



MURIEL BOWSER
MAYOR

July 7, 2020

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Dear Chairman Mendelson:

Please find enclosed for consideration and approval by the Council of the District of Columbia, pursuant to authority conferred by D.C. Official Code §10-801, the "Ferebee-Hope School Disposition Emergency Approval Act of 2020" and the "Ferebee-Hope School Disposition Approval Emergency Declaration Resolution of 2020". The emergency act and resolution would authorize the Department of General Services to lease District-owned real estate located at 3999 8th Street SE (also known as 700 Yuma Street SE), commonly known as the Ferebee-Hope School, and designated for tax and assessment purposes as Square 6124, Lot 0045 (the "Property").

The Property is located in Ward 8, in the Washington Highlands neighborhood of Southeast DC. The land area of the Property consists of approximately 10.27 acres. The Property is improved with a 193,000 square foot school facility, a 33,000 square foot recreation center, athletic fields, a playground, athletic courts and other improvements. The District has not used the Property as a District of Columbia public school since 2013, although portions of the school building have been used as swing space by the District of Columbia Public Schools ("DCPS").

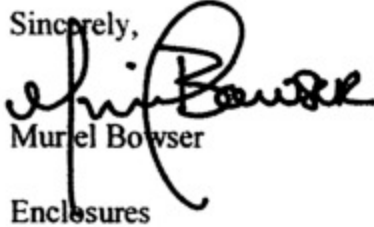
On July 9, 2019, a surplus public hearing took place and on November 11, 2019 a disposition public hearing took place, each at the Ferebee-Hope School site.

On August 29, 2019, the Office of the Deputy Mayor for Education and DGS issued a solicitation to identify a charter school to utilize the Property. There was one (1) offer in response to the solicitation, submitted by KIPP D.C. Public Charter Schools. KIPP DC is one of the District's most established Local Education Agencies, operating 16 schools and serving over 6,000 students. KIPP DC's schools perform well on all performance metrics and its current high school in Ward 5 is a Tier 1 school. KIPP DC has been successfully educating students in the DC area since 2001 and has a history of successful construction projects in former DCPS facilities.

Based on the foregoing, the Property was awarded to KIPP DC. KIPP DC will redevelop the Property at an estimated cost of \$88,300,000.

I urge the Council to take prompt and favorable action on the proposed emergency act and resolution. If you have any questions, please contact Keith A. Anderson, Director, Department of General Services, at (202) 727-2800.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser", written over the word "Muriel Bowser" which is printed below it. The signature is fluid and cursive, with a large loop at the end.

Muriel Bowser

Enclosures



Chairman Phil Mendelson
at the request of the Mayor

A RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need to dispose of District-owned real property located at 3999 8th Street SE (also known as 700 Yuma Street SE) in Washington, D.C., known for tax and assessment purposes as Square 6124, Lot 0045.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That
this resolution may be cited as the "Ferebee-Hope School Disposition Approval
Emergency Declaration Resolution of 2020".

Sec. 2.(a) Pursuant to An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes ("Act"), approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801), the Mayor transmitted to the Council a request for approval of the disposition of the property located at 3999 8th Street SE (also known as 700 Yuma Street SE) (the "Property") and all required documentation (the Ferebee-Hope School Disposition Approval Resolution of 2020, introduced on June 18, 2020 (PR23-0838)).

1 (b) The proposed method of disposition of the Property is a lease for a period of
2 greater than 15 years under section (b)(8)(C) (D.C. Code § 10-801(b)(8)(C)) of the Act.

3 (c) The Property consists of approximately 10.27 acres of land and is improved
4 with a vacant 193,000 square foot school facility, an operational 33,000 square foot
5 recreation center, athletic fields and courts, a playground and other improvements.

6 (d) The intended use of the Property (the "Project") is its continued use as an
7 educational facility for students in the District.

8 (e) The Lessee of the Property will be KIPP D.C. Public Charter Schools, a District
9 of Columbia non-profit corporation. As part of the Project, the Lessee will redevelop the
10 school building and generally improve the Property, as well as construct a new District
11 recreation center and community space, each designed in partnership with the Department
12 of Parks and Recreation and the community.

13 (f) The Lessee will enter into an agreement that shall require the Lessee to, at a
14 minimum, contract with Certified Business Enterprises for at least 35% of the contract
15 dollar volume of the redevelopment of the Property, if any, and if possible, shall require at
16 least 20% development participation of Certified Business Enterprises.

17 (g) The Lessee will enter into a First Source Agreement that shall govern certain
18 obligations of the Lessee of the Property pursuant to section 4 of the First Source
19 Employment Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; D.C.
20 Official Code § 2-219.03, and Mayor's Order 83-265 (November 9, 1983)), regarding job
21 creation and employment generated as a result of the construction on the Property.

22 (h) Without this emergency action, the school building on the Property will remain
23 vacant and continue to deteriorate, and District residents will not be able to benefit from a

1 newly constructed recreation center and community space.

2 Sec. 3. The Council of the District of Columbia determines that the
3 circumstances enumerated in section 2 constitute emergency circumstances making it
4 necessary that the Ferebee-Hope School Disposition Emergency Approval Act of 2020 be
5 adopted after a single reading.

6 Sec. 4. This resolution shall take effect immediately.