

Franklin School (925 13th Street NW) Request for Proposals
Questions and Answers
September 5, 2013

1. **Tab 7: Project Development and Operating Pro Forma:** For groups planning this renovation as a self-funded project to house its staff needs and to be the primary tenant, please confirm if Tab applies, as it will be not be for an income producing use.

Yes, Tab 7 would apply. All Respondents should include a Project Development and Operating Pro Forma. If the proposed project is not generating income to cover the maintenance and operating expenses, then please specify the funding source that will pay for maintenance and operating expenses.

2. **Tab 9: Financial Capacity:** Please clarify if details on financial capacity need to be provided for just the main Respondent, or for all Team Members, including consultants such as architectural, GC, engineers, etc.

Details on financial capacity need to be provided by the lead developer and any other developer(s) and tenant(s).

3. **Tab 9: Financial Capacity:** Please confirm whether annual reports, balance sheets, profit and loss statements, etc. can be included as an appendix or whether these must be included in the 100 page limit stated in the RFP?

Tab 9 (i) can be included as a separate appendix and will not be counted in the 100-page limit.

4. **Tab 4 : Proposed Rehab Work:** Please provide additional clarity on the level of detail to be provided for "Detailed floor plans for each floor".

The detailed floor plans should generally include, but are not limited to, the location of interior and exterior walls, windows, door frames, and any built in amenities, such as shower stalls, closets, and cabinetry, dimensions of proposed main spaces on each floor, approximate square footages of each main space, and the type of use for each space. Staircases and any other common spaces should also be included.

5. **Evaluation Process:** Can you provide the list of evaluation criteria check list items?

The evaluation criteria are described on pages 13-14 of the RFP.

6. **Public Use Requirement:** Can this be met with an off-site, in-kind public use contribution, or is the public use required within the bounds of the school? How is this weighed in the evaluation process?

There is not a public use requirement for the property; however, as stated on page 5 of the RFP under "Community & Stakeholder Outreach", the success of any development project hinges on the inclusion and support of the local community. Furthermore, page 13 of the RFP states under "Attainment of District Policy Goals" that the District will more highly rate Teams who achieve and exceed three District policy goals, which include improving the quality of life for the surrounding community, and advancing opportunities for local residents and businesses. On-site public uses would be one way to achieve the District's goals, and thus, would be weighed in the evaluation process.

7. **Ground Lease:** Is there an expectation that any required authorization of Council in accordance with D.C. Official code 10-801 to request a ground lease term in excess of 20 years should wait until after the RFP award or can this process begin now?

No, the District cannot initiate the disposition process until a Respondent is selected. After award, the District, through DMPED, and the selected Respondent will negotiate a disposition agreement which shall incorporate the requirements contained in this RFP, the Term Sheet, and such other terms as may be required by DMPED or may be agreed to by DMPED and the selected Respondent.

Upon completion of the parties' negotiation, DMPED will recommend such Respondent and proposed business terms to the Mayor. If the Mayor agrees with DMPED's recommendation, then the Mayor will submit the proposed transaction to the Council of the District of Columbia ("Council") for its approval of the disposition of the property in accordance with D.C. Official Code § 10-801 (2008 Supp.). D.C. Official Code § 10-801 requires that the Mayor, as part of the submission of the legislation to the DC Council, submits, among other things, an analysis of the disposition seeking approval and a term sheet that specifies the proposed development, among other items.

In accordance with D.C. Official Code § 10-801, the District is not authorized to convey or lease any real property unless and until authorized by the Council.

8. **Tab 6: Project Budget Sources and Uses:** How much detail is required for the Project Uses? For example, should restoration costs versus new construction costs be delineated or can these hard costs be combined in the presentation of our model?

Restoration costs do not need to be delineated separately from new construction costs. A breakdown of overall hard costs would be sufficient.

9. **Are current or previous architectural drawings available for the building and how can we get access to these?**

The original floor plans are posted on DMPED's website.

10. Will questions be answered on a rolling basis or only in the September 4th posting?

All questions regarding the RFP must be submitted via e-mail by August 28th, and responses to the questions will be posted on September 4th.

11. What is the desired presentation format for the interview?

DMPED will contact each Respondent shortly after the RFP submission date, with the specific date and time of the interview and guidelines for the presentation format.

12. Who will be representing the District at the interview?

Members of the Selection Recommendation Panel and other District staff will be present in the interviews.

13. What is the size of the room where the interview will take place?

DMPED will contact each Respondent shortly after the RFP submission date, with details about the interview.

14. The RFP suggested seeking variances to maximize development opportunities. Given our tight side courtyard, will DC support a complete waiver of the court that is required by zoning?

Any variances would require BZA's review and approval. Given the complexities and the historic character of the site, a by-right scenario should be explored.

15. Will the usable SF be used to evaluate the requirements for compliance with the green codes or will the calculated usable SF be used to evaluate the need for compliance with the green codes?

Please refer to the District of Columbia's Green Building Act of 2006, codified in D.C. Official Code § 6-1451.01 et seq. (2012), and to the Department of Consumer and Regulatory Affairs for questions regarding building codes (<http://dcra.dc.gov/>).

16. When green codes or accessibility requirements are in conflict with the historic preservation requirements, which one will prevail?

The District anticipates that the renovation of the Franklin School will meet green, accessibility, historic preservation and building code standards. No code trumps any other and if conflicts arise, they will need to be worked through with the appropriate code officials. The DC building code does include alternative compliance provisions that can be applied to historic buildings at the discretion of DCRA's chief code official.

- 17. Windows:** Please confirm if the windows in the school were restored or replaced? Many of the windows appear to be older windows but not original to the building. Can the windows be replaced with matching frames, sills, and jambs but with insulated glass?

The windows were restored (rather than replaced) in the 1990-1991 renovation. Interior storm windows would be the best way to achieve greater energy efficiency while preserving the appearance of the original windows.

- 18. Considering that the exterior went through a restoration in the 90's, are there areas on the exterior that will need a second restoration pass?**

The selected team will need to conduct its own assessment of the rehabilitation work needed in order to be in compliance with the District's building code.

- 19. Franklin Park:** There is indication that a new master plan for the park is underway. Can this be shared with the teams?

Planning is under way and is expected to take at least a year to complete. There is an Open House event on October 2nd at the Four Points by Sheraton, 1201 K Street, NW, from 6-8 pm. Information regarding the planning process for Franklin Park is found at <http://planning.dc.gov/DC/Planning/In+Your+Neighborhood/Center+City/Center+City+Planning/Center+City+Plans/Franklin+Park+Vision+and+Transformation+Plan>.

- 20. Will the new zoning requirements including Green Area Ratio be a requirement for this particular project?**

The Green Area Ratio requirements are found in Chapter 34 of Title 11 of the DC Municipal Regulations and in Zoning Order No. 12-10. Please refer to these documents to determine if the requirements apply for the proposed project.

- 21. When are the new DC Construction Codes being implemented and will they be a requirement for this project?**

DCRA is working on issuing a 3rd Notice of Proposed Rulemaking to adopt the 2012 ICC codes (with modifications) which will be the new DC Building or Construction Code. The notice will be published in the DC Register and will require Council review and approval. The new codes are anticipated to be adopted in 2014, and there is a one-year transitory period where new permit submissions can either follow the 2008 DC Codes (which incorporate the 2006 ICC codes) or the new 2013 DC Codes. For questions regarding DC Construction Codes, please refer to the Department of Consumer and Regulatory Affairs (<http://dcra.dc.gov/>).