

**MINUTES OF THE CITY COUNCIL AND SCHOOL BOARD CAMPUS COORDINATING
COMMITTEE MEETING**

PURPOSE OF MEETING: To facilitate coordinated decisions by the governing bodies of the School Board and City Council, the government and school staff and consultants, and the boards and commissions of the City during the design phase for George Mason High School and economic development project.

DATE OF MEETING: **February 23, 2018**

PLACE OF MEETING: School Board Conference Room, 800 W. Broad Street, Falls Church.

MEETING CALLED TO ORDER BY: Wyatt Shields AT 7:35am (time)

THOSE PRESENT:

<u>Members</u>	<u>Staff</u>
Mr. Tarter: <u>X</u>	Mr. Shields: <u>X</u>
Ms. Hardi: <u>X</u>	Mr. Snyder: <u>X</u>
Mr. Webb: <u>X</u>	Mr. Goldstein: <u>X</u>
Mr. Castillo: <u>X</u>	
Mr. Wodiska: <u>X</u>	
Mr. Novotny: <u>X</u>	
Ms. Sherard: <u>X</u>	
Ms. Novotny: <u>X</u>	
Mr. Anderson: <u>X</u>	

OTHERS PRESENT: Marybeth Connelly, Russ Litkenhaus, Phil Duncan

TOPICS OF DISCUSSION: _____

1. Call to Order
2. Introductions of Committee Members
3. Committee Role and Structure
 - a. Review of Charter
4. School RFP Update
 - a. Down selection
5. Economic Development RFP Update
 - a. Issuance and Timing
6. Schedule Review
7. Shared Infrastructure
8. Topics for Future Consideration
 - a. Task ~~Items~~ List
9. Confirm Next Meeting Date

MEETING ADJOURNED AT: 8:50am

SIGNATURE OF RECORDER: See Below

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Campus Coordinating Committee Minutes
February 23, 2018

- 1. Call to Order**
- 2. Introductions of Committee Members**

Lawrence Webb
Justin Castillo
Greg Anderson
Kristin Sherard
Molly Novotny
David Tarter
Letty Hardi
Michael Novotny
Russell Wodiska

- 3. Committee Role and Structure**
 - a. Review of Charter**

The Committee is made up of representatives from the City Council, School Board, Planning Commission, Economic Development Authority, PTA, and the Falls Church Education Association. The purpose of the Committee is to facilitate coordinated decisions by the City Council and School Board with respect to the procurement and design of the George Mason High School and the West Falls Church economic development project. The Committee serves in an advisory capacity to identify critical issues and decision points that collectively affect both redevelopments.

- 4. School RFP Update**
 - a. Down selection**

On February 20, 2018, the School Board down-selected to three shortlisted teams from five:

- Clark Construction with Mosley Architects
- Davis-Smoot Construction with Perkins Eastman Architects
- Gilbane Construction with Stantec & Quinn Evans Architects

Turner Construction and Grunley did not make the next round. Factors in the evaluation included team experience and capacity, management approach, as well as synergy with the commercial component. The three shortlisted teams have all built world-class high schools.

Next steps:

- RFP for the design phase was released on February 22, 2018 and is due May 17, 2018.

- 5. Economic Development RFP Update**
 - a. Issuance and Timing**

Request for Conceptual Proposals will be issued March 1st, 2018 weighing team's experience and qualifications, financial capacity, and overall approach. Will include high-level conceptual plans.

PPEA process, will include some confidential information. Determining what will be able to be shared.

Zoning: B-2, with special exception to allow flexibility around height, density, and parking. Should inform schools teams of this.

6. Schedule Review

Econ Development:

- RFP issued March 1, 2018, responses due May 1, 2018
- Industry Forum March 15, 2018
- Down select and Request for Detailed Proposals issued June 2018
- Selection October 2018
- Subdivision and B-2 zoning text amendment by December 2018
- ERA October 2018-May 2019
- CA in June 2019 (need Step 1 entitlements done)—critical milestone for school construction start
- Step 2 entitlements (more detailed, site plan approval, by 2021)

Schools:

- Selection of Design/Build Team June/July 2018
- Comprehensive Agreement executed August 2018
- Timeline is for school to be designed and begin construction by June 2019
- Substantial completion by June 2021.
- The contractor is to demolish the existing high school by November 2021

Critical Dates:

August 2018: Will need to coordinate on scope within Comprehensive Agreement for school developer

October 2018: Schools parcel will have begun design, selection of economic development

June 2019: Step 1 entitlement approvals by May 2019, and execution of CA for commercial component by June, prior to construction start of school

7. Shared Infrastructure

1. Stormwater
2. Sewer
3. Ingress/Egress

The High School RFP currently indicates that school respondents are only responsible for stormwater on the school site. The potential for shared stormwater, and cost-savings, is being explored. The idea of stormwater structures under the multi-use field was discussed. Since the High School Detailed RFP has been issued, any Addendum to change these requirements should be issued as soon as possible.

The High School RFP currently indicates that school respondents are to provide a sewer pump station that serves the new High School, Football Stadium, and Mary Ellen Henderson High School. The force main will discharge into a manhole on the commercial site. The manhole and gravity sewer to Leesburg Pike should be sized for both sites. A gravity sewer through the WMATA site is being explored by the City.

The High School RFP indicates that the access drive from Haycock Road, along the VA Tech site, will remain and can be used for school access. The RFP does not specifically address access from Leesburg Pike. Coordination is needed to allow access to both sites from Leesburg Pike.

The High School respondents will be instructed to base their designs on B-2 zoning. The subdivision of the site is expected December 2018. Entitlements will be required to be complete prior to High School permitting.

Coordination would occur in the Summer (CA for schools) and Fall of 2018 once a developer is selected for economic development portion.

8. Topics for Future Consideration

a. Task List

- Shared space/facilities and infrastructure
- Playing field
- Parking
- Sanitary sewer
- Stormwater management
- Ingress/egress and shared access off of Route 7
- Pick-up/drop-off for school
- Pump station (location, size, ability to serve commercial component?)
- Schedule coordination—major decision points
- Entitlement process and Comprehensive Agreement (economic portion) part of critical path for school construction. Must have an agreement for economic development piece in order to issue bonds.
- Convening the two development teams for coordination
- Access drive along Haycock
- Parcel separation—ensuring the 70% and 30% split between school portion and commercial (subdivision December 2018)

9. Confirm Next Meeting Date

Friday, March 23rd, 2018 at 7:30am at the School Board Offices