

**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: **March 23, 2018**

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

MEETING CALLED TO ORDER BY: Mr. Shields AT 7:30am (time)

THOSE PRESENT:

<u>Members</u>	<u>Staff</u>
Mr. Tarter: _____	Mr. Shields: <u>X</u> _____
Ms. Hardi: <u>X</u> _____	Mr. Snyder: _____
Mr. Webb: <u>X</u> _____	Mr. Goldstein: <u>b</u> _____
Mr. Castillo: <u>X</u> _____	Bob Jones <u>X</u>
Mr. Wodiska: <u>X</u> _____	Peter Murnan <u>X</u>
Mr. Novotny: <u>X</u> _____	
Ms. Novotny: <u>X</u> _____	
Ms. Sherard: <u>X</u> _____	
Mr. Anderson: <u>X</u> _____	

OTHERS PRESENT: Marybeth Connolly, Phil Duncan

TOPICS OF DISCUSSION: Meetings minutes attached

MEETING ADJOURNED AT: 8:50am

SIGNATURE OF RECORDER: [Signature]



AGENDA

Campus Coordinating Committee

Friday, March 23rd, 2018

7:30AM

School Board Offices, Central Conference Room

800 West Broad Street

Falls Church, VA 22046

Agenda

1. Call to Order

2. Project Updates

a. School Detailed RFP

- FCCPS RFDP is due May 17th.
 - Proprietary information contained in the Conceptual RFP submissions included design approach and management approach.
- FCCPS anticipates the selection of a preferred proposer in June.
- Contract negotiations are expected in July with a Comprehensive Agreement by August.

b. Economic Dev. RFP

i. Industry Forum Recap

- Approximately 50 attendees
- Presentation, Q&A, and site tour
- Good enthusiasm for the project

ii. Evaluation Process

Evaluation Committee:

- Tentatively involve City Council, EDA, Planning Commission
- City will use it's own fiscal modeling and fiscal impact analysis template.
- Identifying the best transaction structure for the City. Value on a fee simple basis, and on a lease basis.

iii. Development of Request for Detailed Proposals

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- Refine required and desired features.
- Procurement overview will be updated, as well as proposal content.

- More in depth around development program and financials

Figuring out what the best transaction structure is for the city. How will the decision actually be made.
Evaluation: what are needs are in the short term and the long term.

Expectations for CCC: reviewing the RFDP in May

Schedule for RFDP:

- April internal discussion
- May public discussion
- Issuance in mid-June

Proposals will be posted publicly that are not confidential information.

Referring out to Boards and Commissions? City Council will weigh in on this.

3. Financial Update

- Requesting bond resolution from Council on April 9th. Will include design costs for the high school. For the bond issuance: \$30M
- A&E for high school is \$10M
- \$6M of design
- \$355K PMCM
- \$3M for construction
- \$1M Bond Cost
- Going rate for borrowing: 4%
- Balancing May debt issuance and June debt issuance.

4. Updates on Task List

a. Shared space (parking, playing fields, etc)

Examples of other shared spaces, ex.: FC Dallas stadium

Mixing parking and field space

Process for determining the interface of the playing field space

Timing of commercial/field space—intermixing.

Swing space for fields during construction.

How much time to allow for meshing between schools developer and commercial developer—about 6 months.

b. Sanitary sewer:

Working with WMATA on access through their property.

To present recommendations and options in May meeting.

School proposal assumes pump station will be required.

c. Stormwater management

d. Site Access

e. ALTA Survey

Deliverable expected in the next week or two.

f. Schedule coordination

g. Entitlement process

At time of land lease agreement, entitlements for property will be set. Developer needs to have guarantees of value prior to execution of comprehensive agreement.

h. Environmental Sustainability

Ensuring we are pushing the highest levels. School will be LEED Gold with incentives in the RFP to potentially achieve LEED Platinum.

School RFP requires geothermal and net-zero energy ready. The RFP provides incentives and add alternates for energy generation toward net-zero energy and an expanded geothermal well field to include MEH in the future.

Sun angles should be reviewed to confirm the commercial development will not interfere with solar panels.

Transportation alternatives that are sustainable.

Getting daylight into the classrooms.

i. Other

- \$15.7M grant pending with NVTC—received resolution of support from Fairfax County Board of Supervisors. -improvements along the edges, walkability, access, throughput.
- Main offsite improvement: signalized intersection at Haycock
- Meetings with VDOT about spacing—would need a waiver.

WMATA West Falls Church planning: coordination on this
-connection points between the two developments

Next Meeting: April 27th Meeting