECOM Market Analysis, (Exhibit 2)) both provide estimates for future development within the vicinity of the opportunity site over the next 10-20 years. Market projections indicate a range of development intensities and uses that help frame the site's overall development potential. The vision encourages some flexibility in the overall mix of uses for the site, promotes high-tech complementary uses such as incubators, provides for strategically located ground floor retail and complementary restaurant uses and envisions a mix of residential uses/ownership options along with a high quality urban park/plaza. The development program is outlined below.

- **Residential:** Based on recent plans and market analysis, the area can minimally absorb 300 to 600 market rate live/work residential units of apartments, lofts, and townhomes. The target market for anticipated residential development is directed towards the University, including faculty, staff and alumni, in addition to the anticipated 7,700 people who will make up the nearby research park employment base and those who want to live/work with access to the Metro Station and University.
- **Office:** Between 115,000 and 260,000 square feet of office space can be accommodated in this area in the form of Class A traditional and industrial loft style, specialized office space. The office space would complement the office development taking place in M Square, in addition to smaller tenants, the growing technology sector, and health science business incubators. Office users would find the site ideal given amenities and services

that are provided in the immediate vicinity, as well as the ability to expand into larger, nearby office space should their companies grow.

- **Retail:** In order to attract office users and residents to this area, convenience and neighborhood serving retail will have to be incorporated into the project. The area can support between 32,000 and 40,000 square feet of strategically located retail, including a cluster of sit down restaurants, and three to four casual, quick-service restaurants, along with community service retail. With the exception of the FDA's cafeteria, there is currently nowhere in the area to walk to lunch. On-site residents, the surrounding large employment base, and visitors to the tennis center, M Square facilities, Federal buildings in the immediate vicinity, and the Aviation Museum will become the primary users of the new neighborhood retail and services.
- **Hotel:** There is additional demand for a 140-180 room limited service, extended-stay hotel with conference meeting space. The users of this hotel would include M Square visitors and employees, University of Maryland visitors and alumni, and other nearby large employers.
- **The Center for Advanced Technology and Science (CSAT):** Within the project area, the County would like to see the creation of a Center for Science and Advanced Technology (CSAT) capable of accommodating tech and biotech companies that are graduating from universities or emerging out of Federal labs and private firms in the region.

Responders to this RFA should specify how CSAT is to be built, and how it is to be owned and operated. The County's Economic Development Corporation (EDC) could be a partner in CSAT or be the owner and operator. The CSAT would be a small part of a phased, multi-use development. CSAT would offer a critical combination of business support services and cost-effective modern office and wet lab space that would help accelerate research collaborations and the commercialization activities of maturing tech companies.

CSAT would offer:

- Business support services delivered by EDC and its partner organizations—including mentoring, counseling, certifications, funding access, training, intellectual property and legal services, professional development and consulting services;
- Shared amenities, including receptionist, mail service, fax and copy center, conference and meetings space, work and production rooms;
- Turn-key plug-and-play office;
- Basic wet lab space, including benches, air handling, hoods, vents and refrigeration; and

- Location in proximity to the County’s research and innovation base at the University of Maryland, Beltsville Agricultural Research Center, M Square, Adelphi and College Park.

CSAT would be an integral part of a live-work-play community that includes various levels of housing, office space, retail and shopping. Other amenities outside CSAT could include extended stay hotels and restaurants, as well as classrooms and faculty offices that would interact with entrepreneurs, start-up companies and businesses.

One important infrastructure gap, identified by the County’s Economic Development Corporation’s Bio-Pharma Task Force and an earlier feasibility study conducted by the Angle Technology Group, is the lack of “accelerator” space available on a flexible lease basis for maturing biotech and advanced technology companies when they leave the TAP incubator at the University of Maryland and other incubators in the region. Without the availability of this kind of office and wet lab space, many companies with great potential leave the County and relocate in other areas where there are more space options and vibrant tech communities.

The Center could become the flagship and catalyst for the commercialization of technology, including technology developed by organizations in Prince George’s County; one of the key recommendations of the recently completed Economic Generators and Catalysts Study—A Targeted Economic Development Strategy for Prince George’s County (Prince George’s Planning Department/MNCPPC 2013).

The CSAT would be expected to attract tenants from five sources:

- Partners (universities, research institutions, Federal labs, and service providers);
- Maturing tech companies, including bioscience companies, in the region;
- Graduates of incubator programs in the region;
- International technology and bio-science firms that seek to enter the U.S. market; and
- Businesses recruited from other parts of the country and the world.

### **3.4 AVAILABLE ECONOMIC DEVELOPMENT INCENTIVES AND TOOLS**

The following list of available economic development incentives and tools is provided for informational purposes. Projects proposing to use one or more of these would have to qualify according to the guidelines for each specific incentive or tool proposed.

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### **Revitalization Area Tax Credits**

Revitalization/redevelopment tax credits encourage redevelopment and investment in inner-beltway communities of Prince George’s County. The credits are available in all census tracts inside the Beltway where the median household income does not exceed the County’s median. Eligible improvements to real property located within these districts shall be allowed a tax credit on County real property taxes.

### **Tax Increment Financing (TIF)**

Tax Increment Financing (TIF) allows the incremental taxes generated from a defined area of the County to be used to pay debt service on financing. The redevelopment agency delineates a project area and declares a “base” year. The existing base-assessed valuation is taxed as before. The additional assessed valuation, added to the tax rolls over the base, is taxed at the same rate as the base valuation. However, the tax revenues attributed to the new incremental assessed valuation are remitted to the redevelopment agency and used to pay debt service (or other expenses of a project).

### **PILOTS**

Payment in Lieu of Taxes (PILOT) is an agreement from the County to abate property taxes and instead charge an amount equal to a negotiated PILOT. The payment can range from zero up to the full amount of taxes due or more. In some cases taxes are deferred rather than abated. A properly structured PILOT can also be used as an alternative to tax increment financing. The PILOT agreement may be negotiated so that the payment is equal to the greater of (1) the debt service on the bonds or (2) the tax payment that would otherwise have been due.

**New Markets Tax Credit (NMTC):** The term of the credit is seven years. Investors will be able to claim a Federal income tax credit of 5% for each of the first three years of the credit, 6% for each of the last four years, for a total of 39% over seven years. The net present value of the credit is estimated at 30% over the seven years. NMTC investors will likely expect a return from the credit above and beyond the federal tax subsidy. NMTC deals should make good economic sense and hold out realistic prospects of returns beyond the credit.

### **Revenue Bonds**

These bonds are used to finance the construction of a manufacturing or commercial facility for a private user. The county receives bond authorization from the State of Maryland for the purpose of issuing non-housing industrial development revenue bonds. Authorized projects include manufacturing and commercial facilities with a total project cost of less than \$10 million.

### **Economic Development Incentive Fund (EDI Fund)**

A \$50 million one time appropriation has been approved to support multiple fiscal year appropriations to the EDI Fund at \$7-11 million level per year. The goal is to expand the County’s commercial tax base, increase job retention and attraction, support small and local businesses, promote development and redevelopment opportunities, transit oriented development and the growth of key industry sectors. The Fund can be used for land and building acquisitions, building construction and improvement, equipment acquisition, and working capital.

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### **WSSC Systems Development Charge (SDC) Waiver**

This program allows the County Executive to waive the WSSC/SDC for eligible revitalization projects and to partially waive the charge for elderly housing and biotechnology projects. Projects must meet the eligibility criteria as defined in CR-45-1999, the County Council's Resolution governing this charge.

### **School Facilities Surcharge**

Recently enacted legislation reduces by 50% the County's school surcharge for multifamily units constructed within a Transit District Overlay Zone (TDOZ), or in the case of Metro stations without an approved TDOZ, within ¼ mile of a Metro station. In addition, the school facilities surcharge does not apply to studio or efficiency apartments that are located (1) within the specified County urban centers and corridors; (2) within an approved TDOZ; or (3) within ¼ mile of a Metro station.

### **Public Safety Surcharge**

The County's public safety surcharge imposed for single-family detached dwellings, townhouses or multifamily dwelling units constructed in an area included in a Basic Plan or Conceptual Site Plan that abuts an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority may be waived under certain circumstances.

### **Job Creation Tax Credit**

Maryland provides a \$1,000 tax credit to eligible businesses that create new jobs to encourage businesses expanding or relocating to Maryland. The credit is 2.5% of aggregate annual wages for all newly created, full-time jobs, up to \$1,000 per new job. In a revitalization area, this is increased to five percent of annual wages, up to \$1,500 per new job. Credits cannot exceed \$1 million per credit year. If the credit is more than the tax liability the unused credit may be carried forward for five years.

### **New Jobs Creation Tax Credit**

The NJTC is a new program permitted under state law and enacted by the County Council in 2010 that offers a property tax credit and enhanced property tax credits for real property owned or leased by business entities and on personal property owned by businesses that meet requirements related to the creation of new jobs.

### **High Tech Facilities Tax Credit**

The High Technology Facilities Tax Credit was developed to encourage growth and development of existing high-technology companies and attract new high-technology companies. Eligible companies may receive a County real property tax credit if they make at least a \$500,000 investment in 5,000 square feet or more of real property that is newly constructed or substantially improved by, or for, them and create at least ten new full-time positions over a period of three years. The real property tax credit is phased in over a five year-period, beginning with a 100 percent exemption on the increased assessment in year one; 80 percent in year two; 60 percent in year three; 40 percent in year four; and 20 percent in year five.

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**The HOME Investment Partnership Program**

The HOME Investment Partnership Program (HOME) administered by DHCD's Community Planning and Development Division, is intended to assist Prince George's County in expanding the supply of decent, affordable housing for our low- and very low-income families. The HOME Investment Partnership Program encourages nonprofit and for profit developers to produce and rehabilitate housing, assist first time homebuyers to purchase homes, acquire or improve group homes for special populations and assist Community Housing Development Organizations (CHDO's) to create and support housing opportunities for households of limited income. Financial assistance is provided to eligible projects and beneficiaries in the form of interest bearing loans.

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## **SECTION IV: APPLICATION SUBMITTALS**

### **4.1 TECHNICAL APPLICATION FORMAT OUTLINE**

Each Technical Application shall have the following sections prominently displayed:

1. Title
2. Table of Contents
3. Development Team Corporate Structure & Capacity
4. The Project
  - a. Architectural Conceptual Design
  - b. Illustrative Site Plan
  - c. Application Narrative and Description
  - d. Schedule Estimate and Milestones
  - e. Financial Plan
5. Financial Return to the Property Owners
6. Local & MBE Participation
7. Community Engagement Strategy
8. Statement of No Conflict of Interest
9. Statement of No Pending or Threatening Litigation
10. Certificate of Good Standing
11. WMATA's Self-Certification for Prospective Developers
12. Exceptions or Restrictions

### **4.2 FORMAT DESCRIPTION**

Each Application shall conform to the following order and format.

- 4.2.1 Transmittal Letter: The Application shall include a transmittal letter prepared on the Applicant's business stationery. The purpose is to transmit the Application; therefore, it should be brief. The letter must be signed in ink by an individual who is authorized to bind the firm to all statements, including services and prices, contained in the Application.
- 4.2.2 Title Page: Each Application shall begin with a Title Page. It should display the words "RFA No. S13-086. It should also have the name of the company, and name, title, business address and telephone number of the person authorized to obligate the company.
- 4.2.3 Table of Contents: The Application should contain a "TABLE OF CONTENTS" with Page numbers indicated.

- 4.2.4 Application: The Applicant shall present its offer on double-spaced typed pages. The Applicant must address each of the areas covered under the evaluation criteria in the order provided below:

**The Project:** Applicants must submit a narrative description of the proposed project including a commitment to achieve minimum Silver Level LEED certification, square footage, and number of stories, number of parking spaces, number and type of residential units, and type and size of the retail space and/or commercial space. The narrative should also include a description of how the project enhances the City of College Park and the Metro Station area. The submittal must include proposed or representative architectural designs, a conceptual site plan, and a proposed schedule with major milestones. The Applicant must also submit a proposed financing plan, a sources and uses statement which includes the development team's equity contribution, developer profit/fees and a five year operating pro forma. The Applicant should also describe the social, economic and environmental benefits of its proposed project.

**The Development Team and Capacity:** Applicants must submit the key members of the proposed development team including the lead developer, proposed partners, if any, and the architect, engineer, landscape architect, general contractor and legal counsel. Resumes for each key member of the team should be submitted and shall be limited to two pages each. Descriptions of successfully completed projects by the team members of similar scope to the one proposed shall be included. The proposed corporate structure of the development team must also be described. The lead developer must submit evidence of financial capacity including lines of credit and commitment letters from lenders and capability to complete the proposed project. Applicants should include their most recent audited financial statement.

**Financial Return to the Property Owners:** The Applicant must submit the proposed financial return to the property owners. This includes any and all payments to the property owners and the timing of such payments and the nature of such payments.

**\*County-based business and Minority business enterprise Participation:** The County seeks to have County-based and Minority business enterprise participation at all levels of the project, including design, development, contract, marketing, sales and leasing. Applicants should identify all team members and equity partners that are certified Minority business enterprises or certified County-based businesses. Further, plans for County-based business and Minority business enterprise contracting and hiring should be submitted.

**Community Engagement Strategy:** The Applicant should submit a detailed description of the post-award approach and strategies to working with the community stakeholders, including the Mayor and City Council, to ensure their meaningful involvement in the development process.

- 4.2.5 Exceptions or Restrictions: Should the Applicant take exception to any provision or requirement of this RFA, it must be indicated in this section.
- 4.2.6 Affidavits, Certifications, and Affirmation: The Applicant is required to submit with the Application certain certifications, affirmations and affidavits. These forms must be completed by all Applicants, except that the WMATA Self-Certification for Prospective Developers does not have to be submitted by an Applicant that is not bidding on the WMATA property. (See Appendix A)
- 4.2.7 No Conflicts of Interest: The Applicant is required to make a statement of no knowledge of any potential conflicts of interests with Prince George’s County and WMATA.
- 4.2.8 No Pending Litigation: The Applicant must affirm that it is not party to any pending litigation against the Redevelopment Authority, Prince George’s County and WMATA.
- 4.2.9 Certificate of Good Standing: The Applicant must provide a Certificate of Good Standing from the State of Maryland.

\* (26) **Minority business enterprise** means any business enterprise:

- (A) Which is at least fifty-one percent (51%) owned by one or more minority individuals, or, in the case of any publicly-owned corporation, at least fifty-one percent (51%) of the stock of which is owned by one or more minority individuals; and
- (B) Whose general management and daily business affairs and essential productive operations are controlled by one or more minority individuals; and
- (C) Which has been certified by the Supplier Development and Diversity Division as a Minority Business Enterprise pursuant to Division 6 of this Subtitle.

**County-based business** means a business whose principal place of operation is located within Prince George’s County, that meets the requirements of Section 10A-163(a), of the Prince George’s County Code and whose application for certification as a County-based business is approved by the Purchasing Agent. .

*County-based small business means a business that meets the requirements of Section 10A-163(b) of the Prince George's County Code and whose application for certification as a County-based small business is approved by the Purchasing Agent.*

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## **SECTION V: EVALUATION AND SELECTION PROCESS**

### **5.1 SELECTION PROCESS**

The Application that best meets the County, WMATA, and Castle Properties requirements and the Development Objectives of the RFA will be selected.

### **5.2 EVALUATION AND SELECTION COMMITTEE**

The Evaluation and Selection Committee (Committee) will evaluate all Applications received by the closing deadline. The Committee may request additional technical assistance from any resource at its discretion.

### **5.3 QUALIFYING APPLICATIONS**

The Committee will review each Application for compliance with the requirements of this RFA as set forth in Section IV. Failure to comply with any requirements of this procurement may disqualify an Applicant's Application. The County, WMATA, and Castle Properties reserve the right to waive a requirement and/or minor irregularities when it is in their best interest to do so. Applications will not be opened publicly. The County, WMATA, and Castle Properties also reserve the right to request supplemental information from Applicants during the evaluation period.

### **5.4 EVALUATION CRITERIA**

After determining compliance with the requirements of this RFA, the Committee shall conduct its evaluation of the technical and cost merit of the Applications. Each Application received as a result of this RFA shall be subject to the same review and evaluation process. The following criteria will be used by the Committee in the evaluation of submitted Applications:

The Project: Evaluation criteria include the overall economic impact of the project, the design, the development program, and the consistency with neighborhood plans and zoning. Applications that go above the requirement of LEED Silver and achieve LEED Gold or Platinum will be scored higher.	25 Points
Development Team Capacity: Evaluation criteria include demonstrated past experience of the project team to complete projects similar to what is being proposed as the project <b>(15 points)</b> . Financial capability will be based upon the development team equity, sources and uses budget, and audited financial statements. <b>(10 points)</b> .	25 Points
Financial Return: The greater the financial return offered to the County, <b>WMATA, and Castle Properties;</b> the higher the score in this category.	20 Points
Local and Minority Business Participants: The higher the level of local and minority business participation, the higher the score in this category.	15 Points
Community Engagement Strategy: Evaluation criteria include the thoroughness of the community engagement strategy.	10 Points
Responsiveness to the RFA: Evaluation criteria include the level of clarity and presentation in meeting the objectives of the Application.	5 Points

## 5.5 FINAL RANKING AND SELECTION

The evaluation criteria contained herein shall be scored by the Committee based upon the stated weight factors for each evaluation criteria. The Committee will make recommendations to the County, WMATA, and Castle Properties for award of the exclusive right to negotiate a Development Agreement with each of the entities, based on the terms of the Applicant’s submission. The County, WMATA, and Castle Properties will each make their own final award of the exclusive right to negotiate a Development Agreement for each of their respective properties.

Based on the Committee’s initial review of Applications, the Committee may invite, without cost to itself, ranking finalists to make a public presentation of their Application and their capabilities as a further consideration in the selection process. The County, WMATA, and Castle Properties reserves the right to make an award with or without negotiations or to request best and final offers. Only those Applicants who are deemed to be reasonably susceptible of being selected for award shall be offered the opportunity to participate in this process. The County, WMATA, and Castle Properties also reserves the right to request supplemental information including, but not limited to, audited and unaudited financial statements of all equity partners.

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**5.6 APPLICATIONS PROPERTY OF THE COUNTY, WMATA, AND CASTLE PROPERTIES**

All Applications submitted in response to this Request for Applications become the property of the County, and to the extent they relate to WMATA's property, or the Castle properties, to WMATA, or Castle Properties as applicable, and may be appended to any formal documentation which would further define or expand the contractual relationship between any of such entities and the successful Applicant.

**VENDORS OATH AND CERTIFICATION**

Pursuant to Subtitle 10, Section 10A-110 of the Prince George's County Code, the Purchasing Agent requests as a matter of law that any contractor receiving a contract or award from Prince George's County, Maryland, shall affirm under oath as below. Receipt of such certification, under oath, shall be a prerequisite to the award of contract and payment thereof.

"I (We) hereby declare and affirm under oath and the penalty of making a false statement that if the contract is awarded to our firm, partnership or corporation that no officer or employee of the County whether elected or appointed, is in any manner whatsoever interested in, or will receive or has been promised any benefit from, the profits or emoluments of this contract, unless such interest, ownership or benefit has been specifically authorized by resolution of the Board of Ethics pursuant to Section 1002 of the Charter of Prince George's County, Maryland; and

I (We) hereby declare and affirm under oath and the penalty of making a false statement that if the contract is awarded to our firm, partnership or corporation that no member of the elected governing body of Prince George's County, Maryland, or members of his or her immediate family, including spouse, parents or children, or any person representing or purporting to represent any member or members of the elected governing body has received or has been promised, directly or indirectly, any financial benefit, by way of fee, commission, finder's fee, political contribution, or any other similar form of remuneration and/or on account of the acts of awarding and/or executing this contract, unless such officer or employee has been exempted by Section 1002 of the Charter of Prince George's County, Maryland.

Handwritten Signature of Authorized Principal(s):

Name: \_\_\_\_\_ Title:

**BIDDER/OFFEROR STATEMENT OF OWNERSHIP**

Part A below requires a business entity, when responding to a bid or proposal solicitation, to provide a statement of ownership as a condition of eligibility to receive a contract from Prince George's County.

**NOTE:** Submission of completed document is prerequisite to award.

PART "A" – OWNERSHIP Date: \_\_\_\_\_

1. Full name and address of business: \_\_\_\_\_

\_\_\_\_\_ City and State Zip Code Bus. Phone w/area code

2. Is the business incorporated? \_\_\_\_\_ Yes \_\_\_\_\_ No

3. Other names used by business i.e., T/A: \_\_\_\_\_

**Non-Corporate Business**

If response to Item #2 above is No, list the name and business and residence address of each individual having a 10% or greater financial interest in the business.

Name Business Address Residence Address

**Corporate Business Entities**

Is the corporation listed on a National Securities Exchange? \_\_\_\_\_ Yes \_\_\_\_\_ No

4. List the names of all officers of the corporation, their business and residence addresses and the date they assumed their respective offices.

Name Residence Office Business/Address Date Office Assumed

5. List the names of all members of the current Board of Directors, their business and residence addresses, the date each member assumed office and the date his/her term as a Director shall expire (if any).

Name Residence Business/Address Date Office Assumed Date Term of Office Expires

6. List the names and residence addresses of all individuals owning at least 10% of the shares of any class of corporate security, including but not limited to stocks of any type or class and serial maturity bonds of any type or class.

Name Residence Address

This Financial Disclosure Statement has been prepared by \_\_\_\_\_

\_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ Signed by Preparer

**PART "B" - BIDDER'S QUALIFICATION STATEMENT**

Part B is Bidder's Qualification Affidavit of "No Conviction" for bribery, attempted bribery, or conspiracy to bribe, and is required under Section 16-311 of the Maryland State Finance and Procurement Article. This signed form must be submitted with bid.

1. I am the \_\_\_\_\_ of \_\_\_\_\_ a party interested in obtaining a contract with Prince George's County under conditions set forth in documents for Bid No. \_\_\_\_\_.
2. Upon examination of relevant records and to the best of my knowledge, no officer, director, partner or employees of the aforementioned business entity has on the basis of acts committed after July 1, 1977, been convicted of, or entered a plea of nolo contendere to, a charge of bribery, attempted bribery or conspiracy to bribe under the laws of the State of Maryland, any other state, or the federal government other than those listed on the attachment to this affidavit (attachment should list name, title, offense, place and date of conviction or plea);
3. I have been authorized to make this statement on behalf of the aforementioned party.

\_\_\_\_\_  
(Signature)

**ACKNOWLEDGMENT (Corporate)**

I, \_\_\_\_\_ certify that I am the  
Name (Printed)  
\_\_\_\_\_ of \_\_\_\_\_ and  
Title and Office Business Entity  
that \_\_\_\_\_ who signed the above Affidavit/  
Name (Printed)  
is \_\_\_\_\_ of said entity; that I know his/her  
Title

signature, and his/her signature thereto is genuine; and that the above Affidavit/Statement of Ownership was duly signed, sealed, and attested for in behalf of said entity by authority of its governing body. Further, under penalty of perjury I solemnly affirm that the contents of the foregoing Affidavit and Statement of Ownership are true to the best of my knowledge, information and belief.

\_\_\_\_\_  
(Name Printed) (SEAL)

\_\_\_\_\_  
(Signature) (SEAL)

\_\_\_\_\_  
Corporate Seal (as applicable) (SEAL)

**APPENDIX A-3**

**STATEMENT OF FINANCIAL RESPONSIBILITY**

1. Is the applicant a subsidiary of or affiliated with any other organization(s), corporation(s), or any other firm(s).

Yes \_\_\_\_\_ No \_\_\_\_\_

2. If yes, list each such organization, corporation or firm by name and address; specify the applicant's relationship, and identify the officers, directors or trustees common to the applicant.

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3. List sources and amount of cash available to meet equity requirements of the proposed venture:

- a. in banks (include names, addresses, telephone numbers and amounts)

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- b. by loans from affiliated or associated organizations, corporations, or firms (include names, addresses, telephone numbers and amounts)

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**APPENDIX A-3**

**STATEMENT OF FINANCIAL RESPONSIBILITY**

4. List the names and addresses of all bank references

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5. Financial condition of applicant: attach previous (audited statements preferred) two years of financial statements.

6. Bankruptcy:

Has the applicant or, if applicable, the parent corporation or any subsidiary or affiliated corporation of the applicant or said parent corporation, or other interested parties been adjudged bankrupt, either voluntarily or involuntarily, with the past ten years?

YES \_\_\_\_\_ NO \_\_\_\_\_

If yes, give date, place and under what name:

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7. If the applicant wishes, additional statements can be attached as evidence of the applicant's qualifications and/or financial responsibility.

## **WMATA'S NON-NEGOTIABLE REQUIREMENTS AND CONDITIONS**

The following requirements and conditions are nonnegotiable and the concepts will be included in any Agreement and final documentation executed by the Selected Developer and WMATA. By submitting an Application in response to this Request for Applications, a Developer is agreeing to accept and comply with these nonnegotiable requirements and conditions.

### **1.1. WMATA's Approval Rights and Adjacent Construction Requirements**

The following rights and requirements apply to all projects:

#### **A. Approval Rights**

WMATA shall have the right to approve in its sole and absolute discretion:

1. Matters that affect the integrity, functionality, efficiency, safety, operation, maintenance, legal compliance, cost or profitability of WMATA's business, customers, operations or activities;
2. Matters that affect any of WMATA's adjacent property;
3. Matters that affect the selected Applicant's obligations as they relate to timing (changes in project schedule) and performance (changes in what will be constructed, i.e., the product mix).

#### **B. WMATA's Comment Rights**

WMATA shall have the right to comment on the development plan/site plan and on other matters concerning the project which do not affect the integrity, functionality, efficiency, safety, operation or maintenance of WMATA facilities, WMATA improvements or WMATA reserved areas and interests. The selected Applicant shall be obligated to consider WMATA's comments and to respond reasonably.

### **1.2. Federal Transit Administration (FTA) Requirements**

WMATA is subject to the requirements of the Federal Transit Administration (FTA). The terms of the Agreement negotiated with the selected Applicant, as it pertains to WMATA property, are subject to FTA approval.

### **1.3. Other Laws, Regulations and Requirements**

Applicants are responsible for being fully informed of and complying with the requirements of applicable federal, State of Maryland, District of Columbia, Commonwealth of Virginia, and local jurisdictional laws and regulations. Additionally, the selected Applicant shall be responsible for obtaining, at its own cost and expense, all

requisite approvals, licenses and permits.

**1.4. WMATA’s Indemnification Policy**

The terms of any agreement and final documentation will require that the selected Applicant and its contractors and subcontractors (and space tenants or subtenants, where applicable) indemnify WMATA against all claims, liabilities and costs of whatsoever kind and nature, including environmental claims which may be imposed upon, or incurred by, or asserted against WMATA, in connection with the selected Applicant’s performance under the agreement or related agreements. WMATA will accept financial responsibility for environmental damage to the site caused by WMATA prior to the transfer of the site to the selected Applicant. Applicants are advised that WMATA is otherwise generally precluded from indemnifying them.

**1.5. WMATA’s Disclaimer of Liability**

WMATA disclaims all responsibility and liability for the completeness or accuracy of any information that it provides. Any error or omission will not constitute grounds or reason for nonperformance by an Applicant or be grounds for a claim for allowance, refund or deduction.

**1.6. Inspection of Accounting Records**

The selected Applicant will be required to permit WMATA, or any of its duly authorized representatives, at reasonable times and places, access to any books, documents, papers and records, including certified financial statements, which are directly pertinent to the agreement. WMATA shall be permitted to audit, inspect, examine, copy and transcribe such books, documents, papers and records. The selected Applicant shall retain all records for three years after submission of any statement required for determining any variable payment obligations under the agreement or related agreements.

**1.7. WMATA’s Tax Exempt Status**

WMATA is tax exempt pursuant to the WMATA Compact. Any taxes, assessments or impositions on the project, the site or the ground lease or conveyance anticipated by the Application, including (without limitation) real estate taxes, special assessments, and any transfer, recordation, grantor’s, stamp, or other documentary tax, shall be assumed and paid by the selected Applicant. In no event shall the selected Applicant assert or attempt to assert for its own benefit an exemption or immunity available to WMATA under the WMATA Compact.

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**1.8. Financing Requirement**

The selected Applicant shall be obligated to obtain the requisite financing to consummate the ground lease/sale of the WMATA site and the development, construction and final completion of its project by a reasonable date certain or WMATA may terminate the agreement.

**APPENDIX A-4**

**Attachment One: Self-Certification for Prospective Developers**

The offeror hereby certifies to the best of its knowledge and belief that it, any principal of the offeror, any member of the offeror (including a principal of any member that is an entity):

1. is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from award of contracts by any governmental entity.
2. has not within the past ten years been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a contract or subcontract with a governmental entity; violation of antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, violating criminal tax laws, or receiving stolen property;
3. is not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the previous paragraph;
4. is not in arrears or in default of payment of any money or obligation of a value greater than \$3,000 due a governmental entity;
5. has no adjudicated violations nor has paid penalties during the past ten years relating to the housing and building laws, regulations, codes and ordinances of any governmental entity; and
6. during the past ten years has not had a license revoked that was issued in accordance with the housing, building or professional licensing laws, regulations, codes and ordinances of any governmental entity.

"Principal" means an officer, director, owner, partner or other person with management or supervisory responsibilities or otherwise in a position to control or significantly influence the offeror's activities or finances.

An offeror that is unable to certify to the statements in this certification shall attach an explanation to this proposal. An offeror that fails to execute this certification or fails to provide adequate information for WMATA to evaluate its inability to certify to the statements in this certification may be ineligible for award.

This certification is a material representation of fact upon which reliance will be placed when making award. If it is later determined that the offeror knowingly rendered an erroneous certification, in addition to other remedies available to WMATA, WMATA may in its discretion terminate the contract resulting from this solicitation for default. The offeror shall provide immediate written notice to WMATA if at any time it learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Links

M-Square Research Park Website - <http://msquare.umd.edu/>

City of College Park Website - <http://www.collegeparkmd.gov/>