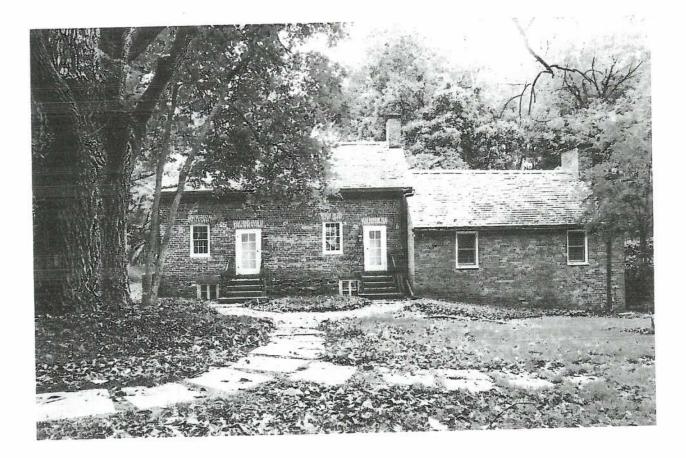






Fairfax County Park Authority Resident Curator Program Curator Application

Lahey Lost Valley



Lahey Lost Valley 9750 Brookmeadow Drive, Vienna,Va Owner: Fairfax County Park Authority Lahey Lost Valley Park Hunter Mill Supervisory District

INVITATION TO SUBMIT APPLICATION FOR CURATOR

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SECTION A: APPLICATION SUBMISSION

DUE DATE: before Monday, August 12th, 2019

The County of Fairfax, Virginia ("County") and the Fairfax County Park Authority ("FCPA") invite interested parties to submit an application for the curatorship of

Lahey Lost Valley 9750 Brookmeadow Drive Vienna, VA 22182

Application Submittal Instructions

Submit five (5) copies of the completed Application by the due date to: Fairfax County Park Authority Resource Management Division Attn: Stephanie Langton, Resident Curator Program Manager 12055 Government Center Pkwy Fairfax, Virginia 22035-0000 (Include on the face of the envelope the property's name and address.)

Review of applications will begin upon expiration of the due date. Therefore, applicants are strongly advised to submit their applications on time to ensure consideration by the County and FCPA. The Invitation to Submit Application (ISA) consists of 30 pages. Applicants should examine the ISA and its table of contents to ensure that all pages are included. The County and FCPA assume no responsibility for an application submitted on the basis of an incomplete ISA package.

Applicants are expected to review all requirements and instructions and furnish all information required by this ISA. Failure to do so will be at the applicant's risk. The County and FCPA reserve the right to waive formalities in any application, and may, if they determine that such action is in the best interests of the County, select an application which does not conform in all details with the requirements of this ISA. Likewise, the County reserves the right to reject any and all applications.

This ISA does not commit the County to enter into any disposition of real property interest; or to pay any costs, including costs associated with any studies or designs, incurred by any party in the preparation and submission of an application.

A hard copy of this application can be obtained from the project manager upon request.

Applications will not be returned and will be retained in the records of FCPA subject to the Virginia Freedom of Information Act and the document retention policies of the Library of Virginia.

Inquiries and Explanations

All inquiries concerning this ISA should be directed, in writing, to: Fairfax County Park Authority Resource Management Division Attn: Stephanie Langton, Resident Curator Program Manager 12055 Government Center Pkwy. Fairfax, Virginia 22035-0000 <u>Stephanie.Langton@fairfaxcounty.gov</u> (703) 324 - 8791

Any explanation desired by an applicant regarding the meaning or interpretation of this ISA must be submitted and received in writing no less than seven (7) business days prior to the application due date to allow sufficient time for a reply to reach the applicant prior to the submission of their application. Verbal explanations or instructions shall not be binding on FCPA or the County.

Application Instructions

Applications must follow the outline, supply all of the information requested below, and demonstrate the ability of the potential curator to undertake a challenging and complex assignment. Applications must be feasible and should reflect an understanding of the historic qualities of the property and their value. It is intended that the substance of an application, as approved by FCPA and the County, will be incorporated into all agreements.

A cover letter is required with all applications.

Applications must include responses to all sections. **No section should be left blank.** If a section does not apply, "not applicable" should be indicated. Failure to answer all questions completely will delay the processing of an application. Provide responses in the spaces provided and attach additional sheets or documentation as necessary.

The skills needed to restore the Lahey house are not just the technical skills of wood craft and metal craft but also the skills of a project manager. A project manager's skill is needed to create a schedule that can be implemented with the precision that comes from experience in a dynamic and evolving work environment. This skill set is vital to the restoration and improvement of the Lahey house because of the current state of the structure and the surrounding area. The home needs to be rewired and the plumbing needs to be retrofitted as well as the chimneys need to be addressed and bought up to speck. The HVAC is in dire need of redesign and retrofitting to the structure of the house. The roof also needs to be inspected and have maintenance performed on it. All of these are first priorities and only the skill of an experienced PM can best balance the competing requirements to build an efficient and dynamic project schedule to restore the Lahey house.

I have 15 years of Systems Engineering and Program Management experience. My experience ranges from handling multi-million dollar projects in the construction field and the manufacturing realm to the technology sector. To add to this knowledge base I also have 30 years of hands on experience in wood working and restoration of antique furniture and curios as well mechanical and fabrication experience in the restoration of antique automobiles. I have leveraged this experience in working to maintain and restore family homes in the past and I will use this knowledge base to restore the Lahey house. I feel that the combination of my program management experience and my hands on knowledge of restoration and preservation of antiques is ideally suited to handle the restoration and maintenance of the Lahey house.

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SECTION B: APPLICANT INFORMATION

List the names, addresses and telephone numbers of each individual applicant, or all principals, partners, members or shareholders. Attach additional sheets if necessary.

Applicant's Name	Mitchell Queene	° r
Address		
City,	State	Zin
Email .		Telephone
Alternative Telepho	ne Number	

Address		
City	State	Zip
Email		Telephone

Additional Applic	ant's Name, if applicable	
Address		
City	State	Zip
Email		Telephone
Alternative Teleph	none Number	

INVITATION TO SUBMIT APPLICATION FOR CURATOR

SECTION C: PROPOSED USE

Part 1: Use Summary

Provide a narrative summary of the proposed use of this property. Be sure to describe how the proposed use is compatible with:

- The long-term preservation of the house and its associated cultural landscape;
- FCPA's mission and management of park;
- · The surrounding neighborhoods;
- The historic value of the house; and
- The historic context and heritage associated with the park

Section C

Part 1

The use plan for this property is as a single family residential home. My vision for this home is to restore the home in appearance to the late 1800's to early 1900's in appearance. I would like to combine this historic appearance. I would like to combine this historic appearance with modern convenience of central HVA. appliances, etc., The grounds of this property would also need to be updated with flower beds and repair of the patios to re-level the bricks and create a welcoming environment around the house.

RESIDENT CURATOR PROGRAM INVITATION TO SUBMIT APPLICATION FOR CURATOR SECTION C: PROPOSED USE

Part 2: Zoning Considerations

Section C: Part 2 is not applicable to applicants proposing a single-family residential use. Applicants proposing a single-family residential use may move on to Section D: Public Benefit.

Applicants proposing any use in place of or in addition to single-family residential must contact the Zoning Administration Division of the Fairfax County Department of Planning and Zoning, in accordance with the instructions below.

The Zoning Administration Division is responsible for making determinations as to how a use is classified under the provisions of the Fairfax County Zoning Ordinance, and whether that use is allowed in the applicable zoning district or requires any special approvals prior to being established. It is important for applicants proposing a use that is in place of or in addition to single-family residential to identify as early in the process as possible, the required permits and processes, if any, related to implementing their proposed use. This information will help determine the timeline for application approval as well as any additional permitting fees that may be involved.

This information is issued to the applicant in the form of a Use Determination letter sent by the Zoning Administration Division to the applicant within thirty (30) days of receiving an adequate description of the proposed use.

Applicants are required to demonstrate that a Use Determination request has been made to the Zoning Administration Division of the Fairfax County Department of Planning and Zoning. Applicants must attach a copy of their written request to this application package for submittal. Submittal of the Use Determination letter issued by the Zoning Administration Division is not required at the time of this application deadline.

Instructions for requesting a Use Determination are as follows:

1. Written requests must be sent via one of the following:

Mail:

Ordinance Administration Branch/Department of Planning and Zoning 12055 Government Center Parkway, Suite 807 Fairfax, VA 22035 Fax: 703-803-6372 Email: ORDADMIN@fairfaxcounty.gov

- 2. Use the subject line: Resident Curator Program-Use Determination
- 3. A written request for a use determination should include the following information:
 - A detailed description of the business operation
 - The address of the proposed location

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- A floor plan (does not need to be drawn by a licensed professional) and a description of the proposed floor area to be utilized for total business and any subcomponents of the business (such as areas for retail, office, production,outdoor storage, etc.)
- Days and hours of operation
- Number of employees, clients, customers, seats or other relevant information
- Number of company vehicles, as applicable
- Any other relevant information that will adequately and accurately convey the nature of the proposed use for which a determination is sought.

SECTION D: PUBLIC BENEFIT

The Resident Curator Enabling Legislation requires reasonable public access consistent with the property's nature and use at least twice per year. Describe the scope and nature of the public access, and any projects / programs / services that will fulfill this requirement.

Section D

I plan on hosting an ongoing web-show in a YouTube format to discuss and display the step-by-step renovations to the house and property for the benefit of the community. These videos will help people tackle their home renovation tasks by providing a detailed how-to video series to illustrate each step of every project I work on during the renovation of the house and property. The instructional videos will also include video tours of the grounds and house in addition to the upgrades.

REHABILITATION AND MAINTENANCE PLAN SUMMARY

Curator terms are comprised of a Rehabilitation Phase and a Continued Maintenance Phase. The Rehabilitation Phase involves the major improvements required by contract, as well as routine maintenance of the curator structures and grounds in accordance with the Resident Curator Program's "Maintenance Guidelines and Checklist". Upon completion of the Rehabilitation Phase, the curator enters into the Continued Maintenance phase, during which the curator shall continue to repair and maintain the property, including the curator structures and grounds, as necessary on a continuous basis during the remaining lease term.

SECTION E: REHABILITATION PHASE

Work Plan with General Schedule

Applicants are expected to review the property's Historic Structure Report and Treatment Plan.

Each property in the Resident Curator Program has a Historic Structure Report and Treatment Plan, completed by a professional third-party consultant, to assess the condition of the property and determine the necessary improvements, with itemized cost estimates. This document serves as the basis for the curator's rehabilitation work-plan. Curators are required to address each of these improvements in their work plan, unless directed otherwise.

Link: Lahey Lost Valley Historic Structure Report and Treatment Plan

Also available here on the Resident Curator Program website: Resident Curator Program

Describe how the rehabilitation phase of the project will be carried out, including the required improvements listed in "Treatment Plan," in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on "Resources").

Designate who will complete the work and include a general schedule with milestones for improvements. The selected applicant for curator will develop a detailed schedule of improvements that will be included in the lease.

Section E

The plan for the project will be based on addressing the areas necessary for essential living first. The first room will be the kitchen and the associated utility room. The main focus of the renovation will be the addition of new appliances and refinishing the cabinetry. The washer, drier, and utility sink will be moved to the utility room and the countertops will be upgraded. The woodwork will be cleaned and sealed along with the rehabilitation of the fireplace. The kitchen as well as all rooms will be painted and mold remediation where appropriate. The water heater and heating unit for the house will be upgraded to a tank less water heater and a whole house zone HVAC system will be installed. The next two rooms will be the bathroom and the room directly above the kitchen. The room above the kitchen will be used as the master bedroom and this room will benefit from the updated HVAC and the other main focus will be on cleaning and sealing the wood surfaces as well as painting the wall and rehabbing the windows through out the house. The bathroom will get updated fixtures and lighting. The other two rooms on this level are next with many of the same repairs as other rooms' including chimney rehabilitation, floor repair, paint, wall patching, etc. The last two rooms of the house to be renovated are the attic spaces. These will be turned into a bedroom and a bathroom. The last space to be addressed will be the studio, as this will be used as a shop for the repairs of the house and the grounds. The grounds of the property will be worked to rehab the brick patios and spaces to include a picket fence around the property and adding flowerbeds.

The rehabilitation schedule of the Lahey house.

Year One:

This first year will start with an evaluation of the house so as to set a priority of repairs. The main priorities are the roof, plumbing, electrical, and HVAC. These will have to be worked in parallel as time and finances afford over an indeterminate amount of time. During this first year external improvements will start as well. The first priority is the construction of a fence to set the yard proper from the rest of the property.

Year Two:

This will be a continuation of the first year's priority setting and financial constraints.

Year Three:

This will be a continuation of the first year's priority setting and financial constraints.

Year Four:

This will be a continuation of the first year's priority setting and financial constraints.

Year Five:

This will be a continuation of the first year's priority setting and financial constraints if necessary. The next priority will be to rehabilitate the floors and the kitchen of the house; this should be a two-year portion of the project.

Year Six:

This will be a continuation of the fifth year's priority setting and financial constraints.

Year Seven:

The next part is to rehabilitate the upstairs bedroom and to restore the adjoining bathroom. This will be a three to four year job to complete rehabilitation of the bedroom and bathroom.

Year Eight:

This will be a continuation of the seventh year's priority setting and financial constraints.

Year Nine:

This will be a continuation of the seventh year's priority setting and financial constraints.

Year Ten:

This will be a continuation of the seventh year's priority setting and financial constraints.

Year Eleven:

This will be the start of the improvement to the grounds of the Lahey house, this will be a multiple year project and expense. Part of this is improving flowerbeds, improving drainage, rehabilitation of patios, improvement of driveway, as well as additional items. This is expected to be a long-term project covering the next five to seven years.

Year Twelve:

This will be a continuation of the eleventh year's priority setting and financial constraints.

Year Thirteen:

This will be a continuation of the eleventh year's priority setting and financial constraints.

Year Fourteen:

This will be a continuation of the eleventh year's priority setting and financial constraints.

Year Fifteen:

This will be a continuation of the eleventh year's priority setting and financial constraints.

Year Sixteen:

This will be a continuation of the eleventh year's priority setting and financial constraints.

Year Seventeen:

This will be a continuation of the eleventh year's priority setting and financial constraints.

Year Eighteen:

This will be a continuation of the eleventh year's priority setting and financial constraints.

Year Nineteen:

This year is expected to be a maintenance intensive year to address issues dealing with end of life of the initial repairs prior to this year. This may be a two-year project.

Year Twenty:

This will be a continuation of the nineteenth year's priority setting and financial constraints.

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Proposed Alternatives or Amendments to Required Improvements

Describe any proposed alternatives or amendments to the required improvements, found in "Treatment Plan," and provide justification.

N/A

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Description and Documentation of Donations

Describe in detail all labor, material, or services proposed to be donated by any third party sources. Written commitments for such labor, material, or services must be provided as an attachment to the application.

N/A

Sustainability

Describe any proposed historically appropriate, environmentally sustainable building technology and practices that will be used in the rehabilitation, maintenance, and/or operation of the property, in compliance with the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (See link on "Program Information, Scope and Parameters" document).

As described earlier

Accessibility

All proposed curators must comply with applicable requirements of the Americans with Disabilities Act as the buildings are public facilities under Title II of the ADA (state and local governments) Describe how the requirement for public access at least twice per year will be met, including "programmatic" access under the ADA, by either making physical modifications or programmatic accommodations. Programmatic could include a video tour, brochures with photos, etc.

As described earlier

SECTION F: EXPERIENCE AND QUALIFICATIONS

Applicant's General Qualifications

Provide a narrative summary of the applicant's experience and qualifications to undertake, implement, and manage the rehabilitation, reuse and maintenance of the historic property. Include the applicant's resume or CV, and references to support such experience and qualifications. Supplemental material describing pertinent projects, including visual aids, is encouraged but not required.

Section F

I am a life long lover of history and I have a vast wealth of knowledge of restoration of antique furniture, tools, equipment, and homes. I have worked in the construction industry from the standpoint of a industrial supplier to running a rigging shop to now working as a systems engineer and project scheduler on various technology reliant contracts. My personnel life revolves around the restoration of antique furniture, the restoration of classic cars, and prior to moving to this area the renovation and restoration of our family home c .1850.

The breadth of my experience with the restoration of historic items and the construction field ranges from restoring antique U.S. Military uniforms to the managing a rigging fabrication shop. I have been an avid collector of U.S. Marshal Arms and Equipment for the past 25 years. During this time I have gained experience in the restoration and preservation of fabrics such as uniforms, web gear, flags, and other fabric and leather gear. This involved the replacement/ repair of hand stitching, the remediation of destroyed and worn areas of fabric, the rejuvenation of leather good, and the long term storage of these items. I also have experience in the restoration and preservation of U.S. service weapons ranging from Pre 1770's to Post Korean War. I have a vast knowledge of how to clean, repair, and preserve these items from the ravages of time. This includes the remediation of rust, broken parts and rot, in order to have an end product that is a fully functional preserved item that can be displayed and enjoyed for the item's historical provenance. My knowledge of preservation of fabrics, metal, and wood has been further enhanced by leveraging these to restore antique vehicles. The restoration of historic vehicles requires the knowledge of metal fabrication, fabric preservation, mechanical experience, and auto maintenance. I used the combination of these skills to help restore my family home circa 1850's. I did electrical work, plumbing, HVAC, carpentry, and masonry all to help restore and maintain this home. I replace older electrical line with modern wires, fuses, GFI, breakers, and rewired antique chandeliers and lamps. I also replaced worn and malfunctioning plumbing fixtures with modern fixtures where necessary and I rehabbed the original when possible. I fixed and refinished the original hardwood floors, replaced termite damage in the supporting structure of the home, and refinished the kitchen cabinets. The main skill I have used that covers all of these tasks and it in my opinion the main underlying skill

necessary to undertake such tasks is the understanding how these materials were originally crafted as compared today so that the fix, replacement, or upgrade does not detract from the original ascetics or the historical accuracy of the item or residence. I also bring a considerable knowledge of managing large projects to a successful completion in a competitive business and construction environment. I feel this is important because the restoration and maintenance of a historic structure requires the planning and expertise of this type of experience because a novice can very easily be overwhelmed with the tasks competing for time and money and problems that are sure to arise with no warning. The skills I have are due to the experience I have gained from the sweat equity I have in my resume combined with my love of antiques and learning.

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Include a list of all of the following actions which have become final in the three years prior to the application submission:

- Willful violations, violations for failure to abate, or repeated violations, for which the applicant was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
- 2. Three (3) or more serious construction safety violations for which the applicant was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
- 3. Termination of a contract between the applicant and any public entity for safety violations.

If the applicant has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

N/A

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Applicant's Specialized Skill in Historic Preservation

Describe the applicant's specialized skills in historic preservation projects, including any relevant experience with the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on "Program Information, Scope and Parameters" document).

As described earlier

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Professional Service Providers' General Qualifications

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc.

N/A

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Include a list of all of the following actions which have become final in the three years prior to the application submission for any such providers, contractors or subcontractors listed:

- Willful violations, violations for failure to abate, or repeated violations, for which the provider, contractor or subcontractor was cited by (a) the United States Occupational Safety and Health Administration; (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan for any public jurisdiction; or
- Three (3) or more serious construction safety violations for which the provider, contractor or subcontractor was cited by the (a) United States Occupational Safety and Health Administration; or (b) the Virginia Occupational Safety and Health Administration; or (c) the occupational safety and health plan from any public jurisdiction.
- 3. Termination of a contract between the provider, contractor or subcontractor and any public entity for safety violations.

For each provider, contractor or subcontractor that has not received or been the subject of any such violations referenced above in the three (3) years prior to the application submission, then the applicant shall so indicate by certification on the application.

NA

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Professional Service Providers' Qualifications in Historic Preservation

If available at this time, provide the professional qualifications and relevant work history of any professional service providers, contractors or subcontractors, involved in the rehabilitation and/or maintenance phases of the curator including, but not limited to architects, general contractors, and subcontractors such as plumbers, electricians, etc. pertaining to the Secretary of the Interior's Standards for the Treatment of Historic Properties, 36 CFR Part 68 (2013), as amended (See link on "Program Information, Scope and Parameters" document).

NA

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SECTION G: ESTIMATED PROJECT COSTS

Use the table below to summarize proposed expected costs (Attach more detailed breakdowns if desired). Please see the property's Historic Structure Report and Treatment Plan, specifically Appendix B of the report, which will provide the foundation for the budget below.

PROJECT COSTS BUDGI	ET	
Cost Category	Amount	Total Amount
Hard Costs		371,400
General Conditions (mobilization, temporary facilities)		THE PROPERTY AND INC.
Site Work	20,000	
Excavation		
Foundation		
Demolition		
Superstructure	94,000	
Floor Structure	/	
Roof Structure & Cover	5,000	
Doors & Windows	76,500	
Interior Construction	70,000	
Plumbing	11,000	
HVAC	18,000	
Electrical	15,000	
Sprinklers	11/000	
Conveying Systems (if applicable)		
Utility Upgrades (electrical, water, sanitary)		
HAZMAT Abatement		
Specialties		
Clean up		
Miscellaneous		
Construction Contingency (20 %)	61,900	
Soft Costs		29,900
Architectural Fees	5,000	
Engineering Fees	5,000	
Third party HAZMAT inspection, testing, and monitoring		
Other Design Fees		
Commissioning HVAC, sanitation systems	1,000	
Construction Period Interest	.,	
Other Financing Fees		
Other Consulting Fees		
Permits and Licenses	15,000	
Construction Administration fees		
Other Soft Costs		
Design Contingency (15 %)	3,900	
Other Project Costs		
TOTAL PROJECT COSTS	A Description of the same of t	401,300

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SECTION H: ADDITIONAL CURATOR EXPENSES

The Resident Curator Program uses a formula to derive the curator's lease length, which takes into account the additional anticipated expenses that the curator will incur each year.

Credited Annual Maintenance Costs

The cost of ongoing maintenance of the property will be factored into the calculation of lease length to credit the curator for these expenses.

Maintenance items include but are not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. See "Maintenance Guidelines and Checklist" which outlines the annual and cyclical maintenance expectations of the curator.

While these costs may vary each year depending on the needs and conditions of the property, the Resident Curator Program establishes a dollar amount to use in its lease formula beginning with industry standards which advise on setting aside one percent of the property's value for annual property maintenance. This calculation may then be adjusted to reflect previous maintenance costs for the property. While curators are not expected to bear this cost annually, this formula ensures that if any big ticket item requires maintenance, the curator will have the funding available.

2013 Historic Replacement Value	Multiply the Historical Replacement Value by 1%	Credited Annual Maintenance Expense	
\$1,224,000	1%	\$12,240	

Estimated Annual Occupancy/Management Costs

The curator can anticipate annual occupancy and management costs to include: utilities, any additional required liability insurance, legal fees, public benefit component, pro-rated property taxes, etc.

The dollar amounts used in the following table were calculated using previous utility bills and Department of Tax Administration tax assessment for one acre of leased property, the houseand detached artist studio.

* Fairfax Water: \$348.45, Dominion Energy: \$1,655.00, taken from FY2018 Utility Expenses. Propane: \$902.85, taken from average annual cost between 2013- 2015.

Utilities*	\$ 2,906.30	
Real Estate Taxes	\$ 6,768.52	
Other Miscellaneous Expenses	\$ 746	
Total Estimated Annual Occupancy and Management Costs	\$10,420.82	

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Total Annual Maintenance and Occupancy/Management Costs

Credited Annual Maintenance Costs	\$5,240	
Total Estimated Annual Occupancy and Management Costs	\$10,420.82	
Total Annual Maintenance and Occupancy/ Management Costs	\$15,660.82	

Section I : Lease Term will demonstrate how these two annual costs are factored into the Resident Curator Program's lease length calculation to credit the curator.

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SECTION I: LEASE TERM

According to the Park Authority's Enabling Legislation, FCPA must establish a Fair Market Rental Value (FMRV) for the property. For the purposes of this solicitation, FCPA is establishing a rent value of \$29,400 per annum for the length of the base term, as determined by an independent appraiser. The length of the lease term will be determined based upon the following:

- Annual Fair Market Rental Value (FMRV)
- Rehabilitation Project Costs
- Credited Annual Maintenance Costs: Including, but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. (See "Maintenance Guidelines and Checklist")
- Estimated Annual Occupancy and Management Costs: includes utilities, insurance, legal fees, public benefit component; prorated property taxes, etc.

Formula for Estimating Lease Length

Annual Fair Market Rental Value *minus* Credited Annual Maintenance Costs *minus* Estimated Annual Occupancy and Management Costs *equals* Adjusted Annual Fair Market Rental Value.

Total Rehabilitation Project Costs *divided by* Adjusted Annual Fair Market Rental Value *equals* Estimated Lease Term, in years.

The Credited Annual Maintenance costs and the Estimated Annual Occupancy and Management Costs are used to lower the Annual Fair Market Rental Value, which thereby increases the years of the lease, offering a nice benefit to the curator.

	Annual	Total
Rehabilitation Project Costs Provided by Applicant (Total Project Costs, see Section G)		\$401,300
Annual Fair Market Rental Value (FMRV)	\$29,400	
Credited Annual Maintenance Costs (see Section H)	(5,240)	
Estimated Annual Occupancy & Management Costs (see <u>Section H</u>)	(10,420.82)	
Adjusted Annual FMRV	\$13,739.19	
Rehabilitation Project Costs /Adjusted FMRV = Estimated Length of Lease, or Lease Term, in years	29.20	8

Insert the estimated cost of your rehabilitation plan into this formula and state the estimated lease term. Please describe any considerations that you wish for FCPA to make in the negotiation of the lease term.

Estimated Lease Term, in years 30

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