

Feasibility Studies: George Mason

George Mason Community Meeting

June 10, 2021

Essential Questions

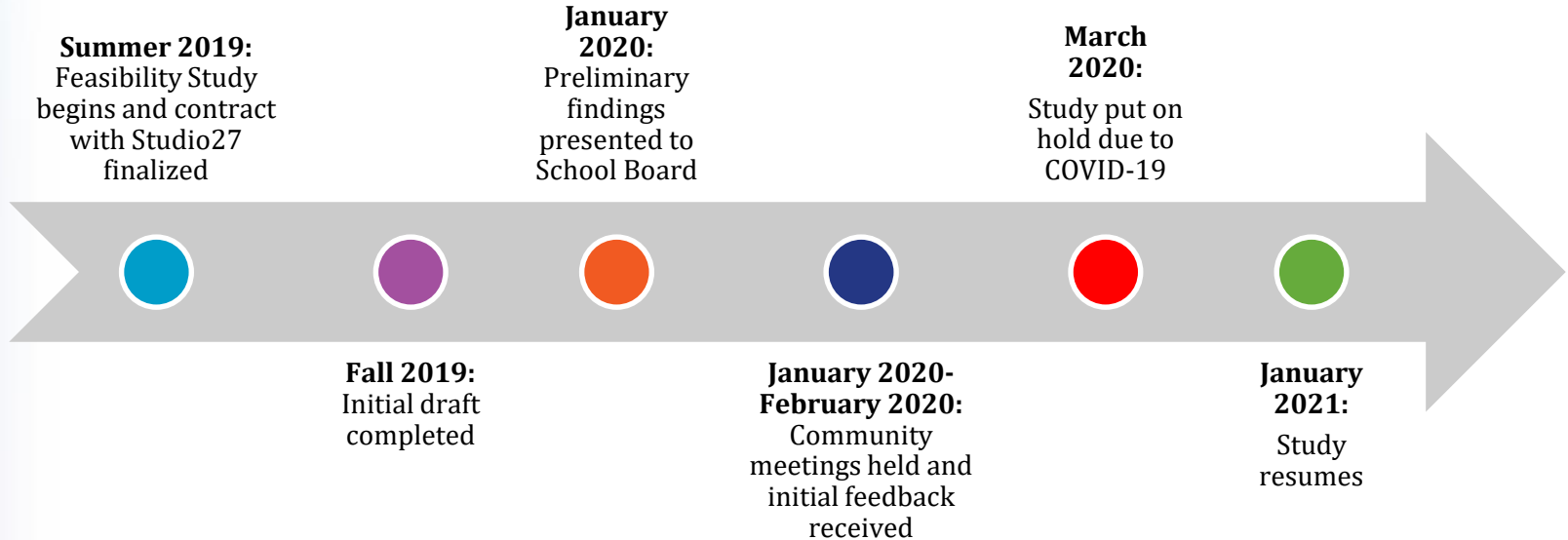
What is the priority of project timing?

Should ACPS pursue new construction or renovations?

What are the implications of potential layouts?

- Swing space on-site or off-site?
- Future considerations

Feasibility Study Timeline



What is a Feasibility Study?

It IS:

- ✓ A way to **identify what's possible** on the site and how it could be configured
- ✓ A way to **identify challenges** with the site
- ✓ A way to more accurately **plan for budget and schedule**

It IS NOT:

- ✗ The only or **final site layout** that will be pursued
- ✗ The **final program or design** for the building and amenity space

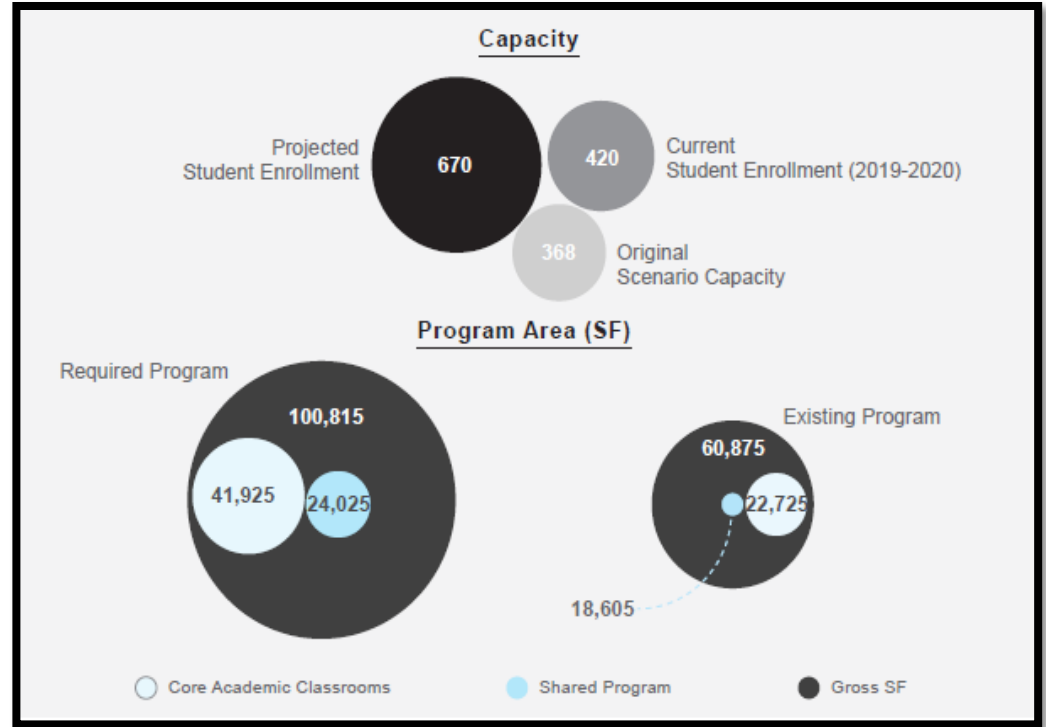
George Mason

- Built in 1939
- Student population is over-capacity
- Located in an established neighborhood
- George Mason Park located on the school parcel



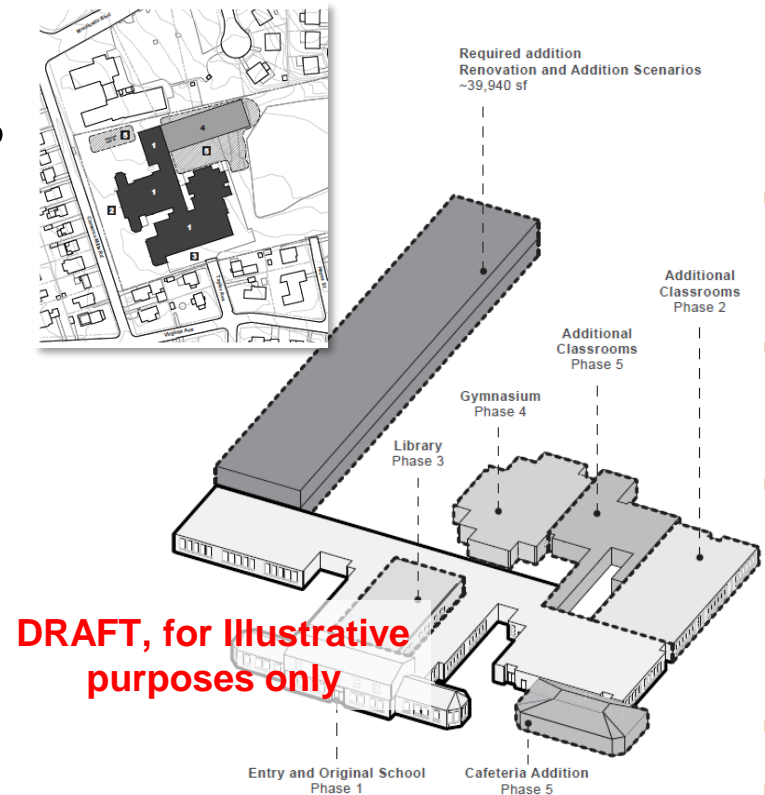
George Mason: Overview

- Project Scenarios explore options to address capacity and educational adjacencies
- Renovation and Addition versus Replacement of the school
- Will swing space be needed?



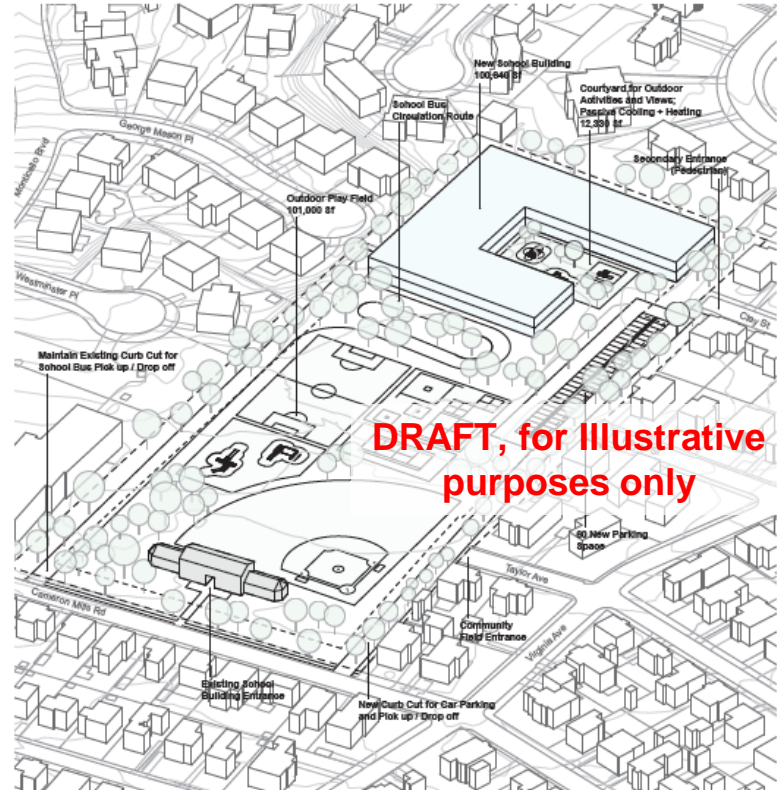
Scenario 1: Renovation and Addition

- New 39,940 SF addition and complete renovation of MEP to meet system and energy code.
- Swing Space would be required.
- Addition and renovation would not address the fragmented educational adjacencies.



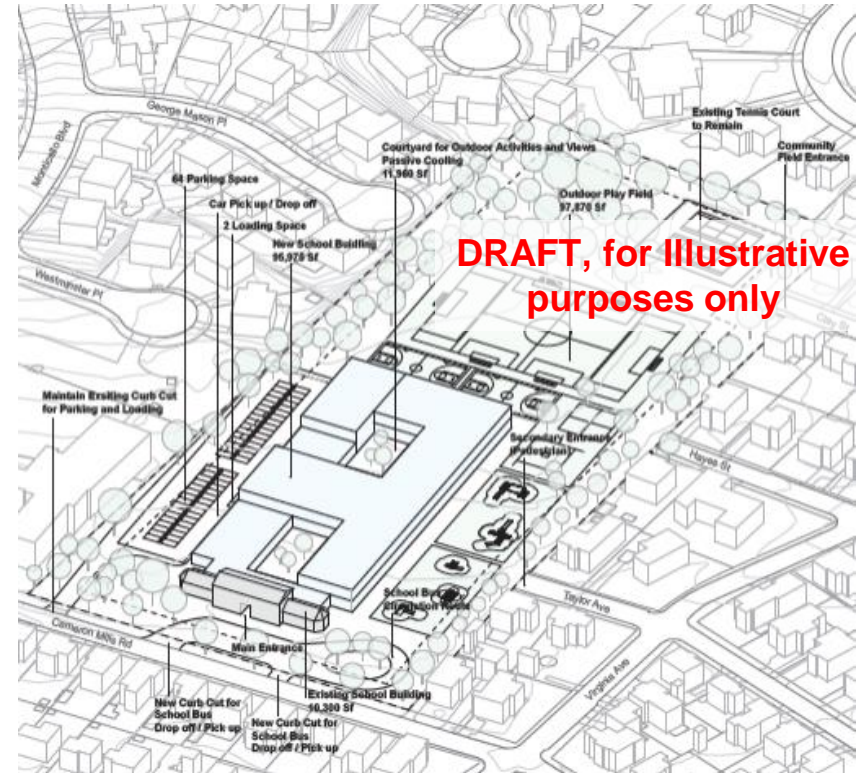
Scenario 2: Replacement School

- Second scenario demonstrates a school could be built on the eastern side of the lot, in the existing George Mason Park
- Eliminates need for swing space off-site
- Historic frontage is maintained and recreation fields and open space is relocated to the west



Scenario 3: Replacement School (in-place)

- Third scenario shows a replacement school that could be built where the existing school is while improving site conditions.
- Historic frontage is maintained.
- Off-site swing space would be required.



Budget

Scenario 1: Renovation and Addition	\$48 Million
Scenario 2: Replacement and Relocation	\$61 Million
Scenario 3: Replacement, In-Place	\$61 Million

**** Conceptual Budget does not include costs associated with Swing Space, if needed in the Scenario.*

Future Considerations

Educational specifications will need to be finalized

Grade-level configurations, such as a K-8 school, can be evaluated and will need to be finalized in the future

Site-specific challenges such as stormwater and floodplain will need to be addressed during design phase

The co-location of uses like parks, recreation and community services would need to be determined

Summary

Given all factors, the school modernization projects **are in the correct order**
(George Mason then Cora Kelly)



Both schools should be **complete replacements**



Neither school replacement **requires swing space IF:**

Re-zoning is permitted at public open space near Cora Kelly.

Safety, construction logistics, and community involvement are effectively coordinated.



Swing space **may be preferable** to maintain George Mason Park and
limit rezoning of the Open Space at Cora Kelly

Path to Occupancy

George Mason



Now - 2023	2024	2025	2026	2027	2028	2029	2030	2031
Planning	Design		Construction		Occupy			

Now - FY23	FY24 – FY25	FY26 – FY27	FY28
<ul style="list-style-type: none"> Finalize programs including co-location Explore alternatives 	<ul style="list-style-type: none"> Bring on design team Go through DSUP process 		<ul style="list-style-type: none"> Move in Start School

Cora Kelly

Planning		Design	Construction	Occupy
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Now - FY26		FY27 - FY28	FY29 – FY30	FY31
<ul style="list-style-type: none"> Finalize programs including co-location Explore alternatives 		<ul style="list-style-type: none"> Bring on design team Go through DSUP process 		<ul style="list-style-type: none"> Move in Start School

***** This is a conceptual timeline. Timelines are subject to change*****

Questions?

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Web Pages:

George Mason: <https://www.acps.k12.va.us/Page/2363>

Cora Kelly: <https://www.acps.k12.va.us/Page/2364>

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