GOVERNMENT OF THE DISTRICT OF COLUMBIA				1.REQUISITIO	ON NUMBER		PAGE		
TASK ORDER/DELIVERY ORDER FOR SERVICES OFFEROR TO COMPLETE BLOCKS 18 & 29								1 of 4	
2. TASK ORDER	AGREEMENT NO.	3. Award/Effective	Date 4. CONTR	ACT NUMBER	5. SOLICITAT	ION NUMBER		6. SOLIC	ITATION ISSUE DATE
CW96513		See block 16c.	CW593	303	Doc592410				5/2021
7. FOR SOLICITA CONTACT Email:	TION INFORMATION	A. NAME			B. TELEPHON	NE (No Collect C	alls)	8.OFFER	DUE DATE:
	akar1@dc.gov	Mustafa Kakar			202-724	-2017		12/22	2/2021
9. ISSUED BY Office of Contracting and Procurement			10. THIS /	ACQUISITION IS		11. DELIVERY FOR FOB DESTINATION UNLESS			MENT DISCOUNT
	n Technology Gro		UNR SET A	ESTRICTED SIDE %FOR	BLOCK IS MA	RKED		Not 20 days	
	eet, N.W., Suite		SMAL	L BUSINESS L DISADV. BUS.	□ 13. RESE	RVED		Net 30 days	
Washingto	n, D.C. 20001		DCSS		14 METHOD	OF SOLICITA	TION		
			Coop Agreemer		RFTOP			🗆 RFP	2-STEP
			SIC:						
5. CONTRACTOR			SIZE STAN	IDARD: IENT WILL BE MADI					
MVS, Inc.	(/ OFFEROR			of the Chie		ogy Offic	er/ Acc	ounts	Pavable
	Street, NW Suite 4	175		Street, S.E.,		5,			,
Washingto	n, DC 20036		Washi	ngton, D.C.	20003				
15A DUNS NO. 17. DELIVER TO	15B TAX ID NO.		18. ADMIN	NISTERED BY					
	he Chief Technol			Office of the Chief Technology Officer					
	t, S.E., 5th Floor			200 I Street, S.E., 5th Floor Washington, D.C. 20003					
Washingto	n, D.C. 20003		Washi	ngton, D.C.	20003				
18A. CHECK IF R	EMITTANCE IS DIFFERENT A	ND PUT SUCH ADDRESS I	N OFFER		18B. SUBMIT I BLOCK BELOV	IS CHECKED		own in Bl	OCK 16 UNLESS
19		20			21 OUANTITY	22 UNIT	23 UNIT P		24 AMOUNT
ITEM	SCHED	ULE OF SUPPL	IES/SERVICI	ES	201.111	0	0		
NO.									
0001	Box Enterprise L Attachment B fo	,	e Price Sche	dule,	1	Lot			\$517,595.45
25. ACCOUNTI	NG AND APPROPRIATION DA	ТА			26. TOAL AWA	ARD (FOR GOVT.	USE ONLY)		
PURCHASE ORDER NO.								\$517,595.45	
27. CONTRACTOR IS REQUIRED TO SIGN THIS DOCUMENT AND RETURN ONE CO ISSUING OFFICE. CONTRACTOR AGREES TO FURNISH AND DELIVER ALL ITEMS OR OTHERWISE IDENTIFIED ABOVE AND ON ANY ADDITIONAL PAGES SUBJECT AND CONDITIONS SPECIFIED HEREIN. THIS ORDER IS ISSUED SUBJECT TO THE CONDITIONS OF THE DC SUPPLY SCHEDULE CONTRACT, FEDERAL SUPPLY SCH CONTRACT OR COOPERATIVE ARGEEMENT IDENTIFIED IN BLOCK 4.		LL ITEMS SET FORT	H TASK ORDE RMS THIS ORDE D SUPPLY SC		WING PRIORI JECT TO THE ACT, FEDERAI	TY: (1) CON TERMS AND SUPPLY SCI	TRACTOR'		
29a. signature of offeror /contractor Seknar Mylavarapu				30A. DIS	DISTRICT OF COLUMBIA (SIGNATURE OF CONTRACTING OFFICER)				OFFICER)
29B. NAME AND	TITLE OF SIGNER (TYPE OR PRIN	דו)	29C. DATE S IGNE		30B. NAME OF CONTRACTING OFFICER (TYPE OR PRINT) 30C Chris Yi			30C DATE SIGNED	
Sekhar Mylavarapu, Vice-President 01/0			01/05/22		Contracting Officer 1-5-			1-5-2022	

1. SERVICES REQUIRED

The District of Columbia Office of Contracting and Procurement, on behalf of Office of Chief Technology Officer (OCTO), is engaging with MVS, inc. to renew Box enterprise user licenses for providing a secure, IT-sanctioned method of collaborating from any device with external partners.

2. CONTRACT NUMBER

DCSS CW59303

3. TASK ORDER NUMBER

CW96513

4. TERM OF CONTRACT

The term of the contract shall be from date of award through December 29, 2022.

5. OPTION TO EXTEND THE TERM OF CONTRACT

The District may extend the term of this contract for a period of (4) one-year option periods, or successive fractions thereof, by written notice to the Contractor before the expiration of the contract; provided that the District will give the Contractor preliminary written notice of its intent to extend at least thirty (30) days before the contract expires. The preliminary notice does not commit the District to an extension. The exercise of this option is subject to the availability of funds at the time of the exercise of this option. The Contractor may waive the thirty (30) day preliminary notice requirement by providing a written waiver to the Contracting Officer prior to expiration of the contract.

- **5.1** If the District exercises this option, the extended contract shall be considered to include this option provision.
- **5.2** The price for the option period(s) shall be as specified in the Section B of the contract. The total duration of this contract, including the exercise of any options under this clause, shall not exceed 5 years.

6. PAYMENT

- a) The District will make payments to the Contractor, upon the submission of proper invoices, at the prices stipulated in this contract, for supplies delivered and accepted or services performed and accepted, less any discounts, allowances or adjustments provided for in this contract.
- b) The District will pay the Contractor on or before the 30th day after receiving a proper invoice from the Contractor.

7. INVOICE SUBMITTAL

- **a)** The Contractor shall submit payment requests in electronic format through the DC Vendor Portal <u>www.vendorportal.dc.gov</u> by selecting the applicable purchase order number which is listed on the Contractor's profile.
- **b**) To constitute a proper invoice, the Contractor shall attach to all payment requests the invoice and all supporting documentation or information.
- c) The Contractor shall submit proper invoices monthly or as otherwise specified in Section 7.

8. CONTRACTING OFFICER (CO)

Contracts will be entered into and signed on behalf of the District only by contracting officers. The contact information for the Contracting Officer is:

Chris Yi Office of Contracting and Procurement 200 I Street, SE Fifth Floor Washington, DC 20003 Telephone: 202-724.5069 E-mail: chris.yi@dc.gov

9. AUTHORIZED CHANGES BY THE CONTRACTING OFFICER

- **9.1** The CO is the only person authorized to approve changes in any of the requirements of this contract.
- **9.2** The Contractor shall not comply with any order, directive or request that changes or modifies the requirements of this contract, unless issued in writing and signed by the CO.
- **9.3** In the event the Contractor effects any change at the instruction or request of any person other than the CO, the change will be considered to have been made without authority and no adjustment will be made in the contract price to cover any cost increase incurred as a result thereof.

10. Contract Administrator (CA)

The CA is responsible for general administration of the contract and advising the CO as the Contractor's compliance or noncompliance with the contract. The CA has the responsibility of ensuring the work conforms to the requirements of the contract and such other responsibilities and authorities as may be specified in the contract. These include:

10.1 Keeping the CO fully informed of any technical or contractual difficulties encountered during the performance period and advising the CO of any potential problem areas under the contract;

- **10.2** Coordinating site entry for Contractor personnel, if applicable;
- **10.3** Reviewing invoices for completed work and recommending approval by the CO if the Contractor's prices and costs are consistent with the contractual amounts and progress is satisfactory and commensurate with the rate of expenditure;
- **10.4** Reviewing and approving invoices for deliverables to ensure receipt of goods and services. This includes the timely processing of invoices and vouchers in accordance with the District's payment provisions; and
- **10.5** Maintaining a file that includes all contract correspondence, modifications, records of inspections (site, data, equipment) and invoice or vouchers.
- **10.6** The address and telephone number of the CA is:

Anup Sharma Government of District of Columbia Office of the Chief Technology Officer (OCTO) Desk: 202-741-5841 anup.sharma@dc.gov

- **10.7** The CA shall NOT have the authority to:
 - a) Award, agree to, or sign any contract, delivery order or task order. Only the CO shall make contractual agreements, commitments or modifications;
 - b) Grant deviations from or waive any of the terms and conditions of the contract;
 - c) Increase the dollar limit of the contract or authorize work beyond the dollar limit of the contract,
 - d) Authorize the expenditure of funds by the Contractor;
 - e) Change the period of performance; or
 - f) Authorize the use of District property, except as specified under the contract.
- **10.8** The Contractor will be fully responsible for any changes not authorized in advance, in writing, by the Contracting Officer.

11. ORDER OF PRECEDENCE

The contract awarded as a result of this IFB will contain the following clause:

ORDER OF PRECEDENCE

A conflict in language shall be resolved by giving precedence to the document in the highest order of priority that contains language addressing the issue in question. The following documents are incorporated into the contract by reference and made a part of the contract in the following order of precedence:

(1) An applicable Court Order, if any

- (2) Contract document
- (3) Standard Contract Provisions
- (4) Contract attachments other than the Standard Contract Provisions
- (5) Bid

11. Attachments

Attachment A – Statement of Work Attachment B – Price Schedule Attachment C – Insurance Requirement

ATTACHMENT A SOW

A.1 SCOPE:

The District of Columbia Office of Contracting and Procurement, on behalf of Office of Chief Technology Officer (OCTO), seeks to renew Box enterprise user licenses for providing a secure, IT-sanctioned method of collaborating from any device with external partners.

A.2 APPLICABLE DOCUMENTS

The following documents are applicable to this procurement and are hereby incorporated by this reference:

None

A.3 **DEFINITIONS**

These terms when used in this Task Order have the following meanings:

None

A.4 BACKGROUND

The District of Columbia Office of Contracting and Procurement, on behalf of Office of Chief Technology Officer (OCTO), seeks to purchase renewal of Box application Licenses for providing a secure, IT-sanctioned method of collaborating from any device with external partners. This will continue to reduce the risk of data loss and will ensure secure business communications replacing the use of un-secured tools.

A.5 REQUIREMENTS

A.5.1 The Contractor shall provide the following Box enterprise licenses.

Item	Product No.	Description	Quantity
No.			
1	4062-120-36357931	2501-5000 Ent Licenses	4,500
		Annual Box, Inc Ent5000	
2	PLATFORMENT	Platform Enterprise Box, Inc	1
		PlatformEnt	
3	PLATFORMPREMIER	Platform Premier Box, Inc	1
		PlatformPremier	

A.5.4 The Contractor shall be an authorized reseller and provide the reseller certificate from the manufacturer.

ATTACHMENT B PRICE SCHEDULE:

- **B.1** The District of Columbia Office of Contracting and Procurement, on behalf of Office of Chief Technology Officer (OCTO), is engaging with MVS, inc. to renew Box enterprise user licenses for providing a secure, IT-sanctioned method of collaborating from any device with external partners.
- **B.2** The District contemplates award of firm fixed price contract.

B.3 PRICE SCHEDULE:

Contract Line Item No. (CLIN)	Product No.	Description	QTY	Unit Price	Extended Price
0001	4062-120-36357931	2501-5000 Ent Licenses Annual Box, Inc Ent5000	4,500	\$113.34	\$510,030
0002	PLATFORMENT	Platform Enterprise Box, Inc PlatformEnt	1	\$6,578.65	\$6,578.65
0003	PLATFORMPREM IER	Platform Premier Box, Inc PlatformPremier	1	\$986.80	\$986.80
Total Price Base Year					\$517,595.45

B.3.1 Base Year- from date of award through December 29, 2022

B.3.2 Option Year One

CLIN	Product No.	Description	QTY	Unit Price	Extended Price
1001	4062-120-36357931	2501-5000 Ent Licenses	4,500	\$113.34	\$510,030
		Annual Box, Inc Ent5000			
1002	PLATFORMENT	Platform Enterprise Box,	1	\$6,578.65	\$6,578.65
		Inc PlatformEnt			
1003	PLATFORMPREM	Platform Premier Box, Inc	1	\$986.80	\$986.80
	IER	PlatformPremier			
Total Price Option Year One					\$517,595.45

B.3.3 Option Year Two

CLIN	Product No.	Description	QTY	Unit Price	Extended Price
2001	4062-120-36357931	2501-5000 Ent Licenses Annual Box, Inc Ent5000	4,500	\$113.34	\$510,030
2002	PLATFORMENT	Platform Enterprise Box, Inc PlatformEnt	1	\$6,578.65	\$6,578.65
2003	PLATFORMPREM IER	Platform Premier Box, Inc PlatformPremier	1	\$986.80	\$986.80
Total Price Option Year Two					\$517,595.45

CLIN	Product No.	Description	QTY	Unit Price	Extended Price
3001	4062-120-36357931	2501-5000 Ent Licenses	4,500	\$113.34	\$510,030
		Annual Box, Inc Ent5000			
3002	PLATFORMENT	Platform Enterprise Box,	1	\$6,578.65	\$6,578.65
		Inc PlatformEnt			
3003	PLATFORMPREM	Platform Premier Box, Inc	1	\$986.80	\$986.80
	IER	PlatformPremier			
Total Price Option Year Three					\$517,595.45

B.3.4 Option Year Three

B.3.5 Option Year Four

CLIN	Product No.	Description	QTY	Unit Price	Extended Price
4001	4062-120-36357931	2501-5000 Ent Licenses Annual Box, Inc Ent5000	4,500	\$113.34	\$510,030
4002	PLATFORMENT	Platform Enterprise Box, Inc PlatformEnt	1	\$6,578.65	\$6,578.65
4003	PLATFORMPREM IER	Platform Premier Box, Inc PlatformPremier	1	\$986.80	\$986.80
Total Price Option Year Four					\$517,595.45

B.4 SPECIAL PROVISIONS RELATED TO THE COVID-19 EMERGENCY

- a. The Contractor is required to comply with Mayor's Order 2021-099, COVID-19 Vaccination Certification Requirement for District Government Employees, Contractors, Interns, and Grantees, dated August 10, 2021, and all substantially similar vaccine requirements including any modifications to this Order, unless and until they are rescinded or superseded. At the request of the District government, Contractors may be asked to provide certification of compliance with this requirement and/or documents and records in support of this certification.
- b. The Contractor is required to comply with City Administrator's Order 2021-4, Resumption of Requirement for All Persons to Wear a Mask Inside District Government Buildings and While on Duty as a District Government Employee or Contractor, dated July 30, 2021, and all substantially similar mask requirements including any modifications to this Order, unless and until they are rescinded or superseded.

ATTACHMENT C INSURANCE

A. GENERAL REQUIREMENTS:

The Contractor at its sole expense shall procure and maintain, during the entire period of performance under this contract, the types of insurance specified below. The Contractor shall have its insurance broker or insurance company submit a Certificate of Insurance to the CO giving evidence of the required coverage prior to commencing performance under this contract. In no event shall any work be performed until the required Certificates of Insurance signed by an authorized representative of the insurer(s) have been provided to, and accepted by, the CO. All insurance shall be written with financially responsible companies authorized to do business in the District of Columbia or in the jurisdiction where the work is to be performed and have an A.M. Best Company rating of A- / VII or higher. Should the Contractor decide to engage a subcontractor for segments of the work under this contract, then, prior to commencement of work by the subcontractor, the Contractor shall submit in writing the name and brief description of work to be performed by the subcontractor on the Subcontractors Insurance Requirement Template provided by the CA, to the Office of Risk Management (ORM). ORM will determine the insurance requirements applicable to the subcontractor and promptly deliver such requirements in writing to the Contractor and the CA. The Contractor must provide proof of the subcontractor's required insurance to prior to commencement of work by the subcontractor. If the Contractor decides to engage a subcontractor without requesting from ORM specific insurance requirements for the subcontractor, such subcontractor shall have the same insurance requirements as the Contractor.

All required policies shall contain a waiver of subrogation provision in favor of the Government of the District of Columbia.

The Government of the District of Columbia shall be included in all policies required hereunder to be maintained by the Contractor and its subcontractors (except for workers' compensation and professional liability insurance) as an additional insureds for claims against The Government of the District of Columbia relating to this contract, with the understanding that any affirmative obligation imposed upon the insured Contractor or its subcontractors (including without limitation the liability to pay premiums) shall be the sole obligation of the Contractor or its subcontractors, and not the additional insured. The additional insured status under the Contractor's and its subcontractors' Commercial General Liability insurance policies shall be effected using the ISO Additional Insured Endorsement form CG 20 10 11 85 (or CG 20 10 07 04 and CG 20 37 07 04) or such other endorsement or combination of endorsements providing coverage at least as broad and approved by the CO in writing. All of the Contractor's and its subcontractors' liability policies (except for workers' compensation and professional liability insurance) shall be endorsed using ISO form CG 20 01 04 13 or its equivalent so as to indicate that such policies provide primary coverage (without any right of contribution by any other insurance, reinsurance or self-insurance, including any deductible or retention, maintained by an Additional Insured) for all claims against the additional insured arising out of the performance of this Statement of Work by the Contractor or its subcontractors, or anyone for whom the Contractor or its subcontractors may be liable. These policies shall include a separation of insureds clause applicable to the additional insured.

If the Contractor and/or its subcontractors maintain broader coverage and/or higher limits than the minimums shown below, the District requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor and subcontractors.

1. Commercial General Liability Insurance ("CGL") - The Contractor shall provide evidence satisfactory to the CO with respect to the services performed that it carries a CGL policy, written on an occurrence (not claims-made) basis, on Insurance Services Office, Inc. ("ISO") form CG 00 01 04 13 (or another occurrence-based form with coverage at least as broad and approved by the CO in writing), covering liability for all ongoing and completed operations of the Contractor, including ongoing and completed operations under all subcontracts, and covering claims for bodily injury, including without limitation sickness, disease or death of any persons, injury to or destruction of property, including loss of use resulting therefrom, personal and advertising injury, and including coverage for liability arising out of an Insured Contract (including the tort liability of another assumed in a contract) and acts of terrorism (whether caused by a foreign or domestic source). Such coverage shall have limits of liability of not less than \$1,000,000 each occurrence, a \$2,000,000 general aggregate (including a per location or per project aggregate limit endorsement, if applicable) limit, a \$1,000,000 personal and advertising injury limit, and a \$2,000,000 products-completed operations aggregate limit.

The contractor/vendor should be named as an additional insured on the applicable manufacturer's/distributer's Commercial General Liability policy using Insurance Services Office, Inc. ("ISO") form CG 20 15 04 13 (or another occurrence-based form with coverage at least as broad).

OCP should collect, review for accuracy and maintain all warranties for goods and services.

- 2. <u>Automobile Liability Insurance</u> The Contractor shall provide evidence satisfactory to the CO of commercial (business) automobile liability insurance written on ISO form CA 00 01 10 13 (or another form with coverage at least as broad and approved by the CO in writing) including coverage for all owned, hired, borrowed and non-owned vehicles and equipment used by the Contractor, with minimum per accident limits equal to the greater of (i) the limits set forth in the Contractor's commercial automobile liability policy or (ii) \$1,000,000 per occurrence combined single limit for bodily injury and property damage.
- 3. <u>Workers' Compensation Insurance</u> The Contractor shall provide evidence satisfactory to the CO of Workers' Compensation insurance in accordance with the statutory mandates of the District of Columbia or the jurisdiction in which the contract is performed.

<u>Employer's Liability Insurance</u> - The Contractor shall provide evidence satisfactory to the CO of employer's liability insurance as follows: \$500,000 per accident for injury; \$500,000 per employee for disease; and \$500,000 for policy disease limit.

All insurance required by this paragraph 3 shall include a waiver of subrogation endorsement for the benefit of Government of the District of Columbia.

- 4. <u>Cyber Liability Insurance</u> The Contractor shall provide evidence satisfactory to the Contracting Officer of Cyber Liability Insurance, with limits not less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Contractor in this agreement and shall include, but not limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with limits sufficient to respond to these obligations.
- 5. <u>Professional Liability Insurance (Errors & Omissions)</u> The Contractor shall provide Professional Liability Insurance (Errors and Omissions) to cover liability resulting from any error or omission in the performance of professional services under this Contract. The policy shall provide limits of \$1,000,000 per claim or per occurrence for each wrongful act and \$2,000,000 annual aggregate. The Contractor warrants that any applicable retroactive date precedes the date the Contractor first performed any professional services for the Government of the District of Columbia and that continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least ten years after the completion of the professional services.
- 6. <u>Commercial Umbrella or Excess Liability</u> The Contractor shall provide evidence satisfactory to the CO of commercial umbrella or excess liability insurance with minimum limits equal to the greater of (i) the limits set forth in the Contractor's umbrella or excess liability policy or (ii) \$5,000,000 per occurrence and \$5,000,000 in the annual aggregate, following the form and in excess of all liability policies. <u>All</u> liability coverages must be scheduled under the umbrella and/or excess policy. The insurance required under this paragraph shall be written in a form that annually reinstates all required limits. Coverage shall be primary to any insurance, self-insurance or reinsurance maintained by the District and the "other insurance" provision must be amended in accordance with this requirement and principles of vertical exhaustion.

B. PRIMARY AND NONCONTRIBUTORY INSURANCE

The insurance required herein shall be primary to and will not seek contribution from any other insurance, reinsurance or self-insurance including any deductible or retention, maintained by the Government of the District of Columbia.

- C. DURATION. The Contractor shall carry all required insurance until all contract work is accepted by the District of Columbia and shall carry listed coverages for ten years for construction projects following final acceptance of the work performed under this contract and two years for non-construction related contracts.
- D. LIABILITY. These are the required minimum insurance requirements established by the District of Columbia. However, the required minimum insurance requirements provided above will not in any way limit the contractor's liability under this contract.
- E. CONTRACTOR'S PROPERTY. Contractor and subcontractors are solely responsible for any loss or damage to their personal property, including but not limited to tools and equipment, scaffolding and temporary structures, rented machinery, or owned and leased equipment. A waiver of subrogation shall apply in favor of the District of Columbia.
- F. MEASURE OF PAYMENT. The District shall not make any separate measure or payment for the cost of insurance and bonds. The Contractor shall include all of the costs of insurance and bonds in the contract price.
- G. NOTIFICATION. The Contractor shall ensure that all policies provide that the CO shall be given thirty (30) days prior written notice in the event of coverage and / or limit changes or if the policy is canceled prior to the expiration date shown on the certificate. The Contractor shall provide the CO with ten (10) days prior written notice in the event of non-payment of premium. The Contractor will also provide the CO with an updated Certificate of Insurance should its insurance coverages renew during the contract.
- H. CERTIFICATES OF INSURANCE. The Contractor shall submit certificates of insurance giving evidence of the required coverage as specified in this section prior to commencing work. Certificates of insurance must reference the corresponding contract number. Evidence of insurance shall be submitted to:

The Government of the District of Columbia

And mailed to the attention of: Chris Yi/Office of Contract and Procurement 200 I Street S.E. D.C. 20003 202.724.5069 Chris.yi@dc.gov

The CO may request, and the Contractor shall promptly deliver updated certificates of insurance, endorsements indicating the required coverages, and/or certified copies of the insurance policies. If the insurance initially obtained by the Contractor expires prior to completion of the contract, renewal certificates of insurance and additional insured and other endorsements shall be furnished to the CO prior to the date of expiration of all such initial insurance. For all coverage required to be maintained after completion, an

additional certificate of insurance evidencing such coverage shall be submitted to the CO on an annual basis as the coverage is renewed (or replaced).

- I. DISCLOSURE OF INFORMATION. The Contractor agrees that the District may disclose the name and contact information of its insurers to any third party which presents a claim against the District for any damages or claims resulting from or arising out of work performed by the Contractor, its agents, employees, servants or subcontractors in the performance of this contract.
- J. CARRIER RATINGS. All Contractor's and its subcontractors' insurance required in connection with this contract shall be written by insurance companies with an A.M. Best Insurance Guide rating of at least A- VII (or the equivalent by any other rating agency) and licensed in the in the District.