



Office of Deputy Mayor Jennifer C. Niles
John A. Wilson Building | 1350 Pennsylvania Ave, NW, Suite 307 | Washington, DC 20004

Fletcher-Johnson Reuse Process –Frequently Asked Questions (FAQs)
10/23/2017

1. Why is a Request for Offers (RFO) solicitation being released again for Fletcher-Johnson and will charters receive right of first offer under this RFO solicitation?

Yes, in accordance with guidance from the general counsel of the DC Department of General Services (DGS), per DC Code 38-1802.09¹, public charter schools will receive the right of first offer under the upcoming solicitation.

2. What is the current and projected educational need for a school in the communities near Fletcher Johnson?

The District has identified a need for a high-quality education provider at this location. There is a projected growth of 18% in all school age students in neighborhood cluster 33 between now and 2025, and a 30% increase in high school age students (ages 15-17) over the same time period. The District is committed to placing a charter school at this location, however the size of Fletcher-Johnson building may allow for additional uses that will also benefit the community, such as community meeting space, retail, and healthcare access.

Neighborhood Cluster	% Increase of School Age Population 2017 - 2025				
	Ages 3-4	Ages 5-9	Ages 10-14	Ages 15-17	Total
33 - Fletcher-Johnson	-2%	15%	32%	30%	18%

3. Why was there no charter school placed at Hine Middle School?

An RFO was released for Hine Middle School in 2008 and charter schools were given the right of first offer for the site. Offers were evaluated and the former mayoral administration in 2008 did not award to a charter school at that time. Following the RFO process, the administration at the time pursued private development at the site.

4. Can the RFO solicitation response timeframe be extended from 60 days to 90 days?

Yes, the response time for the solicitation, once it is released, will be extended from 60 days to 90 days from the date of release, allowing respondents additional time to develop their responses. This will be made clear in the RFO solicitation.

¹ <https://beta.code.dccouncil.us/dc/council/code/sections/38-1802.09.html>



5. Is it possible to have a member of the community on the panel that evaluates offers?

This request is currently under consideration.

6. Can DME “pre-release” the RFO solicitation to the community prior to general release?

The final RFO cannot be pre-released to the community prior to the public release as that would risk the solicitation’s integrity.

7. Are there deed restrictions on the Fletcher-Johnson site that prohibit uses other than education?

The DME has contracted with a title company that will deliver a title report to ensure that all deed restrictions at the Fletcher-Johnson school site are known and understood; the RFO solicitation will be informed by these restrictions.

8. What is the appraised value of the site?

An appraisal was completed of the school building in 2014 and the value was derived based on an education- only use at the building. At that time, the appraisal was valued at approximately \$45 million. Due to the RFO soliciting offers for the land and school for mixed-use, a new appraisal will need to be performed to assess the value of the entire site. The DME is working with the Department of General Services (DGS) to procure an appraisal based on the intended future use of the site. An appraisal will not be completed prior to release of the RFO.

9. What are the license agreements with KIPP DC on the site?

KIPP DC has two license agreements with the District for use of the parking lot and for use of the field. The parking lot license is renewed annually and the field use license is in place until 2021. There are also multiple antenna leases with communication companies on the roof of Fletcher Johnson.

10. What environmental studies have been performed? Will indoor air quality testing be performed prior to the release of the RFO?

The Department of Energy and Environment (DOEE) has performed a Phase 1 Environmental Site Assessment and no documentation has been found relating to contamination of the soils or land. Indoor air quality testing will not be performed by the District government as surplus school buildings are leased “as-is, where-is” and all renovation and abatement costs are borne by the lessee.



11. Is it possible to demolish part or all of the school building structure?

The RFO solicitation will not require the 306,000 square foot school building to be retained by the successful applicant. Therefore, all or part of the building may be razed by the lessee.

12. Can the Fletcher-Johnson name be preserved?

The community's strong desire to keep the name Fletcher-Johnson will be included in the RFO solicitation and will be presented to all potential applicants for their consideration.

