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OFFICE OF THE
SECRETARY

Ronald F. Mason, Jr.
President

November 27, 2018

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Dear Chairman Mendelson:

Please find enclosed for consideration and approval by the Council of the District of Columbia (the "Council") proposed emergency legislation, and pursuant to D.C. Official Code § 1-204.51(b), a proposed Master Lease Agreement by and between the University of the District of Columbia (UDC) and BDC Van Ness LLC for real property located at 4250 Connecticut Ave. N.W., Washington, D.C. The leased premises would be occupied by UDC. Attached are the "University of the District of Columbia Lease Agreement with BDC Van Ness, LLC Emergency Declaration Resolution of 2018" and the "University of the District of Columbia Lease Agreement with BDC Van Ness, LLC Emergency Approval Resolution of 2018."

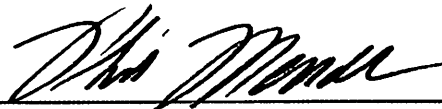
The proposed lease would address a substantial portion of the University's real property needs associated with the: (a) implementation of ongoing capital improvements at the University; (b) relocation of programs and services displaced by the closures of Building #41 and pending closure of Building #44 due to ongoing building system challenges. The University will use the premises for critical swing space and facilities utilization management. This property is uniquely beneficial to UDC because it is contiguous to the Van Ness Campus, thus minimizing the disruption to academic, administrative and operational services rendered to our students, faculty, and staff.

I am available to discuss any questions you may have regarding this proposed lease. Additionally, feel free to have your staff contact Mr. Erik L. Thompson, our Vice President for Capital Assets and Real Estate Services at 202-274-5600. I look forward to your favorable consideration of the proposed action.

Sincerely,

Ronald Mason, Jr., J.D.

Enclosures



Chairman Phil Mendelson at the request of the
University of the District of Columbia

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need to approve a lease agreement for property located at 4250 Connecticut Avenue, NW, Washington D.C. between BDC Van Ness LLC and the University of the District of Columbia.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the “University of the District of Columbia Lease Agreement with BDC Van Ness LLC. Emergency Declaration Resolution of 2018”.

Sec. 2. (a) There exists an immediate need to approve a lease agreement for the property located at 4250 Connecticut Ave., NW, Washington, DC, 20008 between BDC LLC which will be leased for a term of three years with options to extend the lease agreement for two - three year renewal terms and involve expenditures in excess of \$1,000,000.00.

(b) The University operates its programs in 11 buildings on its Van Ness campus. This campus, except for the 3-year old Student Union, is comprised of 30 to 50-year-old facilities in need of \$200M+ in renovations and upgrades. Leasing 4250 Connecticut is an efficient, cost effective way to accelerate the renovation and upgrade of the University’s infrastructure. The

35 lease together with all improvements for the building include approximately 202,200 square feet
36 encompassing office space, commercial space and parking. The space will be used to house the
37 occupants of Bldg. 41 and allows the University to embark on its long term MEP and HVAC
38 replacement plan for Bldg. #41, one of its most inefficiently operating building.

39 (c) Council approval of the lease agreement is required pursuant to section 451 of the
40 District of Columbia Home Rule Act approved December 24, 1973 (87 Stat. 803: DC Official
41 Code §1- 204.51). Approval is necessary to provide immediate relocation of faculty,
42 students and staff from current campus buildings that pose major health and safety issues,
43 given the mechanical, electrical and plumbing systems frequent failures and thus, require
44 swing space during the \$667M+ renovation projects at the Van Ness campus.
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50 Sec. 3 The Council of the District of Columbia determines that the circumstances
51 enumerated in Section 2 constitute emergency circumstances making it necessary that the
52 “University of the District of Columbia University of the District of Columbia Lease
53 Agreement with BDC Van Ness LLC. Emergency Declaration Resolution of 2018”
54 be adopted on an emergency basis.
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56 Sec. 4. This resolution shall take effect immediately.