

3/8/2017



Denice Dressel, Resident Curator Project Manager  
Fairfax County Park Authority  
Resource Management Division  
12055 Government Center Pkwy  
Fairfax, VA 22035

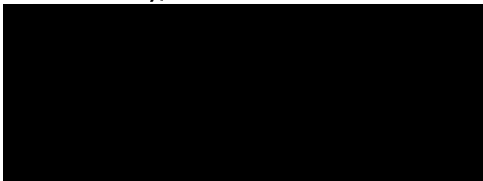
Dear Denice Dressel and members of the Park Authority,

I would first like to thank you for the opportunity to submit my application for what sounds like a great program. One that will benefit both the county and a potential curator in a way that makes sound fiscal sense. If the program is unique to Fairfax County, I hope other jurisdictions soon catch on and offer similar programs so that more historic properties can be preserved.

This is a program that I came across by chance while searching for rental properties in Northern Virginia and found very appealing. I am an active duty Coast Guard Officer with over 18 years of service. I am transferring for what is likely my last tour in June and will most likely look for follow on employment in the NOVA/DC metropolitan area. The chance to be a part of a historic preservation program is very exciting. For the last several years I have been a home owner and have made a hobby out of home remodeling, restoration and renovation and I get great satisfaction out of completing my projects. My current project is a 1930's farm house in upstate NY that is almost complete and will either be for sale shortly or become my third rental property, all of which underwent renovation to some degree. I am a DIY handyman, with experience with building codes and permit offices as well as subcontracting certain jobs when required and I feel the Stempson House project would align well with my skills.

I hope my application meets your programs requirements and I hope to be selected as your resident curator.

Sincerely,





**Fairfax County Park Authority  
Resident Curator Program  
Curator Application**

**Stempson House**



**Stempson House  
Furnace Road, Lorton  
Owner: Fairfax County Park Authority**

**Laurel Hill Park  
Mount Vernon Supervisory District**

RESIDENT CURATOR PROGRAM  
INVITATION TO SUBMIT APPLICATION FOR CURATOR

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**SECTION A: APPLICATION SUBMISSION**

**DUE DATE: before ~~February 17, 2017~~**

**NEW APPLICATION DEADLINE: MARCH 19, 2017**

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

Stempson House  
Furnace Road  
Lorton, VA  
Laurel Hill Park

**Application Submittal Instructions**

Submit five (5) copies of the completed Application by the due date to:

Fairfax County Park Authority  
Resource Management Division  
Attn: Denice Dressel, Resident Curator Project 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 25 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.

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**Inquiries and Explanations**

All inquiries concerning this ISA should be directed, in writing, to:

Fairfax County Park Authority  
Resource Management Division  
Attn: Denice Dressel, Resident Curator Project Manager  
12055 Government Center Pkwy.  
Fairfax, Virginia 22035-0000  
[Denice.Dressel@Fairfaxcounty.gov](mailto:Denice.Dressel@Fairfaxcounty.gov)  
(703) 324-9569

Any explanation desired by an applicant regarding the meaning or interpretation of this ISA must be submitted and received in writing 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 of this ISA. If a section does not apply, indicate "not applicable" in your response. Provide responses in the spaces provided and **attach additional sheets or documentation as necessary.**

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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.

<b>Applicant's Name</b> [REDACTED]		
<b>Address</b> [REDACTED]		
<b>City</b> [REDACTED]	<b>State</b> [REDACTED]	<b>Zip</b> [REDACTED]
<b>Email</b> [REDACTED]		<b>Telephone</b> [REDACTED]
<b>Alternative Telephone Number</b> [REDACTED]		

<b>Additional Applicant's Name, if applicable</b> n/a		
<b>Address</b> n/a		
<b>City</b> n/a	<b>State</b> n/a	<b>Zip</b> n/a
<b>Email</b> n/a		<b>Telephone</b> n/a
<b>Alternative Telephone Number</b> n/a		

<b>Additional Applicant's Name, if applicable</b> n/a		
<b>Address</b> n/a		
<b>City</b> n/a	<b>State</b> n/a	<b>Zip</b> n/a
<b>Email</b> n/a		<b>Telephone</b> n/a
<b>Alternative Telephone Number</b> n/a		

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**SECTION C: PROPOSED USE**

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

I have reviewed all of the materials associated with the history surrounding the Stempson House and am excited to be considered for this opportunity to preserve this historic piece of American and Virginian heritage.

I will use this property as a primary residence and long term occupancy giving to the county a responsible, experienced home owner with skills and experience in home remodeling and repair. I have remodeled 3 homes, the last of which was the most extensive (1930's farm house). I maintain 2 of the 3 homes as rental properties and there is potential for the 3rd (current residence) to become a rental as well.

Based on my understanding of the surrounding area to the Stempson House and it's history, the most valuable approach would be someone dedicating their time and resources to rehabilitating the property into a comfortable living environment that preserves the property for years to come and to improve the landscaping and structures in order to improve the esthetic's of the surrounding park land.

I believe cleaning up the exterior with some basic landscape maintenance and paint followed with tackling the "house treatment plan" will go a long way to returning this property to its original purpose as a private residence.



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**SECTION D: PUBLIC BENEFIT**

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

I don't see any benefit to allowing public access to the home itself, however having someone in the property provides several benefits to the public. It will rehabilitate what has become a potential eye sore and a deteriorating property that deserves to be preserved. It will also deter theft and vandalism that the house has obviously fallen victim to over the years and with dedication to upkeep of the grounds, the surrounding orchard park land and "orchard loop" trail will benefit from a watchful eye to any criminal activity in the area.

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## REHABILITATION AND MAINTENANCE PLAN SUMMARY

Curator terms are comprised of a Rehabilitation Phase and a Maintenance Phase. The Rehabilitation Phase involves the major improvements required by contract. The Maintenance Phase follows the Rehabilitation Phase for the term of the lease, and includes all routine maintenance of the property, as well as any major capital improvements necessary during the term of the lease.

### SECTION E: REHABILITATION PHASE

#### Work Plan with General Schedule

Work Plan: Describe how the applicant will carry out the rehabilitation phase of the project, including the required improvements listed in Appendix: Treatment Plan and Appendix: Building Evaluation, 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 Appendix: Resources). 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.

#### Initial phase (1-2 month prior to occupancy):

- install kitchen (cabinets, counter tops, sink and disposal, appliances and floor)...access plumbing from basement as required. \*\*\*Include downstairs bathroom in flooring repair
- determine possible locations for laundry (basement likely) and run plumbing as needed for W/D hook-up
- condition walls in main living room and master bedroom for paint and paint to create livable space for move in
- repair all broken windows and doors, replace locks on doors as needed
- assess condition of hardwood floors and refinish as necessary (\*\*\*)This will need to be accomplished after seeing the house in person, and easier to do while home is still vacant)
- replace water heater as required
- install GFCI receptacles in kitchen, bathrooms and basement as required
- \*\*\*Full bathroom will have to be remodeled before occupancy as well

#### Move-in phase (1-2 years of occupancy):

- remove all overgrowth and vegetation from the house and surrounding landscape. Mow and maintain the lawn and address tree issue next to the garage (cut down the tree if approved/required)
- install new garage doors
- repair the deck
- address screens on the enclosed porch
- repair the damaged wood siding after pest inspection
- continue to address paint and flooring issues throughout the house (painting and refinishing floors as required)
- repair and replace baseboard and quarter round trim as required
- address heating system (test the piping and radiators, have boiler inspected and replace as required)
- remove and replace all fluorescent lighting as appropriate to match typical private residence styling
- monitor, test and repair any issues to electrical systems including all circuitry in the basement. address peeling paint and rusted conduit.
- remodel downstairs bathroom (\*\*\*)could be completed in conjunction with kitchen remodel)
- assess condition of hardwood floors upstairs and refinish as required or install carpet for the bedrooms if allowed.

#### Occupancy phase (2-5 years):

- paint the exterior
- re-insulate the attic
- address any needed roof repairs, paint metal roofing as required
- repair chimney
- long term goals if approved- Enlarge upstairs toilet room (206) to create 3/4 bathroom making a true master suite in bedroom (203)
- refinish stair treads and banister
- modernized bedroom closets
- assess second floor floor plan to determine if space allows for expansion of the full bathroom to increase space
- remove security screens from the windows

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**Proposed Alternatives or Amendments to Required Improvements**

Describe any proposed alternatives or amendments to the required improvements, found in Appendix: Treatment Plan and Appendix: Building Evaluation, and provide justification.

Only proposed alternative to required improvements would be my note in the previous section about enlarging the upstairs toilet room to accommodate a shower and perhaps laundry hookups. And in room 202/203 instead of repair existing carpet, I would recommend either refinishing original hardwood or replacing carpet with a more traditional home style carpet opposed to the office style currently in the house.

All other recommendations and requirements in the treatment plan seem reasonable.

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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 at this time but there is a chance that I could receive donations in the future, but I have sought out any donations at this time.

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**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 Appendix: Resource Page).

For the most part, as I can tell from the reports on the building's condition, this section is not that applicable. There is no plan to alter the appearance of the original structure or to replace any of the existing materials in any way that would alter its historical significance. I will be careful to match original exterior colors when painting, use real wood trim opposed to MDF materials when repairing interior spaces and try to honor the significance of the rest of the home during rehabilitation.

**Accessibility**

All proposed curators must comply with applicable requirements of the Americans with Disabilities Act. Describe how the required public access to, and rehabilitation, operation, and maintenance of the property will address the applicable accessibility regulations required by the Americans with Disabilities Act.

Without completing a lot of research on the ADA and at the sake of missing out on this opportunity, I am unsure of what ADA requirements would be needed to rehabilitate this home to its original function as a private dwelling in which I would occupy? Would I still need to install ramps? Would I need to lower light switches and provide under sink access for a wheel chair and hand rails in the bathrooms? I guess I am just confused. If my proposal was to use this building as office space with public access, I could understand the ADA being applicable, but I don't see how it applies to using this as a residence?

"Although private residential housing is not covered by the ADA, government-owned or operated housing and certain privately owned facilities that provide housing are subject to the ADA and its accessibility requirements. Government owned or operated facilities may include public housing, student and faculty housing, employee housing, nursing homes, temporary housing provided in emergencies, and social service facilities, such as homeless shelters and halfway houses." Not sure that this applies to this house even though it is government owned. However, I will continue to research and make all necessary alterations to accommodate ADA requirements.

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## 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.

The summary should include a list of all of the following actions which have become final in the three years prior to the application submission:

1. 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.

I have no "professional" experience in home rehabilitation but as a home owner for the last 15 years, I have always bought "fixer uppers" and have extensive knowledge and experience as a DIY'er. I have remodeled 4 homes, currently maintain 2 as rental properties and am living in what was a major live-in renovation of a 1930's farm house. I completed a top to bottom remodel including a living space conversion to a master bedroom suite that involved framing, slab trenching and new plumbing for the bathroom. I managed building permits and contracting and completed all of the work myself minus the actual plumbing runs as they were required to be completed by a licensed plumber by city codes. I have years of flooring experience both in laying and refinishing hardwood as well as tile work. I understand housing electrical work and have experience in hiring contractors. My intention on this property is to complete the majority of the work myself if code allows, and will contract the rest.

I have zero violations

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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 Appendix: Resource Page).

I do not have any specialized skills beyond basic woodworking knowledge and home improvement experience that would apply to this section, however I am prepared to research as necessary and work with available resources to ensure the home's historic significance is honored.

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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.

The list of professional qualifications and relevant work history of any such providers, contractors or subcontractors shall include a list of all of the following actions which have become final in the three years prior to the application submission:

1. 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
2. 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.

This is not applicable beyond the plumber that I used in my current remodel. His name is [REDACTED] and works for Mondrich Plumbing in Rome, NY.



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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 Appendix: Resource Page).

N/A

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**SECTION G: ESTIMATED PROJECT COSTS**

Use the table below to summarize proposed expected costs (Attach more detailed breakdowns if desired).

<b>PROJECT COSTS BUDGET</b>		
<b>Cost Category</b>	<b>Amount</b>	<b>Total Amount</b>
<b>Hard Costs</b>		134,000
General Conditions (mobilization, temporary facilities)	10,000	
Site Work	10,000	
Excavation	2,000	
Foundation	0	
Demolition	3,000	
Superstructure	3,000	
Floor Structure	5,000	
Roof Structure & Cover	6,000	
Doors & Windows	2,000	
Interior Construction	45,000	
Plumbing	6,000	
HVAC	9,000	
Electrical	2,000	
Sprinklers	0	
Conveying Systems (if applicable)	0	
Utility Upgrades (electrical, water, sanitary)	3,000	
HAZMAT Abatement	2,000	
Specialties	5,000	
Clean up	3,000	
Miscellaneous	5,000	
Construction Contingency ( _____ %)	13,000	
<b>Soft Costs</b>		21,000
Architectural Fees	0	
Engineering Fees	1,000	
Third party HAZMAT inspection, testing, and monitoring	0	
Other Design Fees	1,000	
Commissioning HVAC, sanitation systems	10,000	
Construction Period Interest	0	
Other Financing Fees	0	
Other Consulting Fees	0	
Permits and Licenses	1,000	
Construction Administration fees	1,000	
Other Soft Costs	5,000	
Design Contingency ( _____ %)	2,000	
<b>Other Project Costs</b>		10,000
<b>TOTAL PROJECT COSTS</b>		<b>165,000</b>

## SECTION H: MAINTENANCE PHASE EXPENSES

The Maintenance Phase follows the Rehabilitation Phase for the term of the lease, and includes all routine maintenance of the property, as well as any major capital improvements necessary during the term of the lease.

The cost of ongoing maintenance of the property will be factored into the calculation of lease length (assuming all required maintenance tasks are being performed according to the guidelines established in Appendix: Maintenance Guidelines and Checklist). An additional annual amount will be factored into this calculation, to recognize the value of the occupation and management of the property (utilities, fees, any applicable taxes, etc.).

### Estimated Annual Maintenance Costs

Including, but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. (See Appendix: Maintenance Guidelines and Checklist)

2013 Historic Replacement Value	Multiply the Historical Replacement Value by 1%	Total Annual Maintenance Expense Allowance
\$439,000	1%	\$4,390

### Estimated Annual Occupancy/Management Costs

For example: utilities, additional required liability insurance, legal fees, public benefit component, pro-rated property taxes, etc.

Utilities	\$2,659
Real Estate Taxes (prorated for 30yr lease, 60% of estimated taxes, 'as is' condition)	\$427
Other Miscellaneous Expenses	\$746
<b>Total Estimated Annual Occupancy and Management Costs</b>	<b>\$3,832</b>

### Total Estimated Annual Maintenance Phase Costs

Annual Estimated Maintenance Costs	\$4,390
Total Estimated Annual Occupancy and Management Costs	\$3,832
<b>Total Estimated Annual Maintenance Phase Costs</b>	<b>\$8,222</b>

## SECTION I: LEASE TERM

According to the Curator Program'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 **\$30,000** per annum for the length of the base term, as determined by an independent appraiser. This FMRV applies to residential use only. Proposed uses other than residential would require a re-evaluation of the Fair Market Rental Value. The length of the lease term will be determined based upon the following:

- Annual Fair Market Rental Value (FMRV)
- Rehabilitation Project Costs
- Estimated Annual Maintenance Costs: Including, but not limited to: grounds maintenance, gutter cleaning, roof repairs/replacement, repointing, maintaining/replacing mechanical systems, etc. (See Appendix: 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

Annual Fair Market Rental Value *minus* Annual Estimated 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.

	Annual	Total
<b>Rehabilitation Project Costs Provided by Applicant (Total Project Costs, see Section G)</b>		\$ 165,000
<b>Annual Fair Market Rental Value (FMRV)</b>	\$30,000	
<b>Estimated Annual Maintenance Costs (see Section H)</b>	(\$4390)	
<b>Estimated Annual Occupancy &amp; Management Costs (see Section H)</b>	(\$3832)	
<b>Adjusted Annual FMRV</b>	<b>\$21,778</b>	
<b>Rehabilitation Project Costs /Adjusted FMRV = Estimated Length of Lease, or Lease Term, in years</b>	<b>7.6</b>	

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 7.6  
**In all cases, the lease term will be less than 30 years**