

Welcome to the Community Meeting

Hosted by the Falls Church City Council

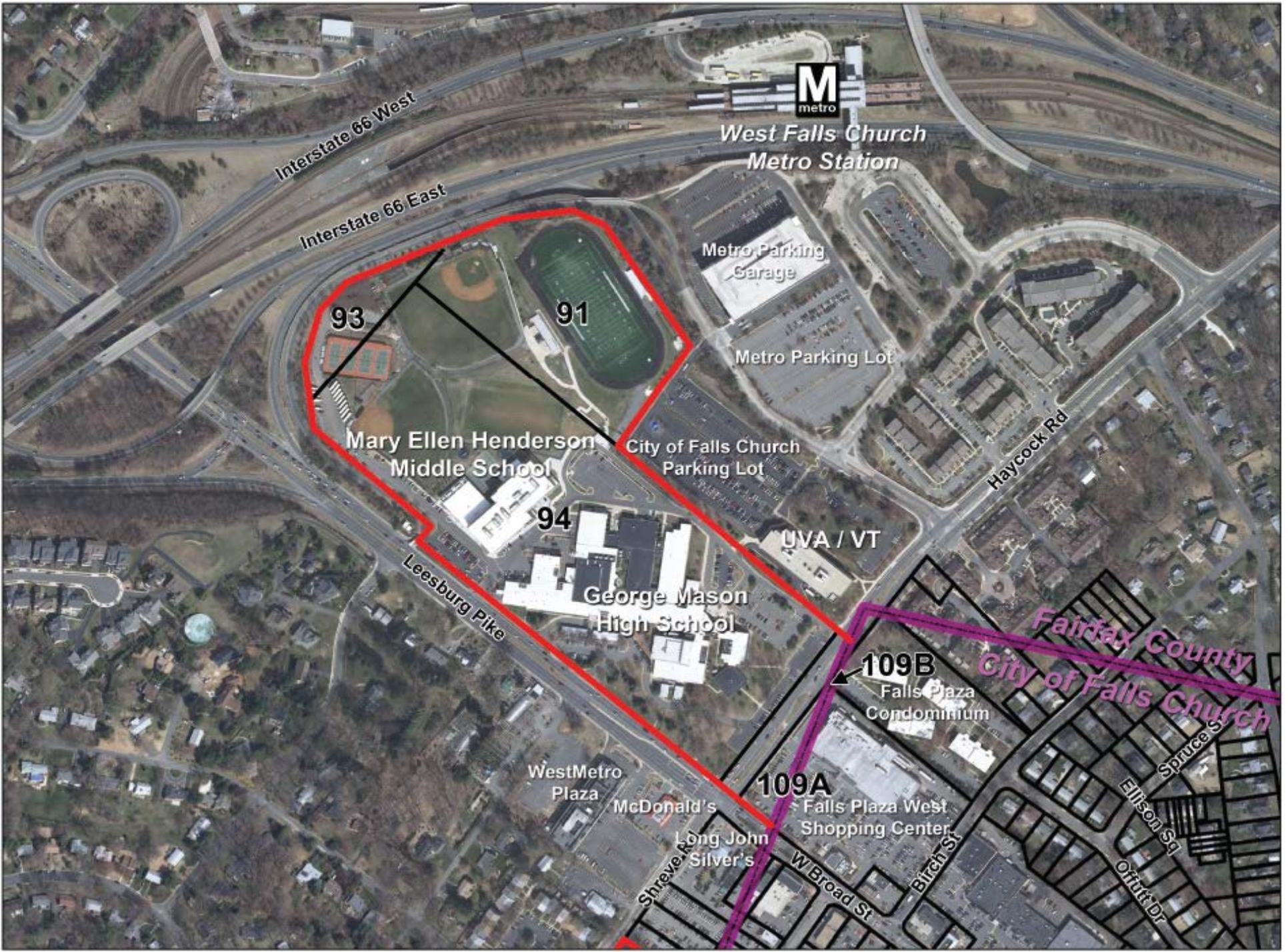
and the

Falls Church City School Board

High School Campus Project- Exploring Options for the Future

Mary Ellen Henderson Middle School Cafetorium

Saturday, February 4, 2017



Interstate 66 West
Interstate 66 East



West Falls Church
Metro Station

Metro Parking
Garage

Metro Parking Lot

93

91

Mary Ellen Henderson
Middle School

City of Falls Church
Parking Lot

94

George Mason
High School

UVA / VT

Leesburg Pike

Haycock Rd

Fairfax County
City of Falls Church

109B

Falls Plaza
Condominium

109A

Falls Plaza West
Shopping Center

WestMetro
Plaza

McDonald's

Long John
Silver's

Shreve St

W Broad St

Birch St

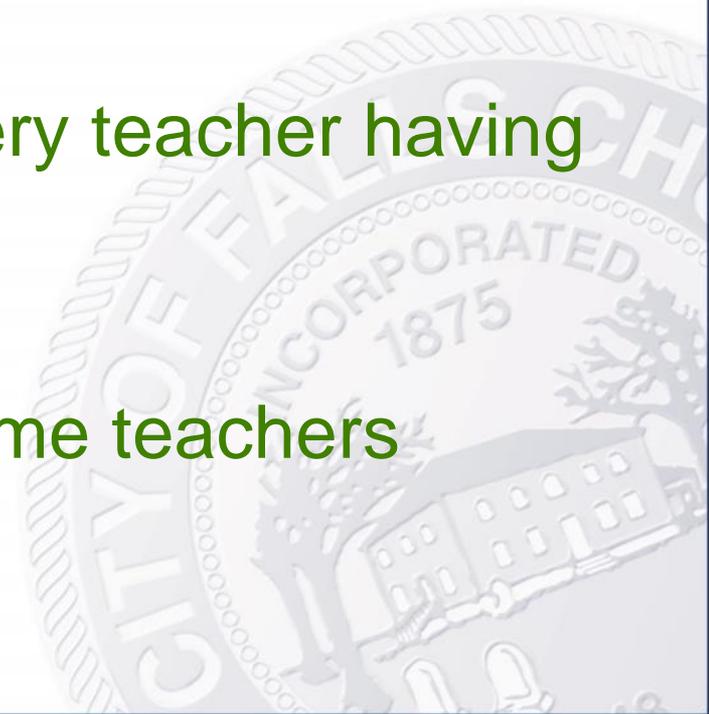
Ellison St

Orfitt Dr

Spruce St

Proposed GMHS 300,000 Sqft Facility

- Based on the 2015 Vision & Planning Sessions
- 1,200 student capacity with every teacher having a permanent classroom
- 1,500 student capacity, with some teachers sharing classroom space



Three GMHS Campus Financing Scenarios

1) Renovation plus Addition

2021 project completion

No Commercial Development

2) Build New in Two Phases

2021: Phase 1 completion

2028: Phase 2 completion

2022 & 2029 Phased Commercial

3) Build New in One Phase

2021: School completion

2022: Commercial development able to proceed



Three Options Financing Summary

	Cost	Completion Year	Commercial Development	Potential Sale/Lease Value	Annual Tax Yield*
Renovation & Addition	\$65 M	2021	No	\$0	\$0
Build New in 2 Phases					
Phase 1	\$64 M	2021	~4 acres	\$14-18M	~\$2 in 2026
<u>Phase 2</u>	<u>\$83 M</u>	<u>2028</u>	<u>~2 acres</u>	<u>\$7-9M</u>	<u>~\$1 in 2033</u>
Total	\$147 M		~6 acres	\$21-27M	\$3M
Build New in 1 Phase	\$117 M	2021	~8-10 acres	\$30-42M	\$4-5M '26

*Annual Tax Yield at year 5 after completion of School Facilities. Not guaranteed.
 Chart does not include Operating Budget Costs of new facilities.

1) Renovation & Addition

- \$65 Million cost estimate
- Minimal Renovation of Existing Building
- 100,000 sq ft addition
- 303,000 sq ft total school facility
- 2018 - 2021 Construction
 - Today's 5th Graders enter renovated school
- No Economic Development



Minimal Renovation + Addition

Full Buildout

Build New Addition/s (100K SF +/- total)

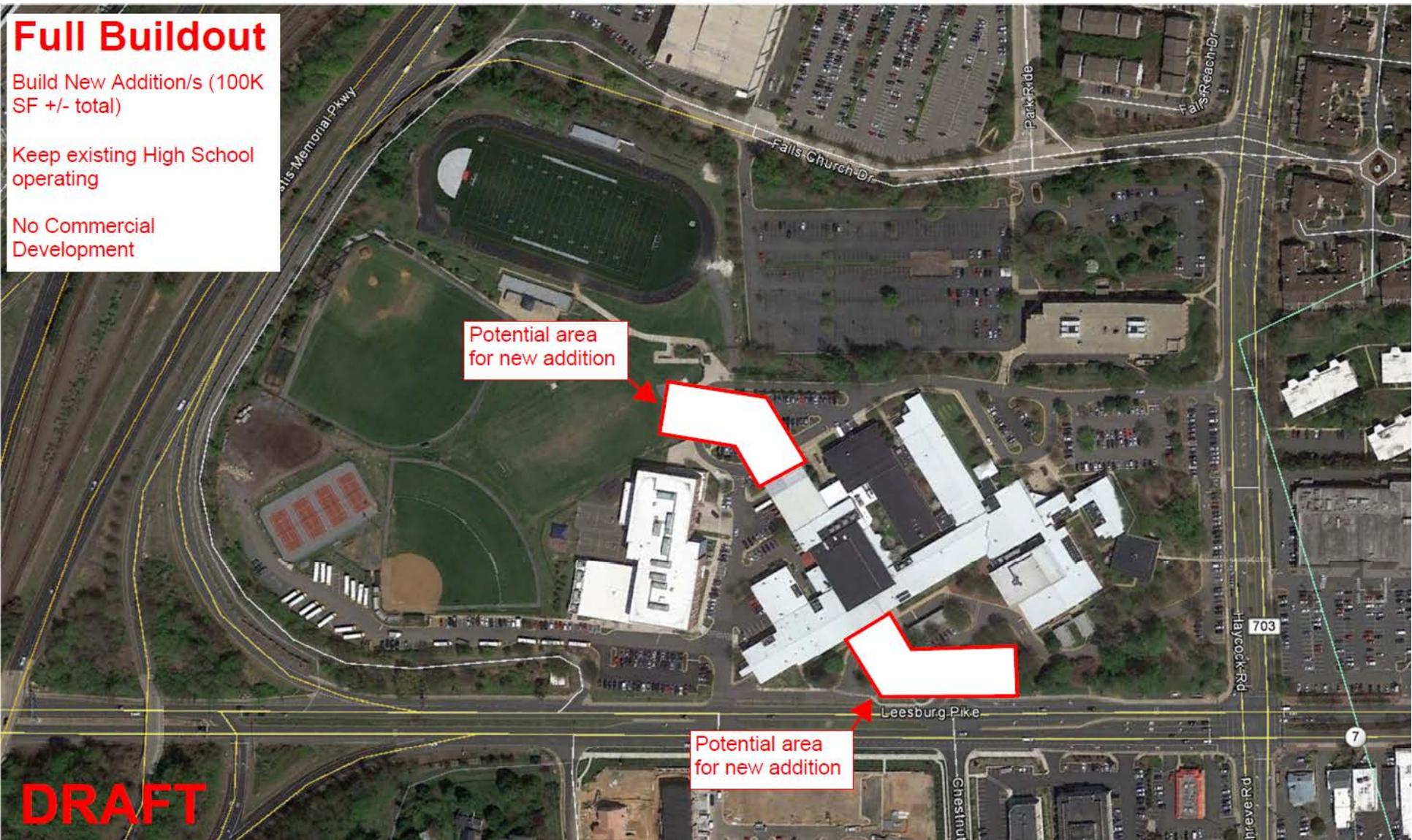
Keep existing High School operating

No Commercial Development

Potential area for new addition

Potential area for new addition

DRAFT



1) Renovation and Addition Summary

- **Lowest direct cost**
- **Higher annual maintenance costs**
- **No land sale**



1) Renovation and Addition Cost Summary

- \$65 Million in debt
- 30 year Term; 4% Interest
- \$3.7 Million annual debt service
- **9.25 cents** on RE Tax Rate
- **\$650 per** year per avg household
 - \$700k home
- No Economic Development
- \$9 M could be used to reduce cost

