

George Mason High School & West Falls Church Economic Development Project

May 20, 2018

Wyatt Shields, City Manager
Dr. Peter Noonan, Superintendent



City of Falls Church
Department of
Public Works (DPW) and
Virginia Geographic Information Network

City Boundary
Campus Features

**George Mason High School
and Mary Ellen Henderson
Middle School Campus**

Created July 25, 2013

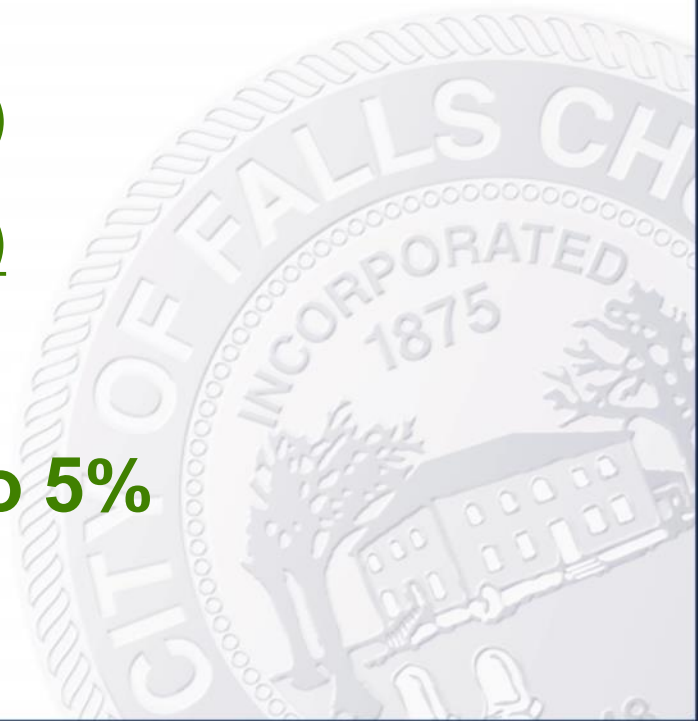


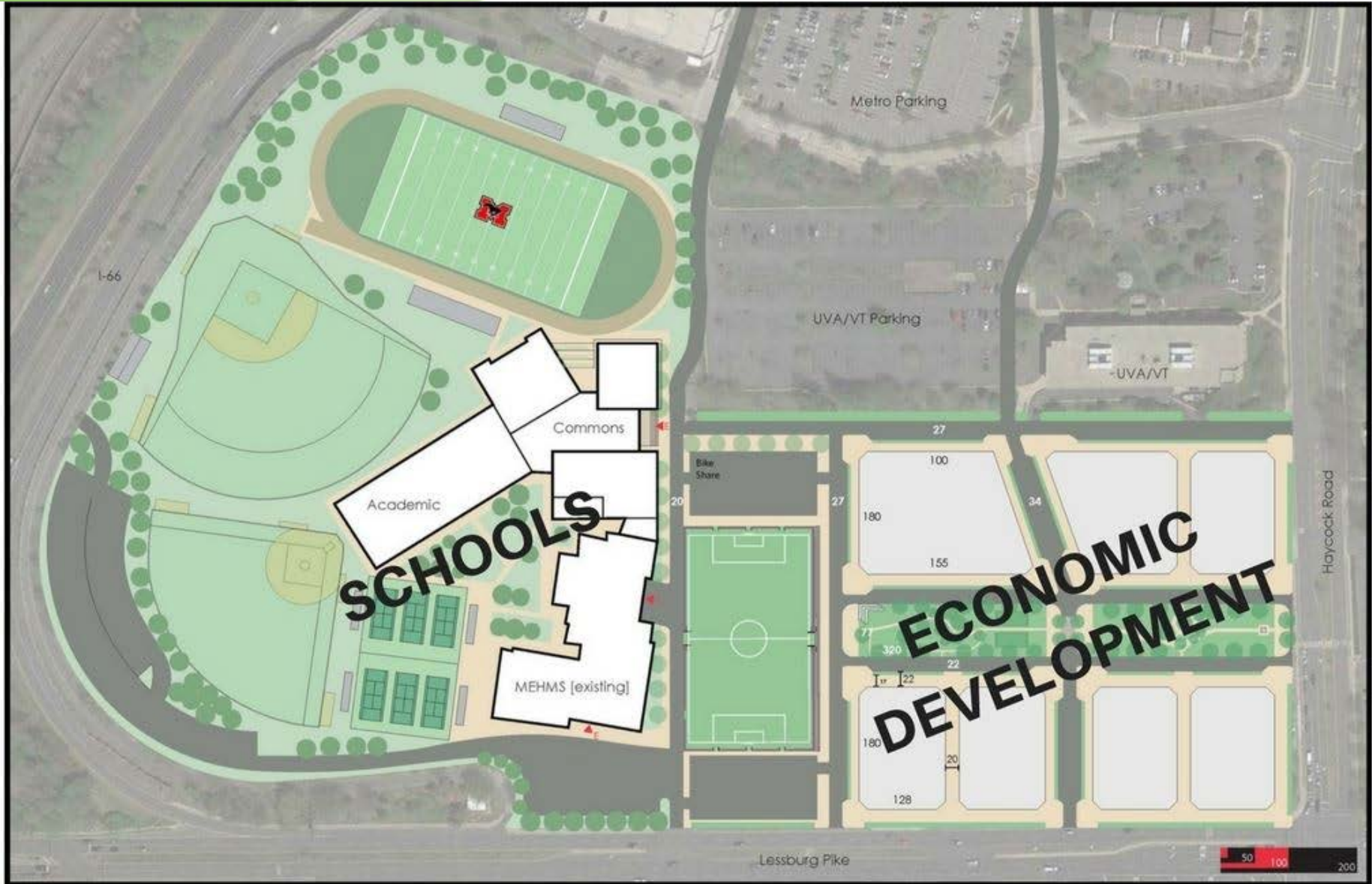
GMHS Debt Service Assumptions

- **GMHS debt phased over 3 years:**
 - FY 2018: \$ 6.5 M (5%)
 - FY 2019: \$63.5 M (53%)
 - FY 2020: \$50 M (42%)

Total: \$120 M

- Interest rates from 3.5% to 5%
- 30-year bonds



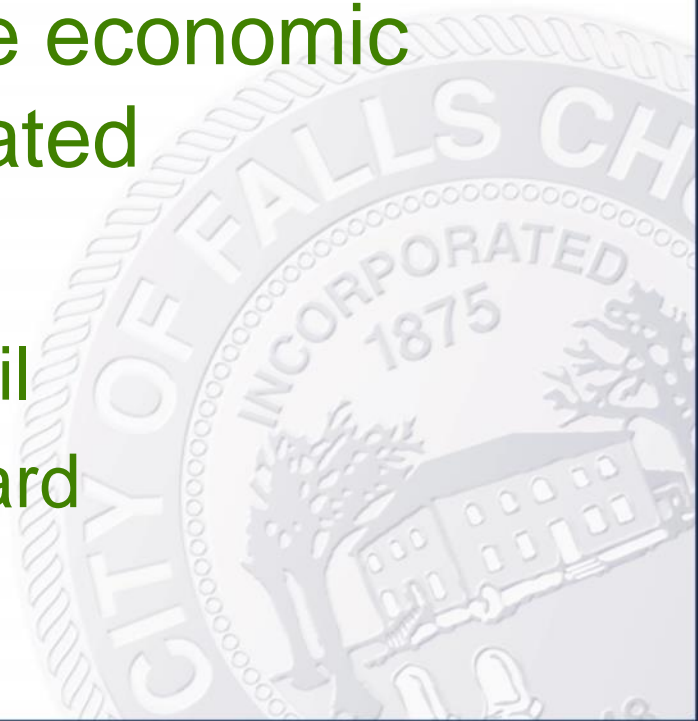


April 8, 2018

Month & Year	High School Project	Economic Development
December 2017	Issue Request for Conceptual Proposals	
January 2018		Adopt Comprehensive Plan Amendment
February 2018	Issue Request for Detailed Proposals	
March 1, 2018		Issue Request for Proposals
May 23, 2018	Issue debt for GMHS Design	
June 2018	Select School Design and Construction Team	Issue Request for Detailed Proposals
October 2018		Select Development Partner
May 2019	Finalize School Plans and Cost (GMP)	Finalize Land Lease/Sale Agreement & Zoning Approval
June 2019	Issue debt for GMHS Construction	
July 2019	Construction Begins	Site Plan, Building Permits
Summer 2021	School Opens	
Fall 2021		Economic Development Construction Begins

Campus Coordinating Committee

- Purpose: to ensure that design, scheduling, and financial decisions for both the school and future economic development are coordinated
- 8 Members:
 - 4 appointed by City Council
 - 4 appointed by School Board



West Falls Church Economic Development

- Request for Conceptual Proposals
 - Issued March 1
- May 1: Six Proposals Received
- Proposals posted: www.fallchurchva.gov
- Evaluation Committee
 - Rank and recommend top finalists (~3)
 - Recommendation to City Council in June

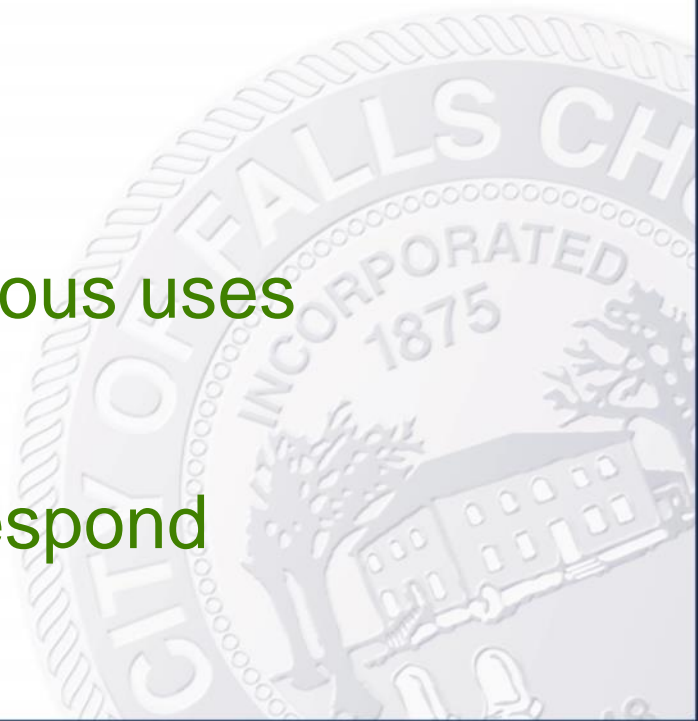
RFP Evaluation Team

West Falls Church Economic Development Project

<u>Members</u>	<u>Title</u>	
Gill, Erin	School Board Rep	
Hardi, Letty	City Council Rep	
Noonan, Peter	Schools Superintendent	
Shields, Wyatt	City Manager	
Snyder, Jim	CPEDS Director	
Tarter, David	City Mayor	
Wodiska, Russ	PC Rep	
Wulff, Bob	Consultant	
Young, Bob	EDA Rep	
Goldstein, Lee	Project Manager	<i>Advisory</i>
McCoskrie, Carol	City Attorney	<i>Advisory</i>
Risher, Boss, Brown	Alvarez & Marsal	<i>Advisory</i>

RFDP

- Request for Detailed Proposals
- Detailed Conceptual Development Plan & Financing Plan
- Offer for ~10 acres
 - Lease and Sale price
 - Value assigned to the various uses
- To be issued in June
 - Only shortlisted firms to respond
- Proposals Due in August



Grant Application

- Transportation Grants before NVTA*
- \$15.7 m application:
 - Relieve congestion at Haycock/Broad
 - Improve walkability/bike to campus
 - Improve access to West Falls Church Metro Station
 - Improve access from W&OD to Campus

* Northern Virginia Transportation Authority

Sunday Series

Campus Project Town Halls Community Center

- January 28 Sunday 2 pm
- February 25 Sunday 2 pm
- March 15 Sunday 2 pm
- April 8 Sunday 2 pm
- **May 20 Sunday 2 pm**
- **August 5 Sunday 2 pm**
- **September 23 Sunday 2 pm**
- **Additional to be scheduled**

Sustainability Panel Discussion

- Organized by: Environmental Sustainability Council

“West Falls Church Economic Development Project: Opportunities for Sustainable Stormwater and Energy Infrastructure”

- Thurs May 24: Mary Ellen Henderson
Middle School Library
- 7:30pm to 9:30pm.

Public Information & Comment

- Find Campus Information at www.fallschurchva.gov/WFC
- Send comments to:

city-manager@fallschurchva.gov
city-clerk@fallschurchva.gov

