

Pre-solicitation Questions for Capitol Heights RFQ

1. Are there specific sustainability and affordability goals for the project?
 - a. The project will need to follow all applicable County and local requirements.
2. The RFQ suggests that Metro will review responses and identify x number of developers to be invited to submit RFP. Is that still the case?
 - a. Yes, WMATA intends to shortlist a number of respondents for participation in an RFP, but also reserves the right to make a developer selection from the RFQ solicitation process.
3. Will a list of the pre-proposal conference attendees be released?
 - a. A list of pre-proposal registrants is posted to the [Capitol Heights Solicitations page](#).
4. Will the attendee list be released for today?
 - a. Please see the previous answer.
5. Are financials needed or will that be reserved for shortlisted teams?
 - a. Financials specific to proposed development at the Capitol Heights station are not required at this time. However, the RFQ does require respondents to provide details regarding their project experience and financial capability to execute the project. Please refer to the RFQ submittal requirements regarding information for submission.
6. What are the WBE/MBE goals for the project?
 - a. WMATA does not have any WBE/MBE requirements for this project. However, Metro encourages proposals to include minority-owned (racial and ethnic minorities and other persons who are members of historically disadvantaged groups) firm participation in the development team composition.
7. Is there any Geotech report that can establish how far below grade parking can be added, if needed?
 - a. There is no geotechnical report. Development should adhere to the conditions included in the Zone of Influence Analysis in Appendix A-2.
8. Are we expected to submit any drawings/concept plans at this stage?
 - a. No.
9. Has a budget been established for the project?
 - a. No.
10. Will you accept joint RFQs from multiple developers on a team?
 - a. Yes.
11. Has the Deanwood project been awarded?
 - a. No.
12. You mentioned community gathering initially - is there any open space components defined?
 - a. There are not any open space components defined by Metro. However, respondents should familiarize themselves on Metro's Planning Priorities identified in the Solicitation and the County's vision and local planning priorities.
13. In Jan 2021, Amazon and Metro announced a \$125M commitment to create 1K affordable housing units in the Washington DC area. In March 2022, Metro announced its first affordable housing developments supported by the Amazon Housing Equity Fund at New Carrollton and College Park, which have 748 residential units. How much of the initial \$125M commitment is remaining and is it contemplated that any of it will be allocated to the Capital Heights station project?

- a. Amazon evaluates applications from developers directly and underwrites opportunities on an individual basis. Respondents should not assume an expectation of funding from the Amazon Housing Equity Fund.
- 14. The RFQ requires the developer's track record. Should that include only new construction projects, or would it be acceptable to include acquisition or preservation projects if they're in the desired geographic area?
 - a. It should include examples of projects the developer believes directly correlate to what is being contemplated at Capitol Heights.
- 15. The RFQ says responsibility for Metro's transit infrastructure work to be funded by the state budget allocation of almost \$17 million is yet to be determined - when will the determination be made?
 - a. The State of Maryland has committed \$16.95 million in FY 2025 capital funding for this project. Metro is working through planning for execution of transit infrastructure work and plans to share additional information on intended approach/responsibility as part of the future RFP.
- 16. Is there a timeline available for this scope of work or will it be provided along with the timing of the water/sewer realignment in a subsequent Joint Development Solicitation RFP?
 - a. There is no timeline available to share at this time.
- 17. The RFQ states: Metro also reserves the right to select a development team based upon submissions to this RFQ and is under no obligation to administer a subsequent RFP. What additional criteria would Metro consider selecting a development team and not issue an RFP?
 - a. All selection criteria for this Joint Development RFQ are included in the document.
- 18. What is the amount of the non-refundable deposit required in the Joint Development Agreement?
 - a. A deposit will not be required until such time as joint development agreement negotiations commence following proposal review. Please refer to page 27 for additional information. The Respondent is responsible for determining how much of a non-refundable deposit they will offer. Additional details will be provided as part the forthcoming RFP.
- 19. Should the amount be substantial, can the deposit be provided in the form of a letter of credit or bond?
 - a. Additional details will be provided in the forthcoming RFP.
- 20. Regarding Team Composition, is Metro only requesting information on the Developer and if applicable co-Developer(s) partners, or are third-party team members required to be included such as the design, contractor, and legal teams etc.?
 - a. Metro is only requesting information on the Developer and if applicable co-Developer. However, development teams may submit information on third-party team members if relevant to the submission.
- 21. Are there any environmental conditions and/or reports that can be shared?
 - a. An [Environmental Phase 1](#) Report was completed and is posted on the website under the Capitol Heights Solicitations page.

22. Can you share the survey electronically-AutoCad file?
- a. The survey is not available electronically in AutoCad.
23. Is a topographical map available?
- a. No.
24. Would Metro be open to the station entrance or elevator bank being integrated into a building?
- a. The RFQ does not contemplate any design responses. Design-related suggestions or considerations will be addressed in the future RFP.
25. Has DDOT been previously engaged for any public space approvals that might be needed due to the site being immediately adjacent to Southern Avenue?
- a. Metro has coordinated with DDOT, the Maryland State Highway Administration ("SHA"), and the Maryland Department of Transportation ("MDOT") on this project, particularly on traffic planning. See information provided on page 15 of the RFQ for additional detail. Typical public space approvals will be required and will depend on the project's design and execution.
26. Would Metro consider removing the following requirements from the 50-page count - Developer experience description of 8 projects.
- a. No.