

REQUEST FOR DEVELOPER EXPRESSIONS OF INTEREST



April 1, 2020

for the
Redevelopment of the Chevy Chase Library Site



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I. INTRODUCTION

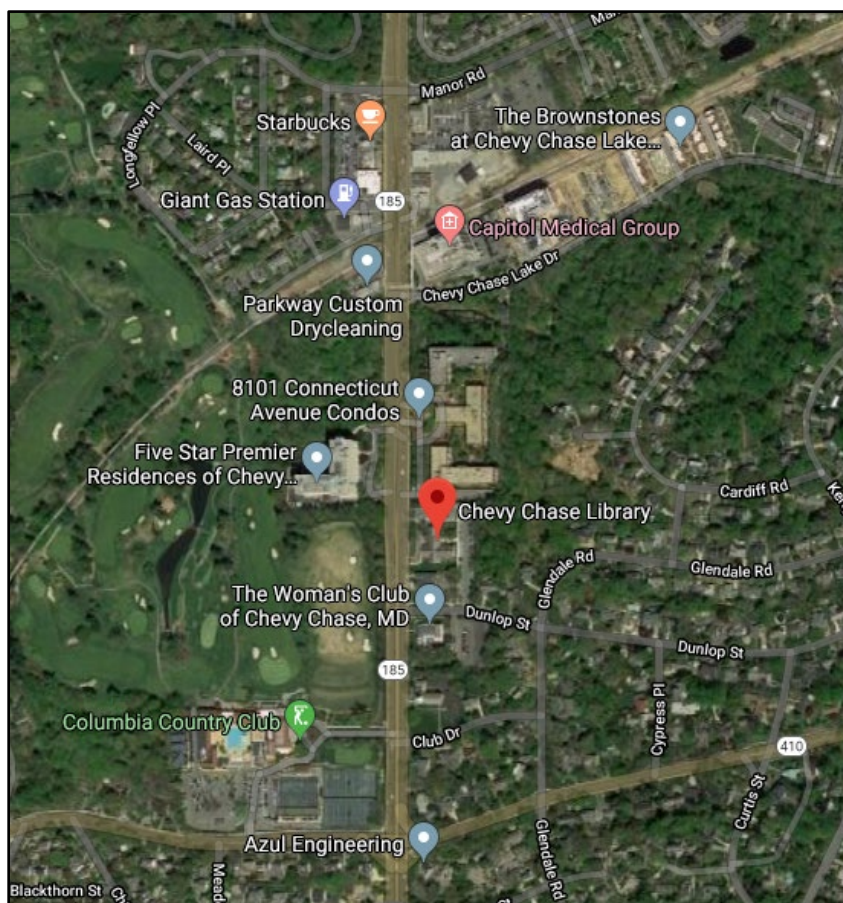
A. Overview

Montgomery County, Maryland through the Department of General Services (County) invites responses to this Request for Developer Expressions of Interest (RFDEOI) for the redevelopment of the Chevy Chase Library site located at 8005 Connecticut Avenue in Chevy Chase, Maryland (Site). The property is currently improved with the Chevy Chase Library, one of 21 branch libraries in the County, and associated surface parking. The facility was constructed more than 50 years ago and recently underwent a facility assessment that recommended significant capital improvements. The County is exploring the feasibility of a public-private partnership (P3) for the redevelopment of the Site to include a replacement library.

1. Site Location

The Site is located at 8005 Connecticut Avenue, 1/3 mile north of East-West Highway (MD 410) and 1/4 mile from the Connecticut Avenue station on the under-construction Purple Line. Residential condominiums are directly to the north and include a wooded area to the east of the Site. A single-family home is also adjacent to the east. Dunlop Street and Chevy Chase Fire Department Station 7 are to the south. Connecticut Avenue is to the west. Columbia Country Club is located across from the Site on the west side of Connecticut Avenue. See Figure 1 below.

FIGURE 1: LOCATION MAP



2. Site Description

The Site is approximately 2.07 acres and is improved with a split-level public library containing approximately 16,300 square feet on two floors and approximately 105 surface parking spaces. The library was built in 1965 and is in need of major repairs and upgrades. Access to the flag-shaped parcel is from both Connecticut Avenue and Dunlop Street. The Site is zoned R-90.

Plans of the existing library can be found at: <https://www.dropbox.com/sh/uz5xqogeokdk6mb/AAA-4QHJ1AbcU0MWldqnHzjNa?dl=0>.

A hazardous building materials inspection was completed for the County by Apex Companies, LLC on October 30, 2018. The report can be found at: <https://www.montgomerycountymd.gov/dgs-dcs/resources/files/informalsolicitations/Chevy Chase Library Apex HazMat Insp Report.pdf>.

FIGURE 2: AERIAL OF SITE



B. Project Goals and Requirements

The County is seeking expressions of interest for the Site that can achieve the following objectives:

- Leveraged redevelopment of the Site resulting in a replacement library.
- A single-story replacement library containing 20,000 square feet plus 60 dedicated parking spaces for library staff and patrons is the minimum base requirement as part of the redevelopment.
- The redevelopment should be of a scale compatible with the surrounding neighborhood. Examples of projects combining a public use (library or fire station) with housing can be found below:



Station at Potomac Yard (Alexandria, VA)



Cornelius Place (Cornelius, OR)



Mill Road Branch Library (Milwaukee, WI)



Little Italy Branch Library (Chicago, IL)



Sunset Park Branch Library (Brooklyn, NY)



Mission Bay Branch Library (San Francisco, CA)

II. SUBMISSION REQUIREMENTS

Proposers are invited to submit the following information to assist the County to determine the level of interest from the development community and the economic viability of the project objectives.

1. Provide information on the Proposer including a single point of contact including name, title, phone number and email address. If the Proposer is likely to be a joint venture, provide this information for all participants.
2. Provide a summary statement that synthesizes your proposed concept and approach, demonstrating that your proposal generally meets the Project Goals and Requirements identified by the County. Provide a narrative that describes the proposed development including general square footage of each use and other characteristics of the development. If Proposers seek a use that requires any zoning changes and amendments to any applicable master plans to accommodate the proposed development, please include an explanation of the extent of those changes and how they will be achieved.
3. Provide a preliminary schedule that includes general timelines for approvals, commencing construction and any phasing of development.
4. Provide the Proposer's financial strategy to deliver the replacement library on the site.

Proposals will be evaluated by the County after which it will decide whether to issue a formal Request for Development Proposals seeking a development partner. Note that no concept development plan is required as part of this submission.

III. SUBMITTAL INFORMATION

Proposals are due by 4:00 p.m. on May 28, 2020. Please submit three hard copies and an electronic copy to:

Ronnie L. Warner, Chief
Office of Planning and Development
Montgomery County Department of General Services
101 Monroe Street, 9th floor
Rockville, MD 20850

The package must state "Chevy Chase Library Site." Written Proposals will be evaluated only upon what is submitted, and it is incumbent upon the Proposer to submit sufficient information to enable the County to fully evaluate the Proposer's capabilities and experience. Proposals received after the date and time specified will be considered late and will not be considered. The County will not accept faxed Proposals or Proposals sent via e-mail. Unless requested by the County, additional information cannot be submitted by the Proposer after the deadline. The Proposer may be notified in writing of any change in the specifications contained in this request.

Request for Developer Expressions of Interest

Proposals may be modified and submitted prior to **May 28, 2020 at 4:00 p.m.** Modified proposals received after the date and time specified for receipt of proposals will not be accepted or considered regardless of the reason or reasons for lateness.

Written questions regarding the RFDEOI should be sent via email to OPD.DGS@montgomerycountymd.gov. No verbal questions will be accepted. All questions and the responses from the County will be posted on the Office of Planning and Development's website at www.montgomerycountymd.gov/DGS/OPD/Home.html.

IV. CONDITIONS AND LIMITATIONS

The County reserves the right, in its sole and absolute discretion, to reject any and all Proposals received in response to this RFDEOI, advertise for new Proposals or to accept any Proposal deemed to be in its best interest, to suspend negotiations, and to cancel this RFDEOI at any time, for any or no reason, prior to entering into a formal contract. The County further reserves the right to request clarification of information provided in Proposals submitted in response to this RFDEOI without changing the terms of this RFDEOI.

A Proposal submitted in response to this RFDEOI does not constitute a contract and does not indicate or otherwise reflect a commitment of any kind on behalf of the County or impose any binding obligations on the County or grant any rights to the Offeror. Furthermore, this RFDEOI does not represent a commitment or offer by the County to enter into an agreement with an Offeror or to pay any costs incurred in the preparation of a Proposal to this RFDEOI. Furthermore, this RFDEOI does not commit the County to pay for costs incurred in the negotiation or other work in preparation of, or related to, a final agreement between the Selected Proposer and the County.

Any commitment made by the County will be subject to approval by the Montgomery County Council per Montgomery County Code Section 11B-45, Disposition of Real Property.

The Proposals and any information made a part of the Proposals will become a part of the project's official files. The County is not obligated to return any materials submitted or received in response to this RFDEOI. This RFDEOI and the selected Offeror's response to this RFDEOI may, by reference, become a part of any formal agreement between the Offeror and the County.

If an Offeror contends that any part of its Proposal is proprietary or confidential and, therefore, is limited to disclosure under the Maryland Public Information Act, MD Code Ann. State Gov't §§10-611 *et seq.* (the "MPIA"), the Offeror must identify all information that is confidential or proprietary and provide justification for why such materials should not be disclosed by the County under the MPIA. The County, as custodian of Proposals submitted in response to this RFDEOI, reserves the right to determine whether or not material deemed proprietary or confidential by the Offeror is, in fact, proprietary or confidential as required by the MPIA, or if the MPIA permits nondisclosure. The County will favor disclosure of all Submissions in response to any request for disclosure made under the MPIA.

Proposers should familiarize themselves with the Site and form their own opinions as to suitability for any proposed development on the Site. The County makes no representations as to the Site. The County

assumes no responsibility for site conditions including, but not limited to, environmental and soil conditions on the Site. Offerors are responsible for their own background investigation as to restrictions, if any, bearing upon title, zoning, subdivision, transportation, developability, utilities, and physical conditions at these sites. Soil tests and other invasive tests may not be conducted upon any of these sites during the RFDEOI stage.