

# Franklin School RFQ: Questions and Answers

925 13<sup>th</sup> Street NW | Square 0285, Lot 0808

The following questions were asked by attendees of the Franklin School Phase I Request for Qualifications (RFQ) Pre-Response Information Session & Site Visit, either in-person or over e-mail to [lee.goldstein@dc.gov](mailto:lee.goldstein@dc.gov).

**Q: Why does the District prefer to lease the Franklin School? Would the District consider a fee simple disposition of the site?**

A: The preferred disposition method of a long-term ground lease for the Franklin School is a policy directive by our office given the historic importance of the building and the level of involvement the District would like to maintain through the life of the project. If teams would like to offer an alternative structure they can, but this is the preference of our office for how we plan to dispose of the property.

**Q: What particular aspects of the interior of the Franklin School need to be preserved?**

A: In designating the interior of the Franklin School, the Historic Preservation Review Board cited the following notable features: the open stairways and stair halls; the Great Hall and its musicians gallery; the original roof truss system; the classroom spaces; the arched doorways and transoms; and the large amount of extant original or early trim, including wainscoting and metal work; and the tin ceilings at the south end of the second story. It is anticipated that these features will be treated commensurate with the Secretary of the Interior's Standards for Rehabilitation, and applicants are encouraged to consider the use of the Federal Rehabilitation Tax Credit. Additionally, applicants are encouraged to review the National Historic Landmark Nomination form, which has been uploaded to the website.

**Q: Does the District have additional plans, condition reports, plats, surveys or other relevant building information that describe any of the following with regard to the property: condition, mechanical systems, layout, services, boundaries, and dimensions?**

A: The District does not have any additional information to share on the property at this time beyond the information currently available in the RFQ. It is expected respondents will perform any necessary assessments based on access to the building during the site tour, as well as any public information readily available. If any additional information does become available regarding the property, it will be posted to the DMPED website if deemed appropriate to inform the RFQ process. Additionally, as stated at the Pre-Response Information Session, the goal of the Phase I RFQ is to identify qualified candidates to advance to Phase II. More emphasis, information, and access will be provided to the building in Phase II so that detailed cost estimates and plans may be prepared.

**Q: Are the previous design submissions/RFP responses available for review?**

A: No.

**Q: Is there a cost breakdown for the restoration/improvement expense estimate referenced in the RFQ?**

A: The \$20-\$24 million listed for rehabilitation work on the Franklin School is a cost estimate derived internally by the District. Respondents are encouraged to perform their own independent cost estimates for restoration and improvements to the site.

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**Q: What size/capacity and utilities are currently servicing the building?**

A: Respondents should assume the building needs complete overhaul of its mechanical, electrical, plumbing, and related utility systems. Public utility connections are readily available in the surrounding infrastructure.

**Q: Does the District have a preference for use?**

A: The District does not have a specific preference for a particular development program or programmatic use. Competitive projects will be financially viable, respect the historic character of the building, and meet the District's policy goals outlined in the RFQ.