



Town Hall Meeting

GMHS Campus Visioning & RFP Process

Saturday, July 11 2015

Council Chambers



Joint Planning Process



Why do we need a new or renovated high school?

- **GM is at capacity today; MEH will be soon**
- **GM was built in 1954; many systems are outdated**
 - HVAC is failing
 - Needs a new roof
 - Needs upgraded wiring for the modern world
 - Half the size it needs to be for future enrollment
- **Poor ADA mobility around the building**
- **Needs upgraded safety features (intercom, door controls, and central enter and exit point)**



Process to Date



February 2014: Process Planning Committee

Appointed by City Council and School Board to develop a road map for the planning process for the GM/MEH campus

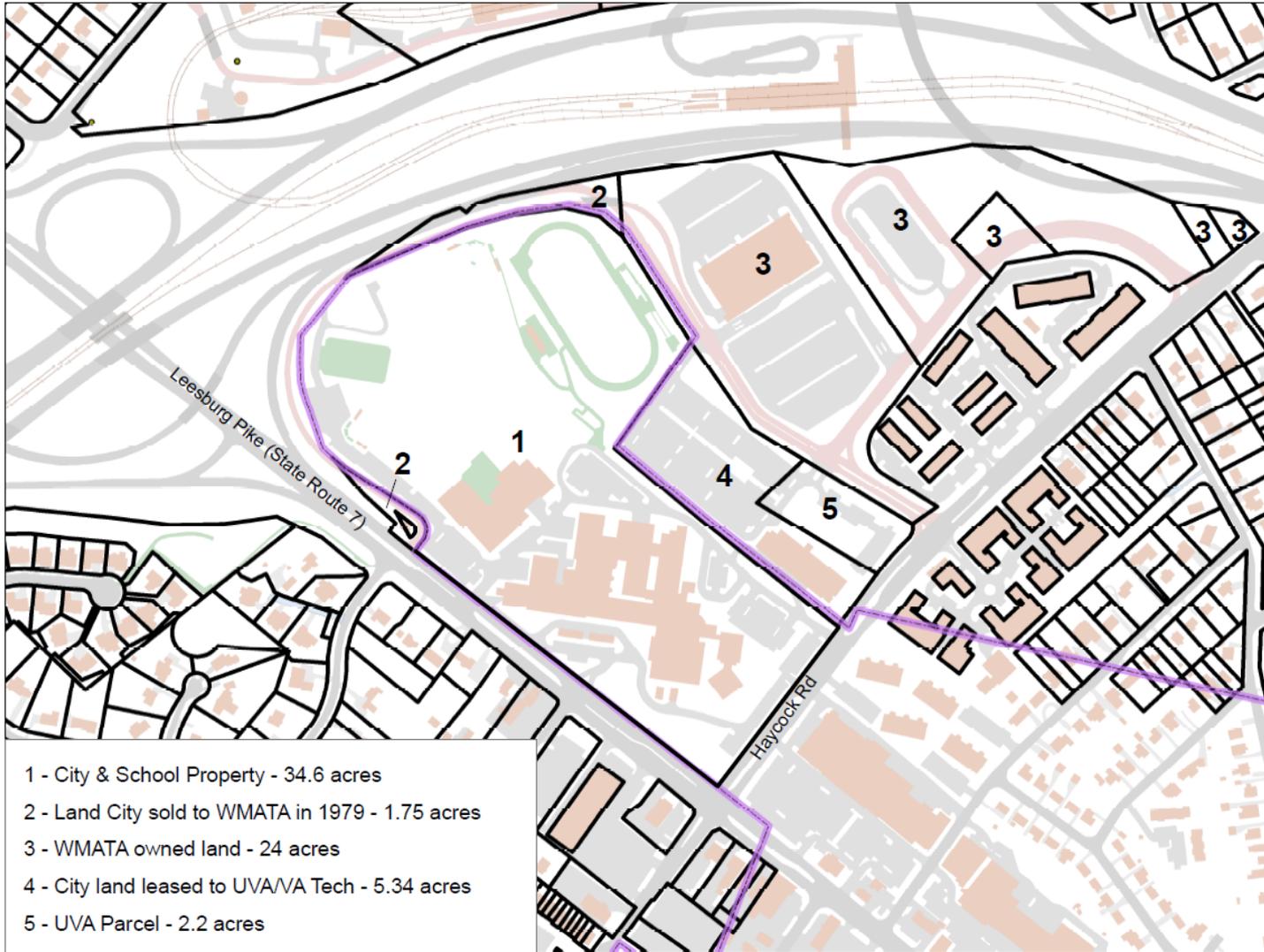
June 2014: Steering Committee

Appointed by City Council and School Board to oversee the Planning Process

These two Committees met regularly (15 Meetings over 12 Months) from February 2014 through February 2015.

Steps Leading up to Issuance of a Request For Proposals

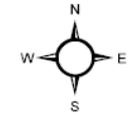
- **Steering Committee Work:**
 - Outreach to neighboring property owners and Fairfax County
 - September 2014: RTKL Test Fit of the Campus
 - October 2014: Urban Land Institute Study of the Campus
- **March 2015: Unsolicited Proposal Received**
- **May 2015: Unsolicited Proposal Returned; PPEA Process Started**
 - May 11, 2015: Schedule adopted by City Council & School Board
- **School Campus Vision Process**
 - Vision Report presented on July 7



- 1 - City & School Property - 34.6 acres
- 2 - Land City sold to WMATA in 1979 - 1.75 acres
- 3 - WMATA owned land - 24 acres
- 4 - City land leased to UVAVA Tech - 5.34 acres
- 5 - UVA Parcel - 2.2 acres

Property Owners

Boundary Adjustment Area & Adjacent Properties



City of Falls Church

Legend

- City / County Boundary
- Parcels
- Buildings

Transportation

- Railroads
- Public Road
- Private Road
- Parking Lot
- Bridge / Overpass

Oct. 2014



Project #1 Studying the Site



Is 70% of the land enough to accommodate a high school for 1500 students? Yes, there are at least several options.



Where might commercial development be located? Again, there are several options.



Steering Committee Project #2

Urban Land Institute TAP study in mid-October to study the feasibility and potential for commercial development. ULI affirmed the potential value of the site.



Project #3

Broad Community Engagement Through Community Visioning

Community-Wide Visioning June 6th, 2015

Stakeholder Meetings June 22-23, 2015

Online Feedback Forms

GM/MEH Campus Community Outreach Report

- July 7th, 2015

Oral Report at a Joint Meeting

- July 17th, 2015

Written Report will be Available

Over 200 Participants

- City Council
- School Board
- City and School Employees
- School Committees/ Organizations
- City Committees/ Organizations
- Parents
- Residents
- Fairfax County
- WMATA
- Virginia Tech



Gathered Community Thoughts on...

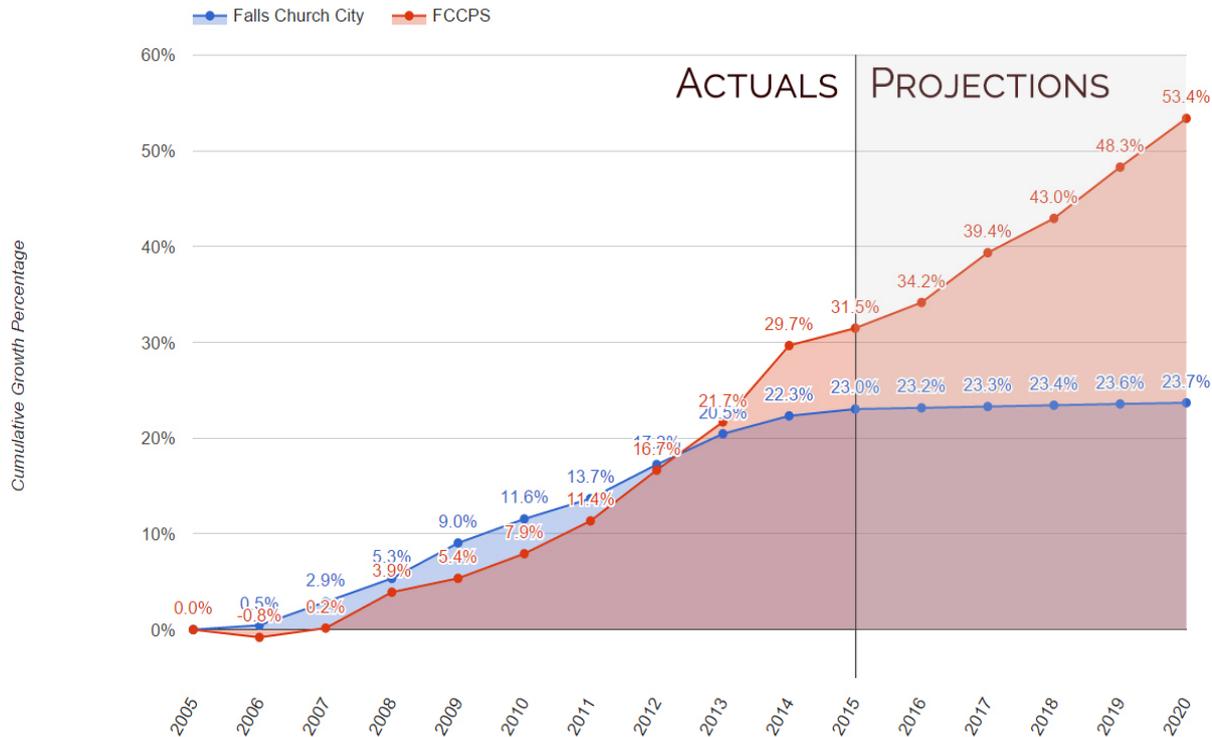
- School Design (Massing and Height)
- Landscape and Sustainability
- Site Access and Circulation
- Middle School Expansion Approach
- Adjacent Development

Building or Expanding for 1,500 Students

- Natural Growth Projections are calculated annually by the Weldon Cooper Center in UVA
- We work with City Staff to coordinate any economic development which will have some student enrollment

Natural Growth Trend for FCCPS

Cumulative 10 Year Growth + 5 Year Projection: Falls Church City vs. FCCPS



Source: UVA - Weldon Cooper Center for Public Service

Schedule

On May 11, 2015 City Council and School Board Adopted a PPEA Schedule. The draft RFP follows that schedule with minor adjustments.

- July 30, 2015: Issue “Phase 1” Conceptual RFP**
- Aug 25, 2015: Information meeting for proposers**
- Oct 30, 2015: Conceptual Proposal submission deadline**
- Dec. 2015: City Council and School Board Shortlist**
- Dec. 2015: Issue “Phase 2” RFP for Detailed Proposals**
- March 2016: Detailed Proposal submission deadline**
- April 2016: Public comment on Detailed Proposals**
- June 2016: Selection of preferred Proposer**
- June-July 2016:**
 - Negotiate Comprehensive Agreement key terms**
- July 2016: City authorizes bond referendum**
- Nov 2016: Bond referendum (if needed)**
- Nov 2016: Finalize Comprehensive Agreement**
- Dec 2016: Notice to proceed**
- Fall 2019: Target completion date for new school facilities**

The Phase 1 RFP seeks conceptual proposals to accomplish the following goals:

- A. Replace (or renovate) the existing George Mason High School and expand the existing Mary Ellen Henderson Middle School.**
- B. Redevelop up to 10.38 acres of the Parcels for commercial uses that will benefit the City and its residents, and that will encourage economic development in the western part of the City.**
- C. Maximize the short- and long-term economic benefit of the redeveloped portion of the Parcels to help fund the capital costs of the new and expanded school facilities.**
- D. Maximize competition among potential Proposers for the Project.**

Comments Questions and Input

- For more information:

<http://www.fallschurchva.gov/1599/Campus-Redevelopment-Project>