

BID LONG FORM - EXPRESSION OF INTEREST

Please save this form, fill it out and send to OCS_RealProperty@co.pg.md.us

SELLER/LESSOR Prince George's County, acting by and through the Office of Central Services (the "County")

RESOLUTION NUMBER CR - -

*** BEFORE YOU PROCEED ***

Please read the County's Transaction Terms, Reservation of Rights and Miscellaneous Provisions
<http://www.princegeorgescountymd.gov/4174/TERMS-RIGHTS-AND-RESERVATIONS>

SECTION 1 - RESPONDENT CONTACT INFORMATION

NAME
(Individual or Entity) _____

ADDRESS _____

CITY, STATE, ZIP CODE _____

PHONE NUMBER _____ E-MAIL _____

SECTION 2 - PROPERTY DESCRIPTION

ADDRESS	MAP #

*The County is interested in a qualitative approach to EOI submission material.
Brief, clear and concise material is more desirable than quantity*

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SECTION 3 - INTENDED USE OF PROPERTY/PROJECT CONCEPT (CONTINUED)

d. *Development plans (master plans, concept drawings, elevations and renderings), if available.*

e. *Zoning strategies, including a detailed explanation and justification for any proposed variance from conventional zoning requirements or zoning map amendments, if applicable.*

f. *Project schedule and milestones from award through project completion. The Phasing plan that describes your strategy and timing for delivering various components of the project. If entitlements are required, describe each step in the approval process.*

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SECTION 3 - INTENDED USE OF PROPERTY/PROJECT CONCEPT (CONTINUED)

g. Solutions to potential challenges to the project, as foreseeable.

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SECTION 3 - INTENDED USE OF PROPERTY/PROJECT CONCEPT (CONTINUED)

2. As to the Development Project, state the extent to which the intended use:
 - will improve the surrounding neighborhood
 - is expected to eliminate blight
 - will further economic development
 - will leverage Transit-Oriented Development
 - will increase property values
 - will serve the public interest

3. State any additional information you would like the Office of Central Services to consider.

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SECTION 6 - RESPONDENT TEAM - PROFILE/BACKGROUND

1. The "Project Team" is defined as the lead developer plus any other developers, tenants, and key team members, such as architects, engineers, contractors, lenders, attorneys, tenant partners, etc. who are critical for consideration by the County. Respondents shall identify the following key team entities:
 - a. **Firm Profile**
Respondent shall provide a brief profile/history of the organization, team and experience.

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SECTION 6 - RESPONDENT TEAM - PARTNERS

1. The "Project Team" is defined as the lead developer plus any other developers, tenants, and key team members, such as architects, engineers, contractors, lenders, attorneys, historians, etc. who are critical for consideration by the County. Respondents shall identify the following key team entities:
 - b. **Development Partners**
Identify any and all development partners for the project, including the decision-making individual for the entity.
 - c. **Financial Partners**
If applicable, identify construction and permanent lenders, major investors, and key consultants included in the financing strategy. (Submit "N/A" if not applicable)
 - d. **Design Team**
If applicable, identify architects, engineers, and consultants. (Submit "N/A" if not applicable)
 - e. **Other relevant team members**
If applicable, please identify (Submit "N/A" if not applicable)
 - f. **Escrow/Closing Agent**
Include full name, mailing address, email address and telephone number.
If applicable, Seller and Purchaser agree to execute such reasonable escrow instructions as may be appropriate to enable the Title Company (or closing agent if different) to comply with the terms of this Agreement.

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SECTION 7 - EXPERIENCE AND KEY PERSONNEL

1. Relevant Experience.

Indicate your ability to deliver projects similar in scope and scale to your proposed project.

Include past projects (at least one project) that have comparable components and identify the following:

PROJECT 1

PROJECT NAME OR TITLE

PROJECT ADDRESS OR LOCATION

PROJECT DESCRIPTION

*Include use(s), total square footage,
number of units, rental/sales,
affordability, etc.
(if applicable)*

TOTAL PROJECT COST

\$

*Estimated OR Actual total
development costs*

FINANCING

*Proposed OR Actual financing
structure*

REFERENCES

*Include name, e-mail addresses and/
or telephone number*

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SECTION 7 - EXPERIENCE AND KEY PERSONNEL (CONTINUED)

PROJECT 2

PROJECT NAME OR TITLE

PROJECT ADDRESS OR LOCATION

PROJECT DESCRIPTION

*Include use(s), total square footage,
number of units, rental/sales,
affordability, etc.
(if applicable)*

TOTAL PROJECT COST

\$

*Estimated OR Actual total
development costs*

FINANCING

*Proposed OR Actual financing
structure*

REFERENCES

*Include name, e-mail addresses and/
or telephone number*

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SECTION 7 - EXPERIENCE AND KEY PERSONNEL (CONTINUED)

2. Key Personnel

Provide the name(s) of key personnel, if applicable beyond "Respondent Contact Information" in Section 1, their proposed role(s) and contact information. Key personnel shall have primary involvement in the project.

NAME
(Individual or Entity) _____

ROLE

PHONE/E-MAIL

NAME
(Individual or Entity) _____

ROLE

PHONE/E-MAIL

NAME
(Individual or Entity) _____

ROLE

PHONE/E-MAIL

NAME
(Individual or Entity) _____

ROLE

PHONE/E-MAIL

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SECTION 8 - MINIMUM BUSINESS TERM

PURCHASE PRICE
(If fee simple acquisition)

OR ANNUAL BASE RENT
(If ground lease)

TOTAL BID PURCHASE AMOUNT \$

Respondent shall pay the total bid purchase amount to the County for fee simple conveyance of the Development Project at closing.

10% EARNEST MONEY DEPOSIT \$
(EMD)

ADDITIONAL CONSIDERATIONS

TOTAL ANNUAL BASE RENT \$

Respondent shall pay the total annual base rent to the County

ESCALATION
ANNUAL BASE RENT (YR 1) %

Annual base rent shall increase by this percentage on the first anniversary of the closing date

ESCALATION
ANNUAL BASE RENT %

Annual base rent shall increase by this percentage every subsequent anniversary of the initial rent escalation date for the term of the ground lease

10% EARNEST MONEY DEPOSIT \$
(EMD)

Respondent shall deliver to the County either a Certified or Cashier's Check, Electronic Transfer or Irrevocable Standby Letter of Credit in the amount of the EMD identified above, which is equal to ten percent (10%) of the Purchase Price, or ten percent (10%) of the appraised land value (if entering into a ground lease) is enclosed.

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SECTION 10 - ADDITIONAL INFORMATION (ATTACHMENTS)

Respondent may attach additional information to assist the County in its evaluation of the EOI. Refer to Instruction to Bidders for the maximum number of pages allowed. Attachments include appendices, exhibits, drawings and renderings.

SECTION 11 - AFFIDAVIT AND ELECTRONIC SIGNATURE AGREEMENT

I, the Respondent, certify that:

1. I have independently arrived at and submitted this bid without collusion, agreement, understanding, or planned common course with any other Respondent or county employee.
2. I am legally entitled to enter into contracts with Prince George's County and I am not in violation of any prohibited conflict of interest.
3. I have fully informed myself regarding the accuracy of the statements made in this affidavit.
4. I have read the entire content of the Invitation for Bids, including the Instructions, Form and Terms.
5. I accept all the terms and conditions herein as part of my bid and I will be bound by the same.
6. I am not relying on any statement, verbal or otherwise, not contained herein.
7. I have examined the property(ies) identified and acknowledge its "As-is" condition.
8. I agree that an electronic signature of an authorized Prince George's County, Maryland representative is the legal equivalent of his/her manual signature on the agreement attached hereto (the "Agreement"). By signing the Agreement, I/Entity consent(s) to be legally bound by the Agreement's terms and conditions. I/Entity further agree that the County's use of computer software, a key pad, mouse or other device to select an item, button, icon or similar act/action, in accessing, reviewing, approving and/or signing the Agreement, constitutes his/her signature (hereafter referred to as "E-Signature"), acceptance and agreement as if actually signed by him/her in writing. I/Entity also agree(s) that no certification authority or other third party verification is necessary to validate the County's E-Signature and that the lack of such certification or third party verification will not in any way affect the enforceability of the County's E-Signature or any resulting contract between myself/Entity and the County.

I have read the County's Transaction Terms, Reservation of Rights and Miscellaneous Provisions
<http://www.princegeorgescountymd.gov/4174/TERMS-RIGHTS-AND-RESERVATIONS>

I have enclosed the 10% Earnest Money Deposit as calculated in Section 8

NAME/ENTITY _____ TITLE _____

AUTHORIZED SIGNATURE _____ DATE _____

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SECTION 11 - AFFIDAVIT AND ELECTRONIC SIGNATURE AGREEMENT (CONTINUED)

Prince George's County, Maryland hereby agrees to conduct transactions with the above named Individual/Entity by electronic means in accordance with the terms set forth above and agreed to by Individual/Entity.

NAME _____ TITLE _____

SIGNATURE _____ DATE _____