

George Mason High School Bond Referendum

Information Session

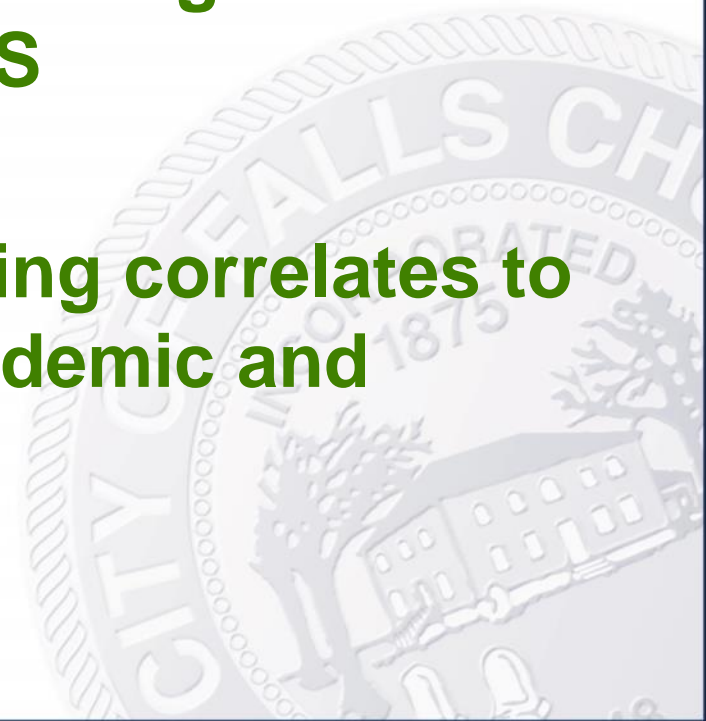
September 10, 2017

Wyatt Shields, City Manager

Peter Noonan Ed., Superintendent of Schools

21st Century Schools

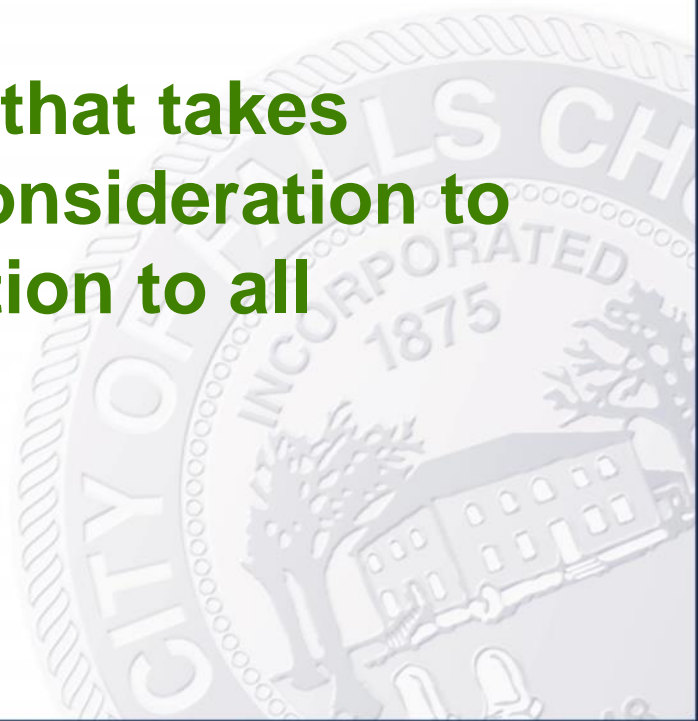
- **The City of Falls Church needs a 21st century high school to match the impressive teaching and learning that happens every day at GMHS**
- **A high quality school building correlates to high quality outcomes (academic and health).**



PreK - 12 Facilities Needs

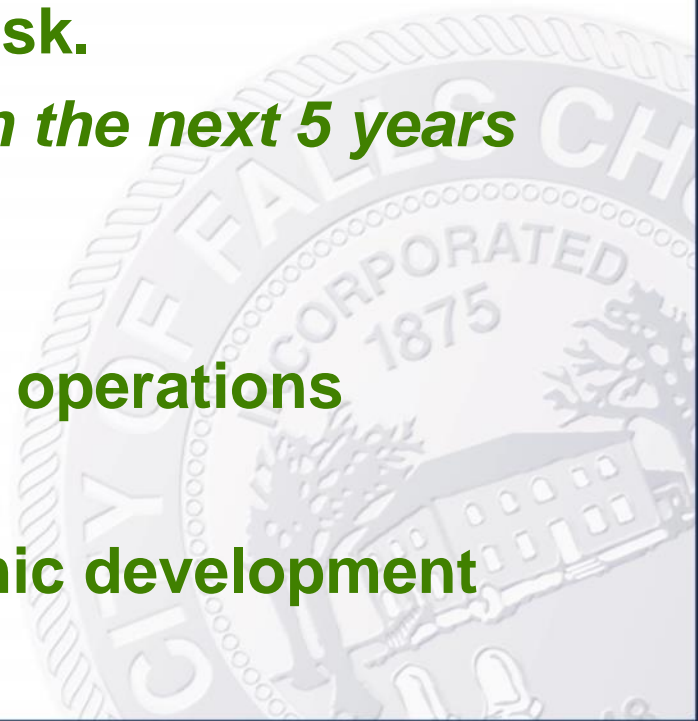
The School Board is committed to:

- **assessing all facilities needs**
- **developing a facilities plan that takes growth and capacity into consideration to provide high-quality education to all students in all grades.**



Assessing the Risk

- The projected cost of a new high school is 120M and there are always risks in taking out a large bond.
- Not doing the project is also a risk.
 - *Infrastructure needs at GM in the next 5 years and long term*
 - *Student population growth*
 - *Efficiency issues with GMHS operations*
 - *Costs of delay*
 - *No land available for economic development*



Rumor Busting

- The School Board looked at multiple options, to include renovation, of the existing building – The decision was to build new
- The School Board did not select the most expensive model plan
- The stadium field will not be torn down
- The site was reviewed by multiple industry experts and the siting of the new building is in what is considered a prime location to allow for development
- There have been ongoing conversations with VT and UVa regarding their site – to date it is unclear what their long term plans are.
- This project is *not* going to be another Mount Daniel

FCCPS: GEORGE MASON HIGH SCHOOL: FEASIBILITY STUDY
COMMUNITY SCHOOL | MAIN ENTRY PERSPECTIVE



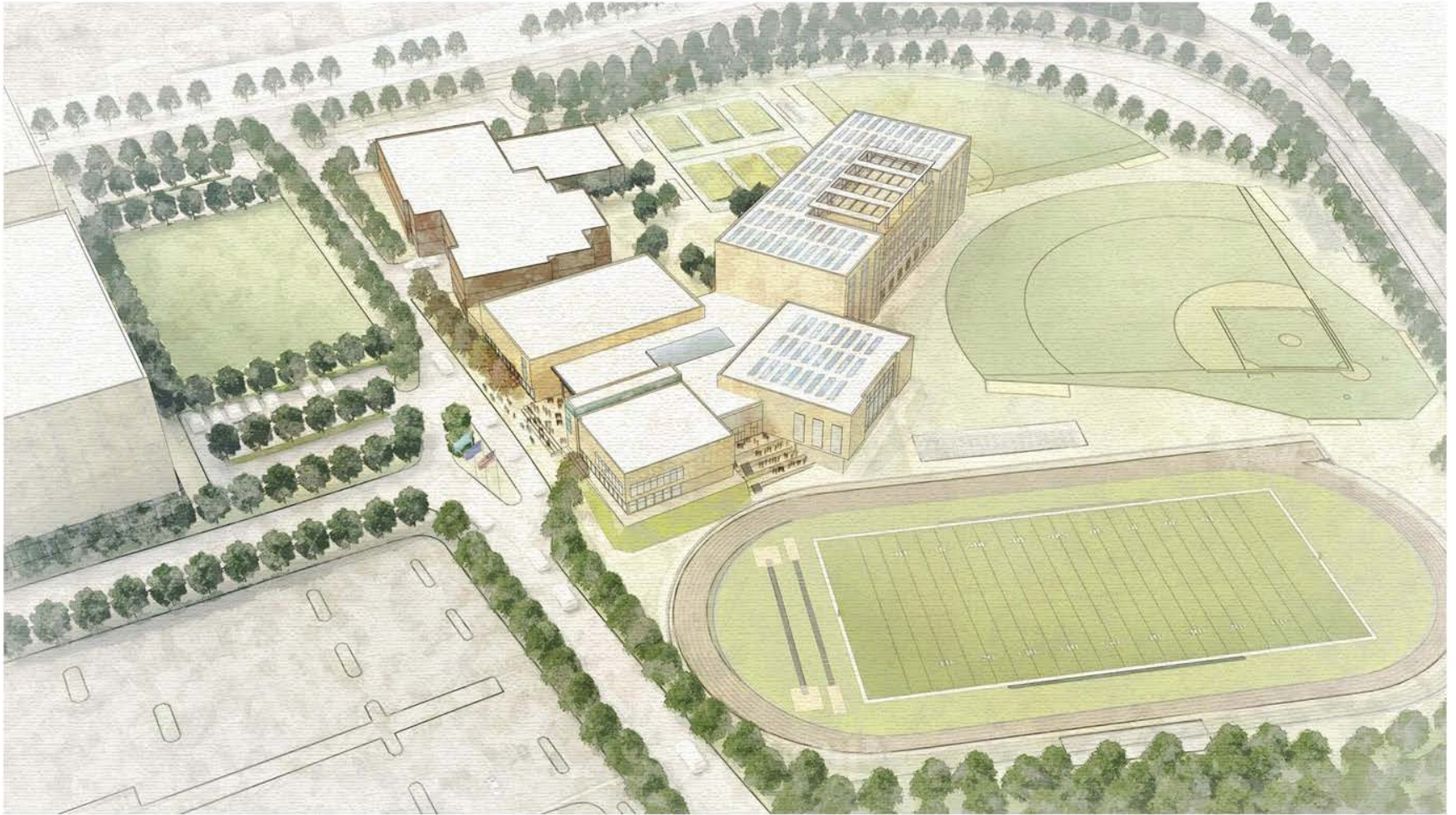
dariushwatercolors.com 2017

FCCPS: GEORGE MASON HIGH SCHOOL: FEASIBILITY STUDY

COMMUNITY SCHOOL | SITE PLAN



FCCPS: GEORGE MASON HIGH SCHOOL: FEASIBILITY STUDY
COMMUNITY SCHOOL | AERIAL PERSPECTIVE

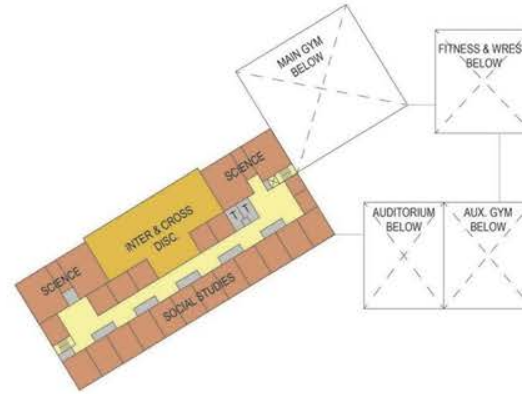


FCCPS: GEORGE MASON HIGH SCHOOL: FEASIBILITY STUDY

COMMUNITY SCHOOL | FLOOR PLANS



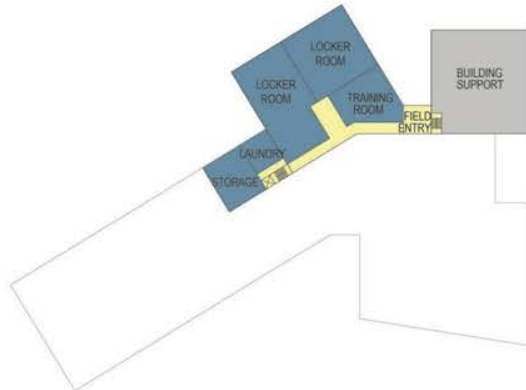
FIRST FLOOR PLAN



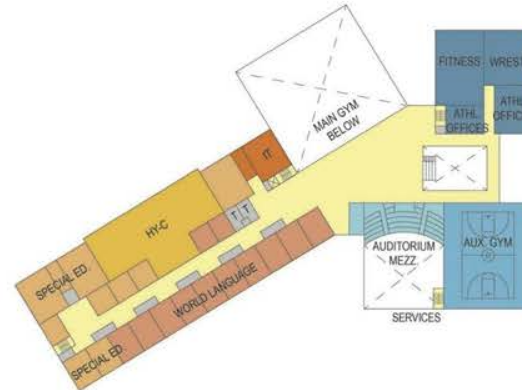
THIRD FLOOR PLAN



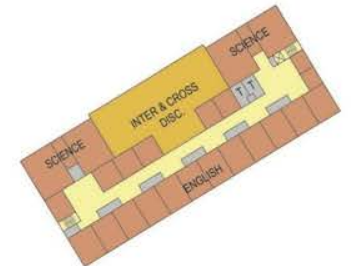
FIFTH FLOOR PLAN



LOWER FLOOR PLAN



SECOND FLOOR PLAN



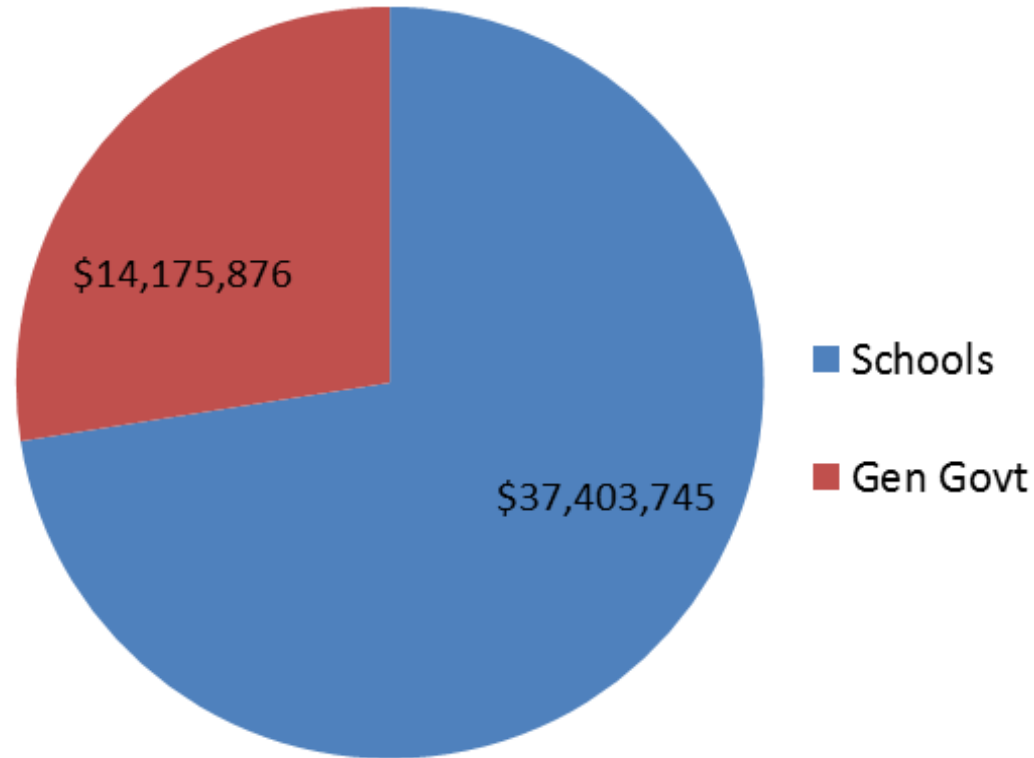
FOURTH FLOOR PLAN

November Referendum

- QUESTION: Shall the City of Falls Church, Virginia, contract a debt and issue its general obligation bonds in an aggregate principal amount not to exceed one hundred twenty million dollars (\$120,000,000) for the purpose of paying the costs incident to constructing, expanding, reconstructing, renovating, equipping and/or reequipping, in whole or in part, a new or improved High School and part of a middle school in the City of Falls Church, and shall Ordinance No. XXX of the City authorizing the issuance of such bonds be effective?**

{ } YES { } NO

Current City Debt



\$51.2 Million Total

\$6.2 Million Annual Debt Service, 8% of budget

16 Cents on RE Tax Bill

Full CIP Debt

Library: \$ 8.7 M

City Hall: \$ 11.7 M

Other: \$ 11.8 M

Adopted CIP: \$ 33.2 M

GMHS: \$120.0 M

Total: \$153.2 M

(CIP: Capital Improvements Program)

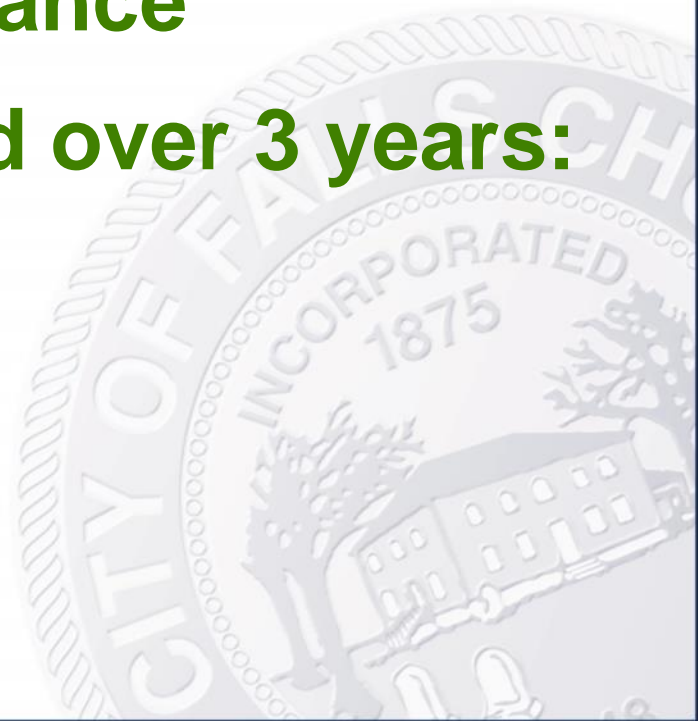
“Community School”

(School Board Preferred Option)

Construction Cost	\$ 110.0	M
“Soft” Costs	13.8	M
30% of listed reductions	- 6.5	M
Financing Cost	2.7	M
Total Debt Amount:	\$ 120.0	M

GMHS Debt Service Assumptions

- Interest rates from 3.5% to 5%
- 30-year level debt issuance
- GMHS/MEHMS phased over 3 years:
 - FY 2018: \$18M (15%)
 - FY 2019: \$54M (45%)
 - FY 2020: \$48M (40%)

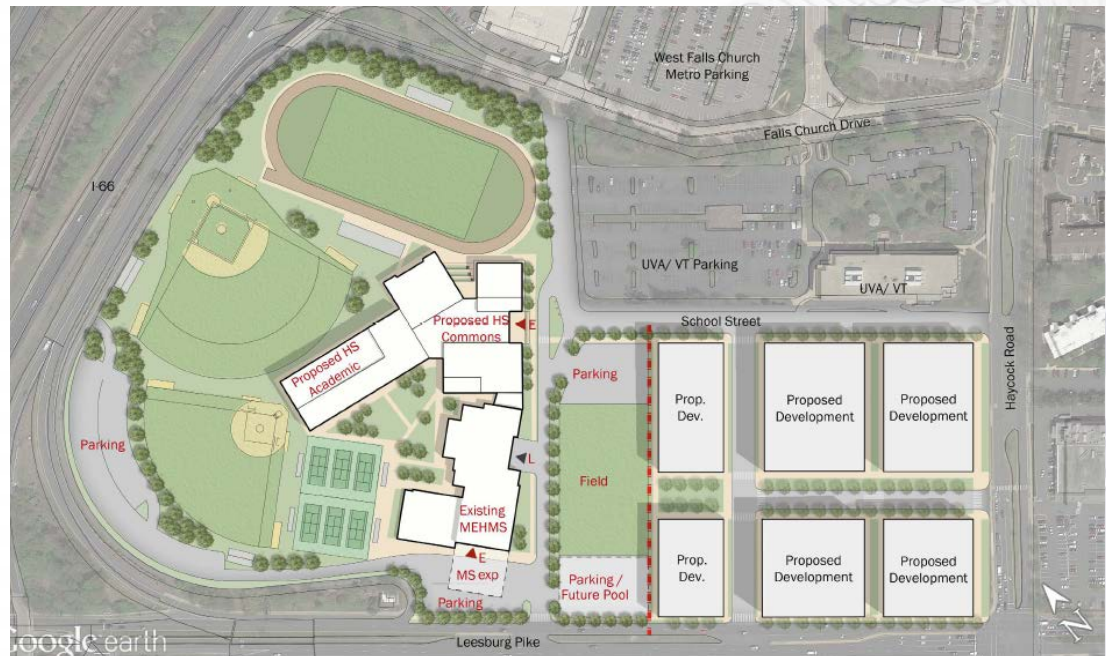


Tax Payer Impact GMHS Bond

- Without 10 Acre Commercial Development
 - \$1,050 for Avg Homeowner
 - Equivalent to 15 cents on RE Tax Rate
- With 10 Acre Commercial Development
 - \$280 for Avg Homeowner (See Projection)
 - Equivalent to 4 cents on RE Tax Rate

Potential Economic Development

- Multiple meetings with development community, County, VDOT, UVa and VA Tech over past two years
- 2015 Unsolicited proposal
- 2016 RFP
- Studies
 - ULI Panel
 - School Feasibility
 - Perkins Eastman
 - Land Valuation
 - Alvarez & Marsal





City of Falls Church
Department of
Public Works (DPW) and
Virginia Geographic Information Network

City Boundary
Campus Parcels

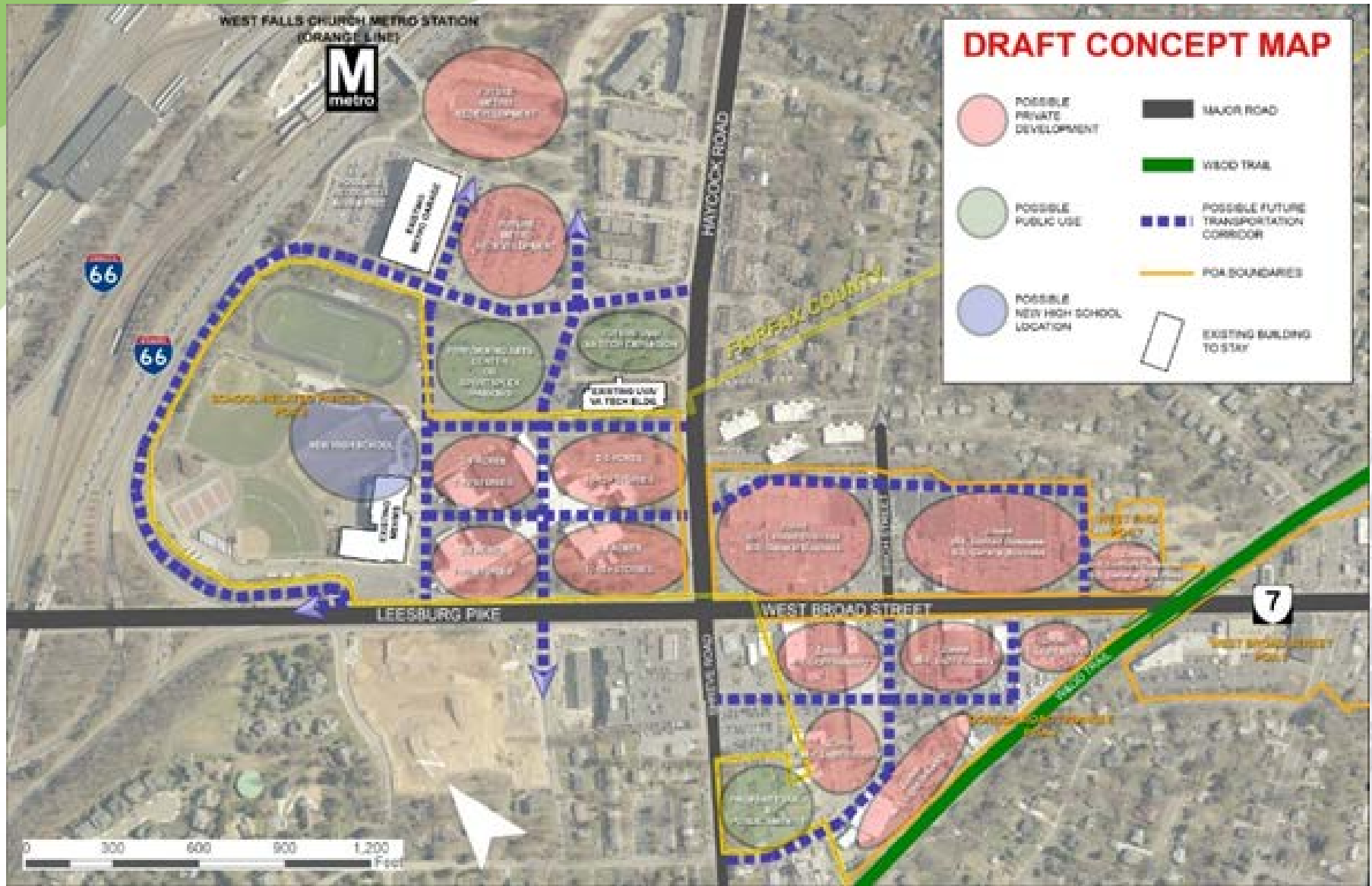
George Mason High School
and Mary Ellen Henderson
Middle School Campus

Created July 28, 2015

0 0.05 0.1 Miles







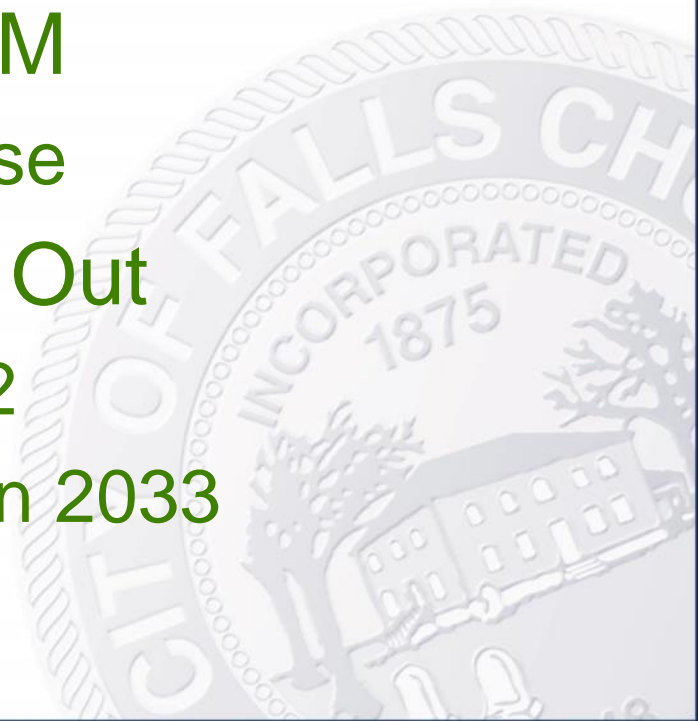
Land Development Assumptions

Alvarez and Marsal

Component	Gross Sq. Ft	Units/Rooms
Retail	128,000	
Office	120,000	
Multifamily	621,000	816
+55 Multifamily	140,000	148
Hotel	75,000	110
Total	1,084,000 sq ft	
Parking	1,604 spaces	

Summary of Findings

- GMHS Cost Estimate:
 - \$120 Million
- Land Value: \$43 to \$45 M
 - Ten Acres under land lease
- Net Tax Yield after Build Out
 - Phased in beginning 2022
 - Approx. \$3.1 M per year in 2033



Significant Risks

- Market Timing Risk
- Credit Downgrade
- Project Cost Control Risk
- Other Financing Needs
- Operating cost risk



School Schedule

Dec 2017 - February 2019: 14 Months

Design High School

March 2019

1st construction bonds issued; remainder of bonds issued in 2020

Spring 2019 – Summer 2021: Two Years

High School Construction

September 2021

New high school opens

Land Development Schedule

Approve Land Plan and Zoning

Market the 10 Acres

**Enter into Land Lease &
Development Agreement**

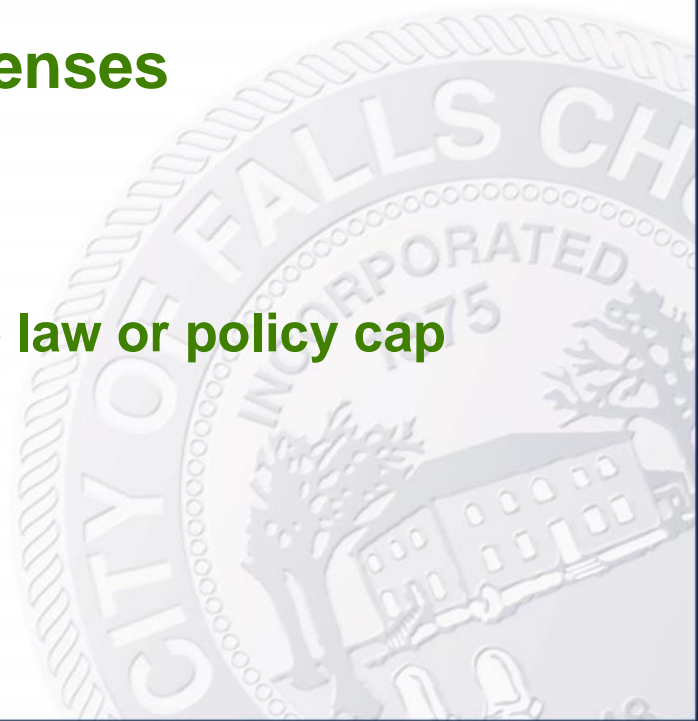
Site Plan Approval for 10 Acres

Building Permits

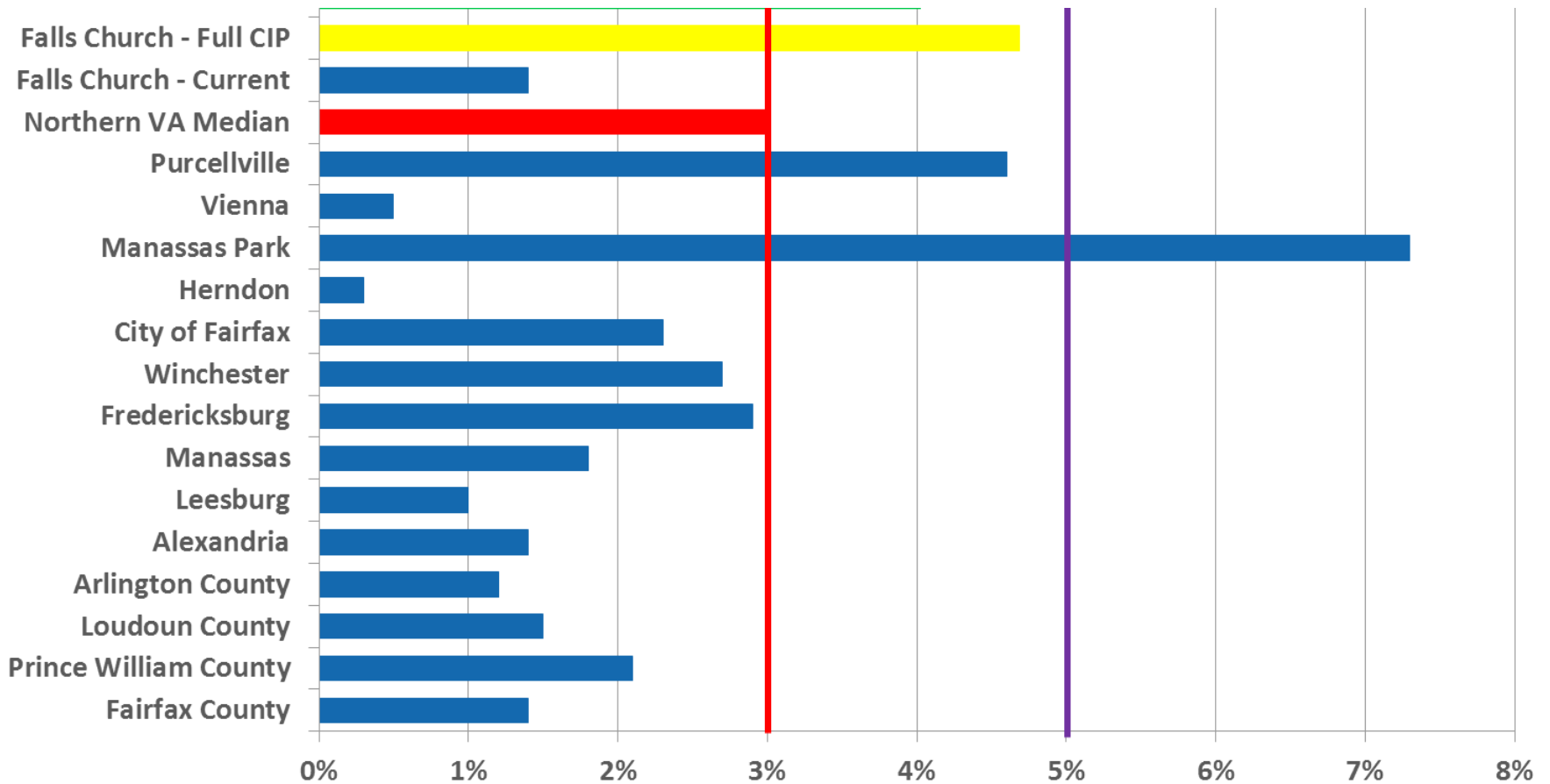
**Existing School is demolished
Commercial Development begins**

Affordability Metrics

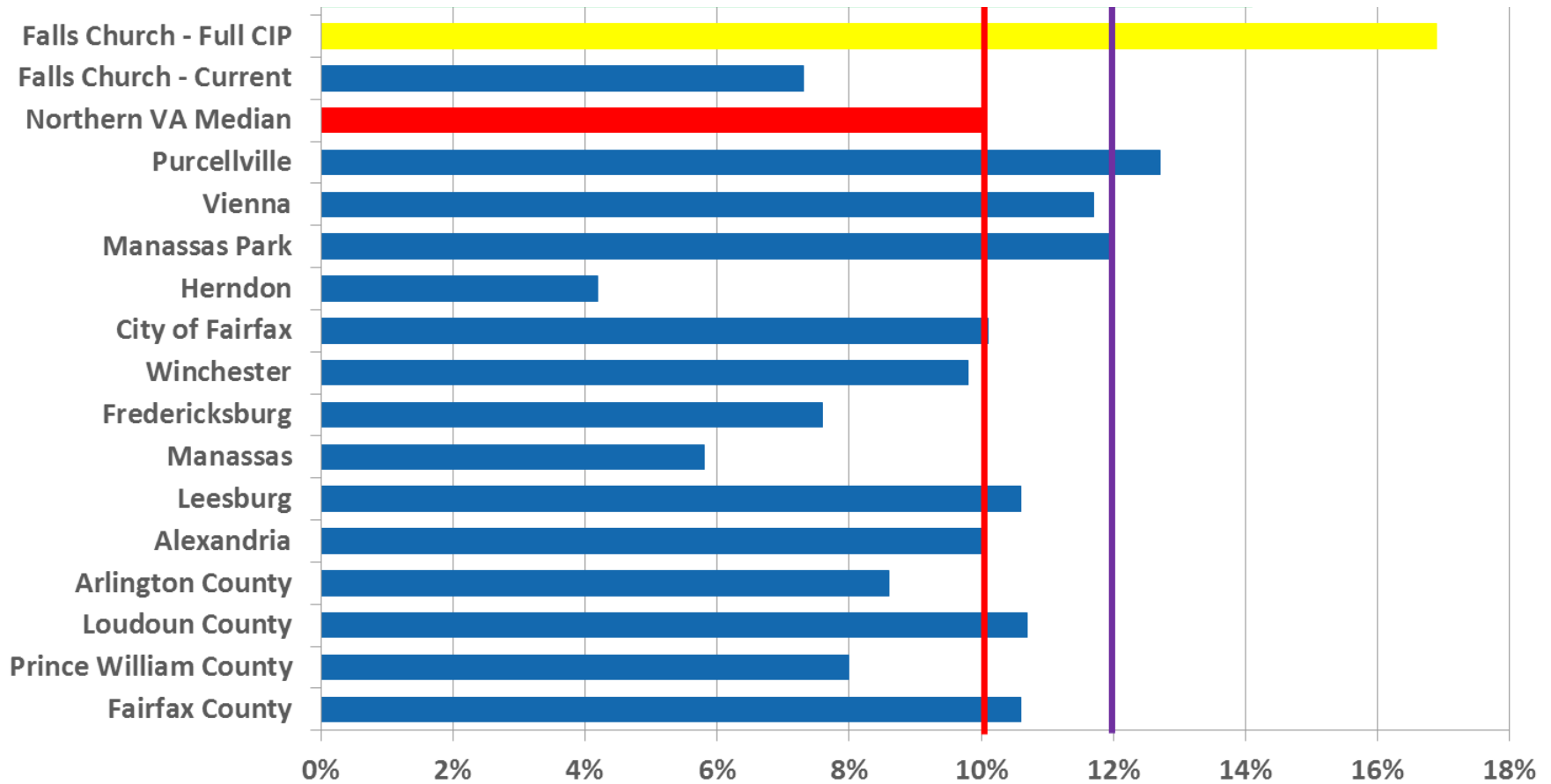
- **Debt to Assessed Value (AV)**
 - 5% City policy cap
- **Debt service to total expenses**
 - 12% City policy cap
- **Debt per capita**
 - Regional comparisons; no law or policy cap



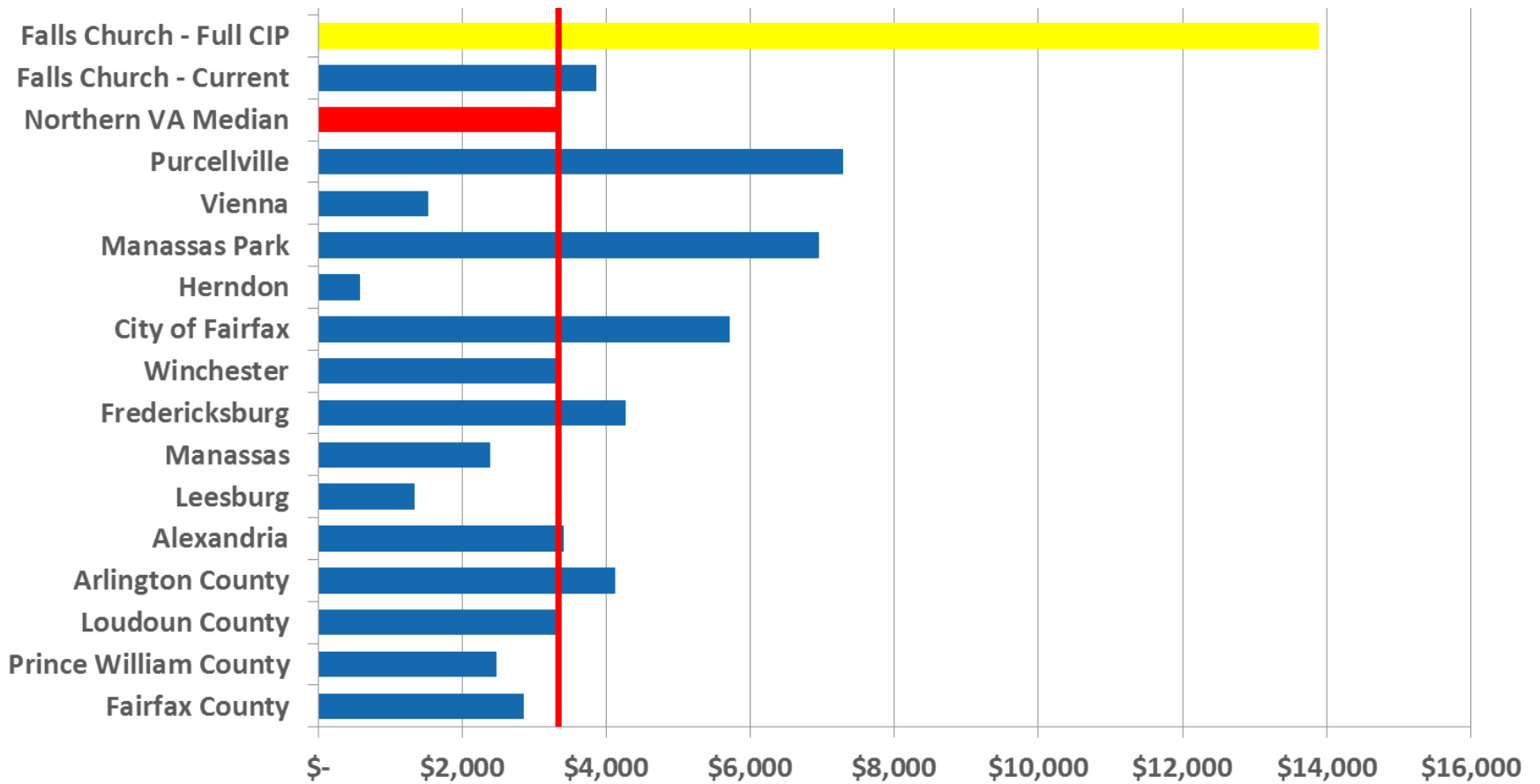
Debt to Assessed Value



Debt Service vs. Expenditures



Debt per Capita



For More Information

www.fallschurchva.gov

www.fccps.org

