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### City of Falls Church

Meeting Date:  06-04-18	Title: Authorization for the City Manager to Issue a Request for Detailed Proposals for the West Falls Church Economic Development Project	Agenda No.:  2	
Proposed Motion: <b>No Motion: Review at Work Session only</b>			
Originating Dept. Head: Carol McCoskrie, City Attorney Wyatt Shields, City Manager CLM for FWS 5-31-18		Disposition by Council:	
City Manager: Wyatt Shields 703.248.5004 CLM for FWS 5-31-18	City Attorney: Carol McCoskrie 703.248.5010 CWM 5-31-2018	CFO: Kiran Bawa 703.248.5092 KB 5-31-18	City Clerk: Celeste Heath 703.248.5014 VP 5-31-18

2 REQUEST: Council is requested to review and comment on the draft Request for  
3 Detailed Proposals (RFDP) for the West Falls Church Economic Development Project  
4 at work session and schedule for authorization at the regular meeting of June 11, 2018.

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6 RECOMMENDATION: Staff recommends scheduling the authorization of the RFDP  
7 for the June 11 regular meeting following Council input and discussion.

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9 BACKGROUND: On March 1, the City issued a Request for Conceptual Proposals for  
10 the West Falls Church Economic Development Project. On May 1, the City received six  
11 proposals from highly qualified teams in response to this RFP. A nine member  
12 Evaluation Committee composed of representatives of the City Council, School Board,  
13 School Administration, Planning Commission, Economic Development Authority, and  
14 City Staff has reviewed the proposals closely and is prepared to report to Council on its  
15 recommendation for the three finalists to receive a RFDP. The briefing by the  
16 Evaluation Committee is planned for the June 4 work session in closed session. The  
17 draft document will be distributed separately.

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19 The RFDP will encourage the finalists to compete for the 10-acre development  
20 opportunity on the George Mason High School (GMHS) Campus on the basis of the  
21 value offered for the site, the quality of the development program, civic space, and the  
22 long term financial benefit for the City.

23  
24 The RFDP will request more detailed site plans, timelines, and programming  
25 information for the site. The RFDP will also request full financial plans with revenue  
26 assumptions and a land valuation based on the development program for the site.

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28 FISCAL IMPACT: No additional funding required for the issuance of the RFDP.

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30 TIMING: Normal. The RFP process is following the planned schedule described in the  
31 “Campus Roadmap” developed last fall.