

PPEA Project Information Meeting

August 25, 2015
George Mason High School



Schedule/Milestones

Milestone	Date
Issue RFP	July 30, 2015
Non-mandatory Project information meeting	August 25, 2015
Deadline to submit questions on RFP	September 23, 2015
Issue responses to questions	October 7, 2015
Conceptual Proposal submission deadline	October 30, 2015
Announcement of Shortlist	December 2015
Issue RFDP	December 2015
Detailed Proposal submission deadline	March 2016

Schedule/Milestones (continued)

Milestone	Date
Public hearing on Detailed Proposals	April 2016
Selection of preferred Proposer	June 2016
Negotiate Comprehensive Agreement key terms	June-July 2016
City authorizes public referendum	July 2016
Finalize Comprehensive Agreement	November 2016
Public referendum	November 2016
Bond sale	December 2016
Notice to proceed	December 2016

Questions and Requests for Clarification

- To be submitted:
 - To Point of Contact
 - In writing
 - Before 2:00 p.m. (Eastern Time) on September 23, 2015
- Responses in writing
- Any revisions/addenda to RFP to be posted on School Board and City websites

Project Site Aerial view

**34.6
Acres**



School Scope of Work

George Mason High School

Build New or Renovate Existing

Mary Ellen Henderson Middle School Expansion

Key Component in the RFP Innovative High School Design

Specific Attention to the Academic Wing.... Scope of Work 2. (b)

Learning Spaces

STEAM (Science, Technology, Engineering, Arts, and Math)

Learning Pods

Connection to Outside

Community Spaces

Green Space

Collaborative Learning

Hands-On

Interaction (Student and Teacher)

Presentation (Spaces and Places)

Creation (Technology Savvy)

Athletic Spaces

Field Spaces

As per scope to accommodate 1,500 high school students

Enhancing Indoor Athletic Spaces for Community and School

A practice gym with easy access, meets the needs of school and community...

Parking

Maintain 500 School Parking Places

Bus parking is important to the school division

Project Site Aerial view

**34.6
Acres**



Project Scope of Work: Redevelop a Portion of the Parcels

(RFP: Page 4, Section 2.3 C)

C. Redevelop up to 10.38 acres of the Parcels for commercial uses, or a mix of uses that is significantly commercial, in a manner that:

(i) maximizes the financial value of the property to the City and the School Board...

(ii) maximizes the net fiscal impact to the City through high-quality commercial uses...

(iii) features outstanding design, including exemplary architecture, pedestrian and bicycle friendly streets with effective transportation improvements for access to, from, and through the site, lively public and commercial spaces with a sense of place, environmentally sustainable buildings and infrastructure, and other enhancements to the Parcels that will benefit the City and surrounding community.



RTKL Site Capacity Study

September, 2014



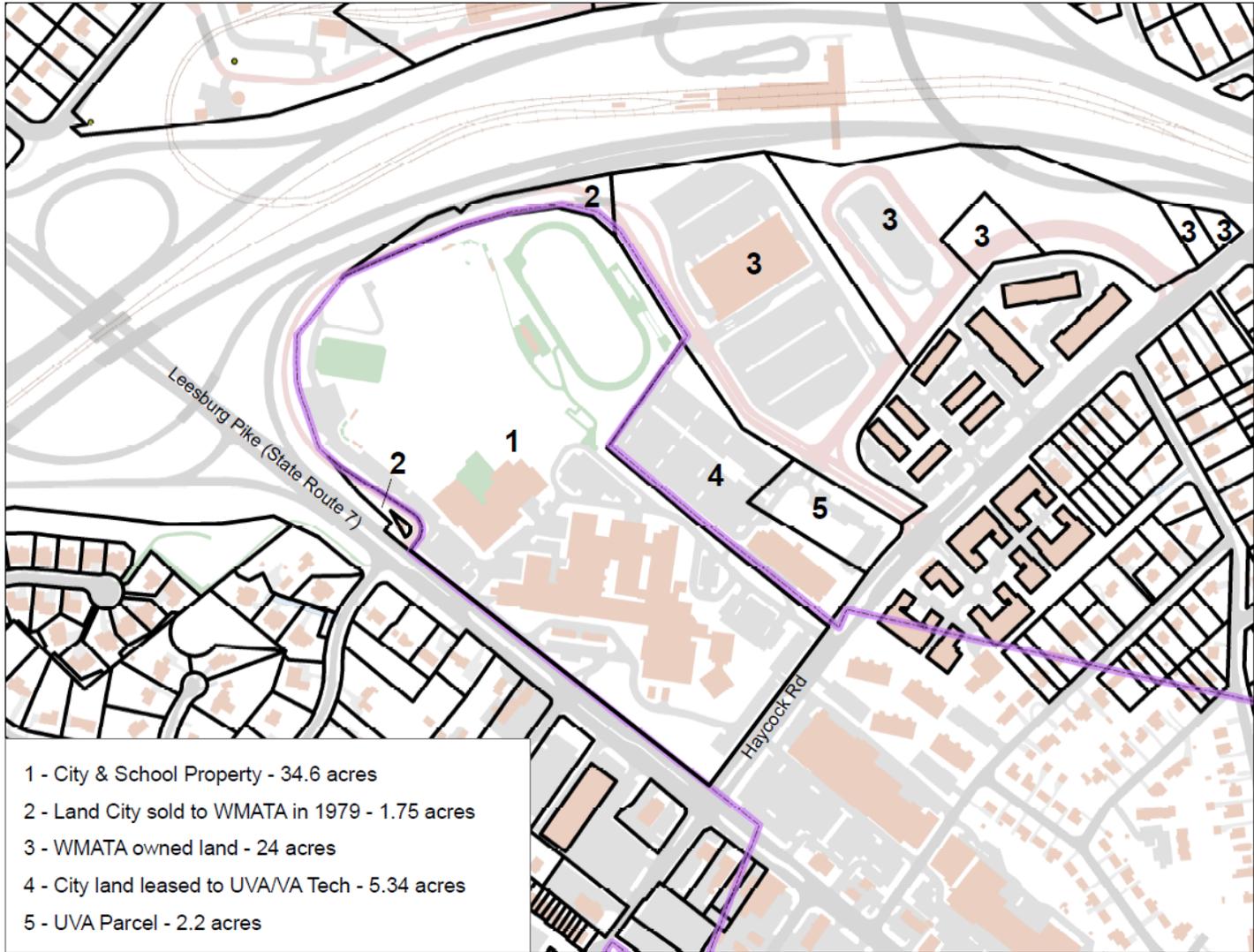
RTKL Site Capacity Study

September, 2014



Urban Land Institute
Technical Assistance Panel
October, 2014

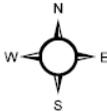




- 1 - City & School Property - 34.6 acres
- 2 - Land City sold to WMATA in 1979 - 1.75 acres
- 3 - WMATA owned land - 24 acres
- 4 - City land leased to UVVA Tech - 5.34 acres
- 5 - UVA Parcel - 2.2 acres

Property Owners

Boundary Adjustment Area & Adjacent Properties



City of Falls Church

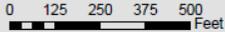
Legend

- City / County Boundary
- Parcels
- Buildings

Transportation

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

Oct. 2014



Questions?

Questions will be followed by a tour of the campus site

www.fccps.org/facilities

www.fallschurchva.gov/CampusRedevelopment