

**Request for Proposals
for Emancipation ONE Affordable Housing Operations Center**

Questions and Answers

1. What are the operational hours for the building?

The standard hours of operation (front door open to public) will be 7 AM - 7 PM. Tenants will have card ENTRY access during non-business hours on a 24-hour basis. Building operator and security will have access 24 hours.

2. Will there be any special after hours or during business hours activities to be held at project?

There will be special hours available for special events and park related events scheduled by the Building Operator, including those requiring parking garage use. Special events and Emancipation park-related events may generate additional revenue.

3. Are there any special use areas not related to office use?

The "community-room," yet to be named, will be used for community events and is designed to display the art, culture and history of the community as well as community meetings. The remaining first floor area is designed for retail uses such as financial institution, deli and coffee services and light vending. There is also a patio on the fifth floor that is available for lease for functions.

4. Do you need accounting service other than bill pay and receivables?

The Building Operator will have the responsibility for providing all accounting services related to the building.

5. Parking infrastructure – do you know the garage ratio?

There are 256 spaces inside the garage and on the north side of the building. The parking ratio of spaces is based on the 58,000 rentable square footage of the building or 4.4 spaces per 1,000 square feet. However, included in the total are 60 parking spaces added in anticipation of Emancipation Park-related activities. Fourteen parking spaces are on the north side of the building for easy access to retail services on the first floor.

6. Food and beverage plans for site? Deli or vending?

Light food and beverage services and vending, including deli and coffee services are anticipated for the site.