

Feasibility Studies: George Mason and Cora Kelly

School Board Meeting

January 23, 2020



EVERY STUDENT SUCCEEDS

Essential Questions

What is a feasibility study?

For George Mason and Cora Kelly:

- What are the current conditions?
- Should ACPS pursue new construction or renovations?
- What is a potential proposed layout?
- What are the implications of the layout? (swing space, program, co-location)

Project Team

- Studio 27 Architecture
- MEP - CMTA Consulting Engineers (LEED + Net Zero)
- Structural Engineers - Ehlert Bryan
- Civil Engineers – Christopher Consultants
- Traffic Consultants – Grove/Slade Associates
- Geotechnical Engineers – ECS Mid-Atlantic
- Cost Estimator – TCT Cost Consultants

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 \$ and schedule**

It **IS NOT**

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

Process

What goes into the feasibility study development?

Existing facility conditions assessment of three main aspects:

Site and Context

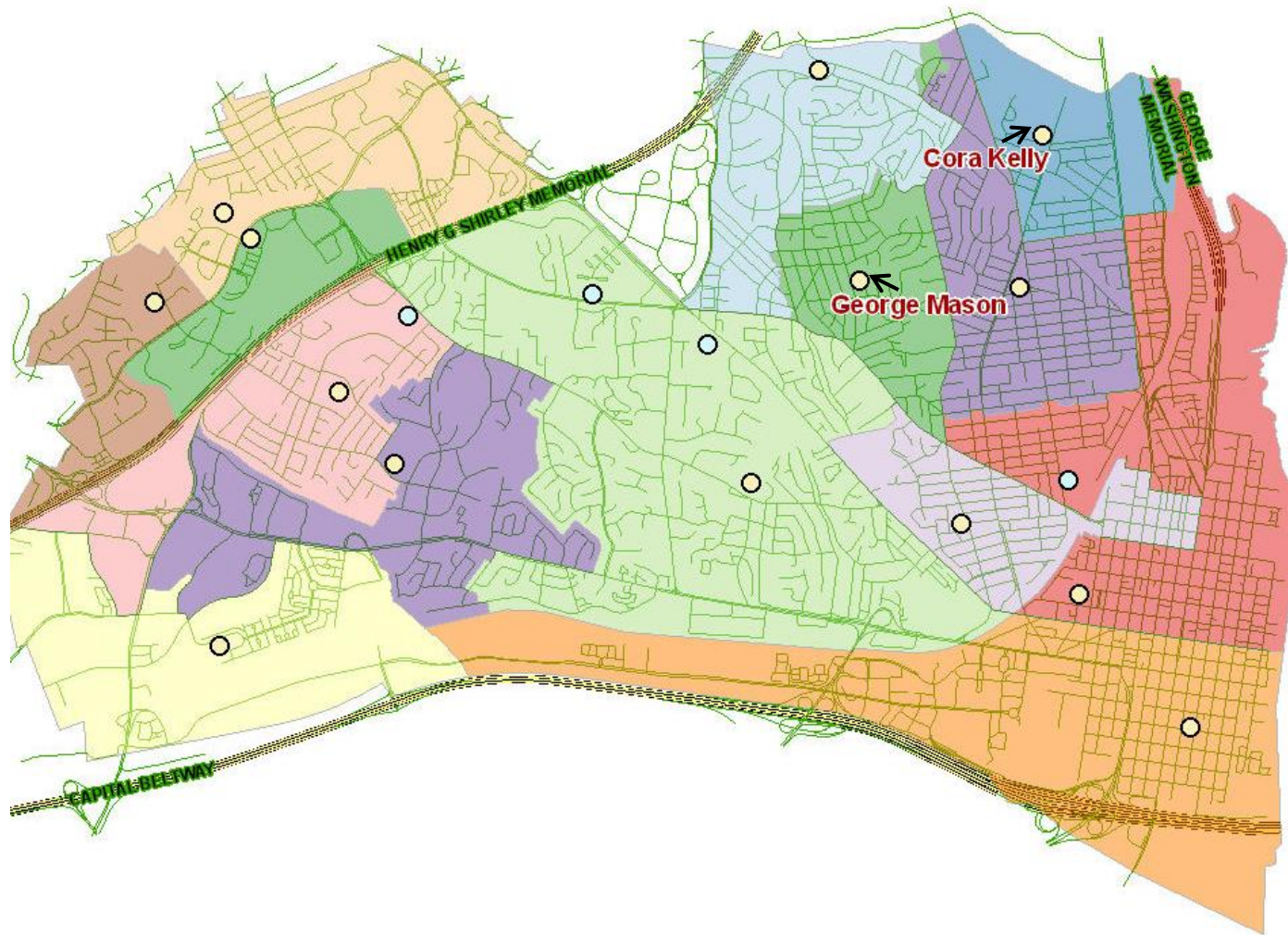
- Neighborhood fabric
- Pedestrian and vehicular site access
- Site, soil, and storm water management conditions
- Exterior play spaces

Building Systems and Life Cycle Cost

- MEP and Energy/Building Envelope systems
- Structural Systems
- Accessibility and life safety requirements

Academic Program (Educational Adequacy)

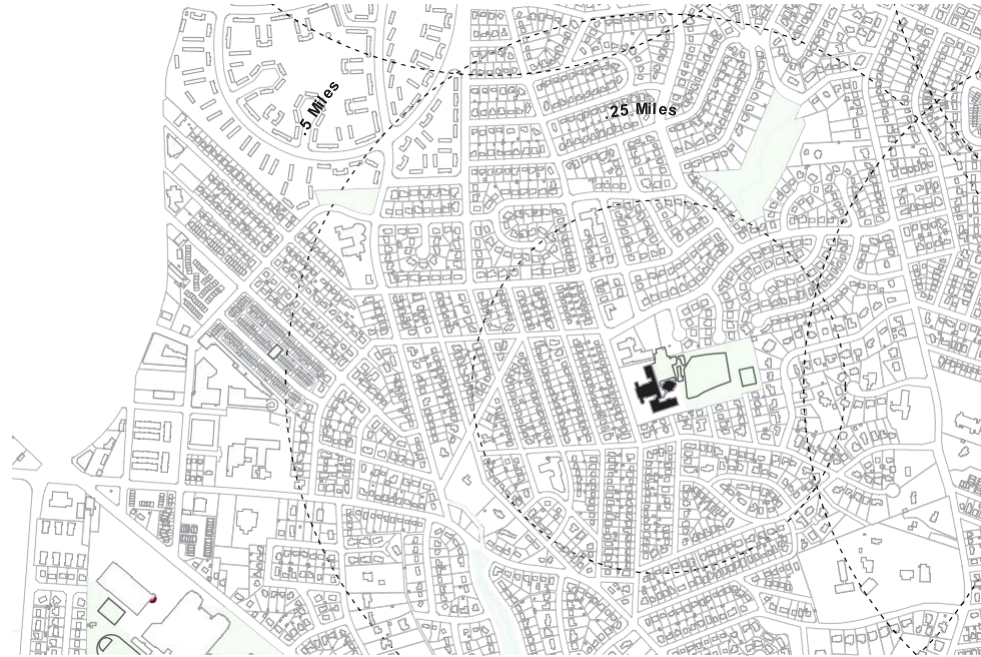
- Programmatic requirements per the ACPS Ed Specs and projected student population
- Programmatic adjacencies and support for extra curricular activities



George Mason

Context Map

Address: 2601 Cameron Mills Rd
Zoning: R8
Max Height: 40'
Lot Size: 407,290SF

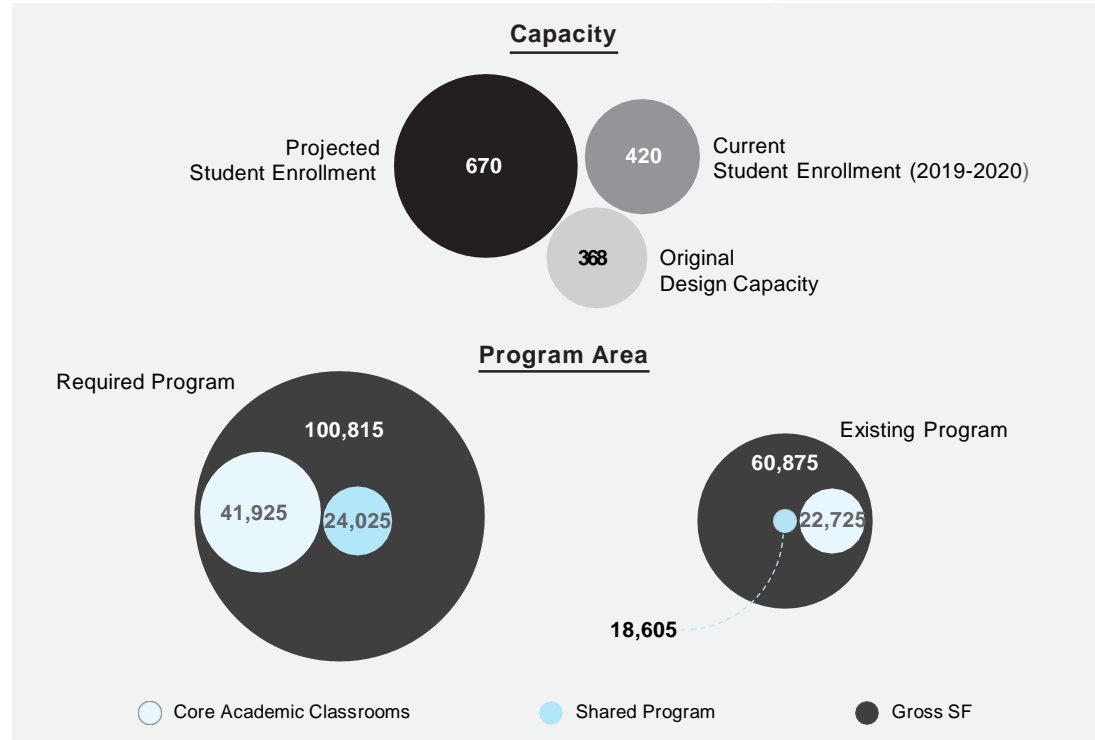


Statistics

Capacity is student count. Required Program” references ACPS Educational Specifications.

Shared Program Includes: Visual Arts, Music, Science, Media Center, Library, Physical Education, & Student Dining and Food Service.

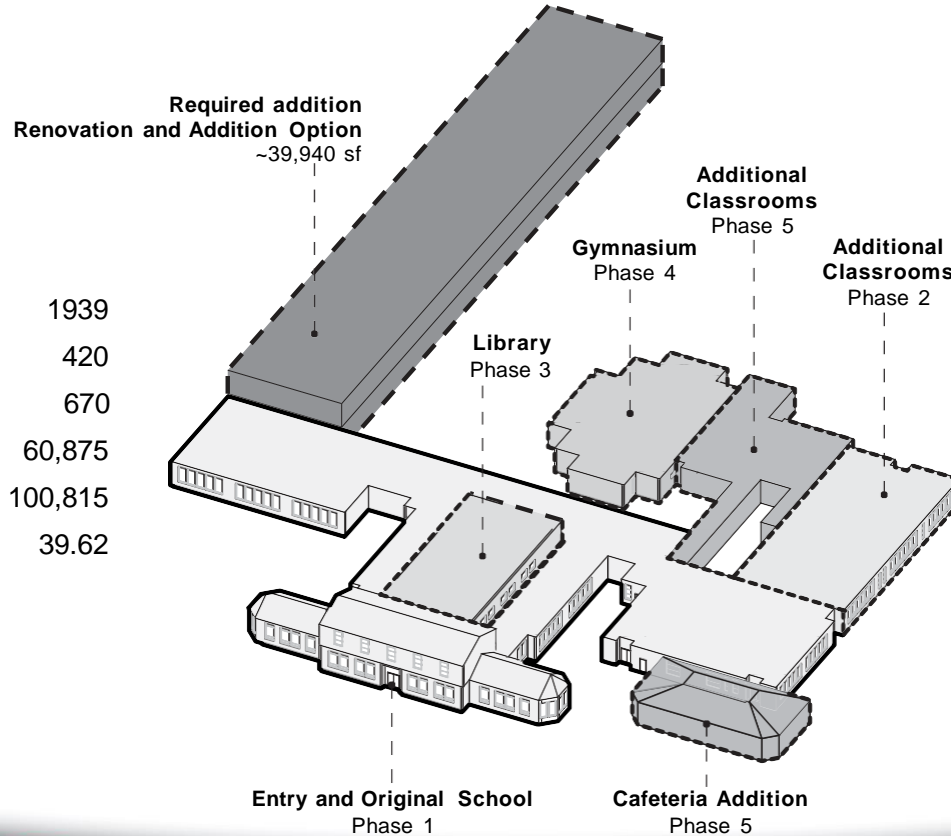
Gross SF includes Administration, Custodial Services, and Building Services.



History

Quick Facts

Year Built:	1939
Current Student Count:	420
Projected Student Count:	670
Existing SF:	60,875
Required SF:	100,815
% Deficit:	39.62



Phase 1

1940



Phase 2

1960



Phase 3

1980

2000



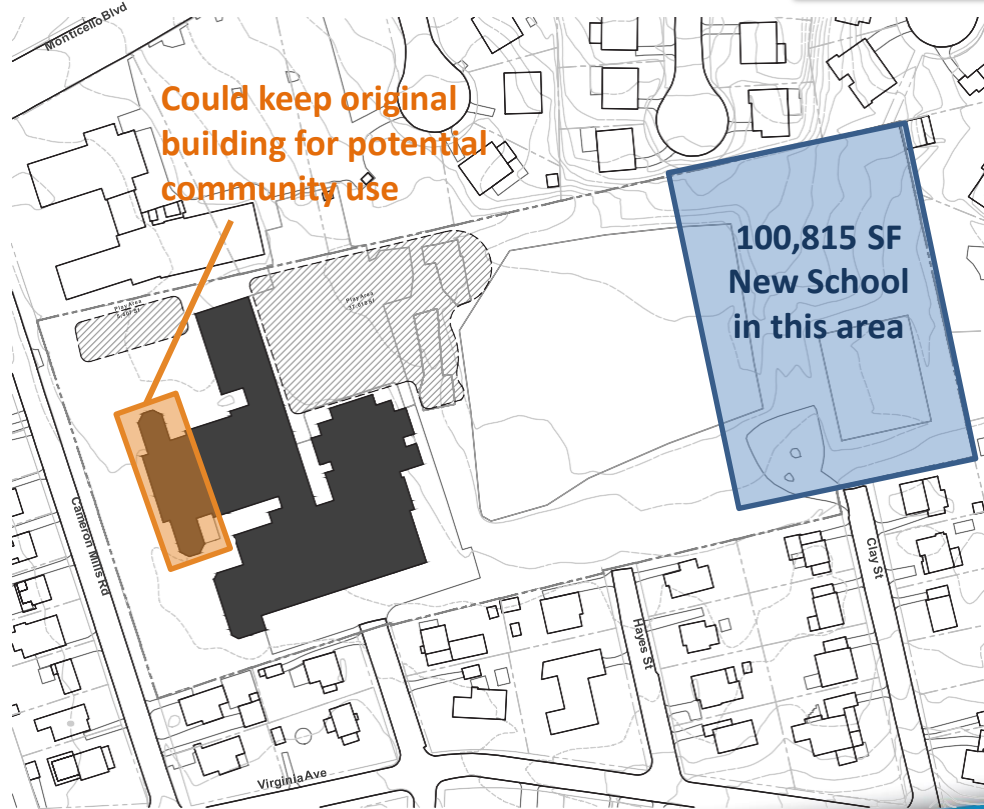
Phase 4



Phase 5

Site Plan

1. Insufficient area for required growth. Multiple additions built at different phases. All building systems need to be replaced.
2. No drop-off for cars and buses, limited on-site parking.
3. Insufficient area for loading; limited turn-around space. 28 existing parking spaces.
4. Limited exterior play space bound by George Mason Park.



Cora Kelly

Context Map

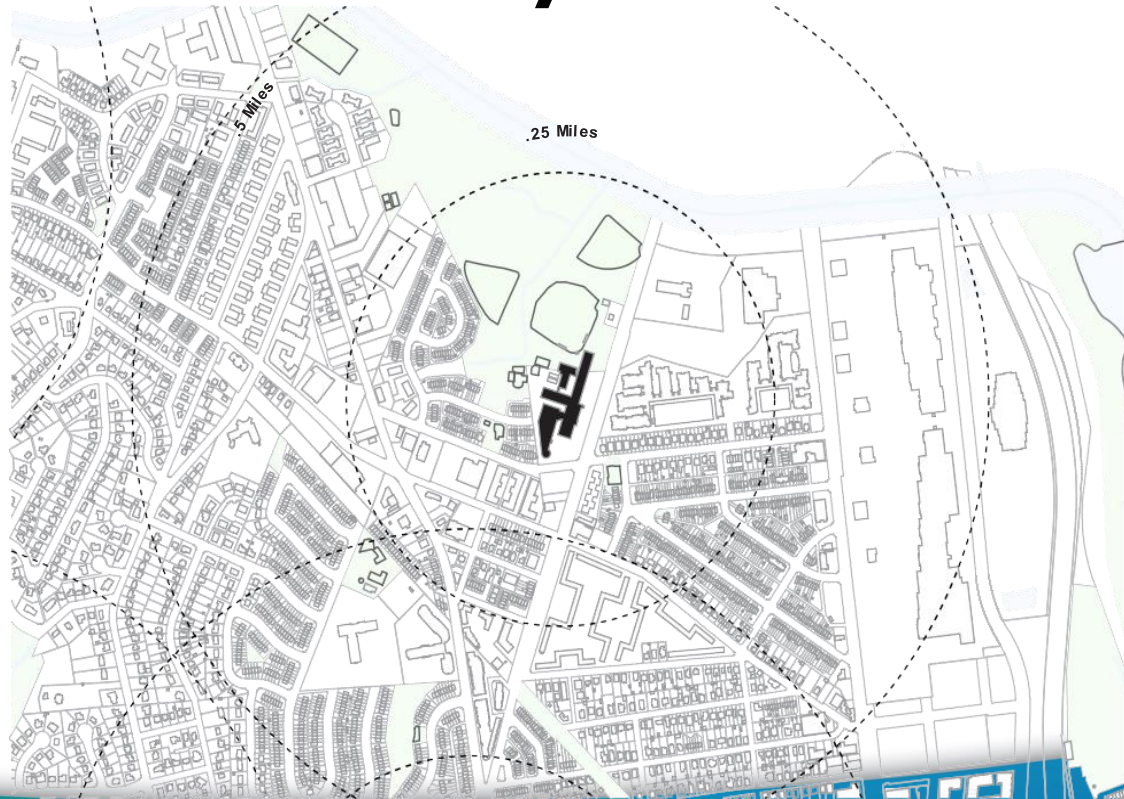
Address: 3600 Commonwealth Ave

Zoning: RB

Max Height: 45'

Lot Size: 197,673 SF

POS: 1,953,958 SF



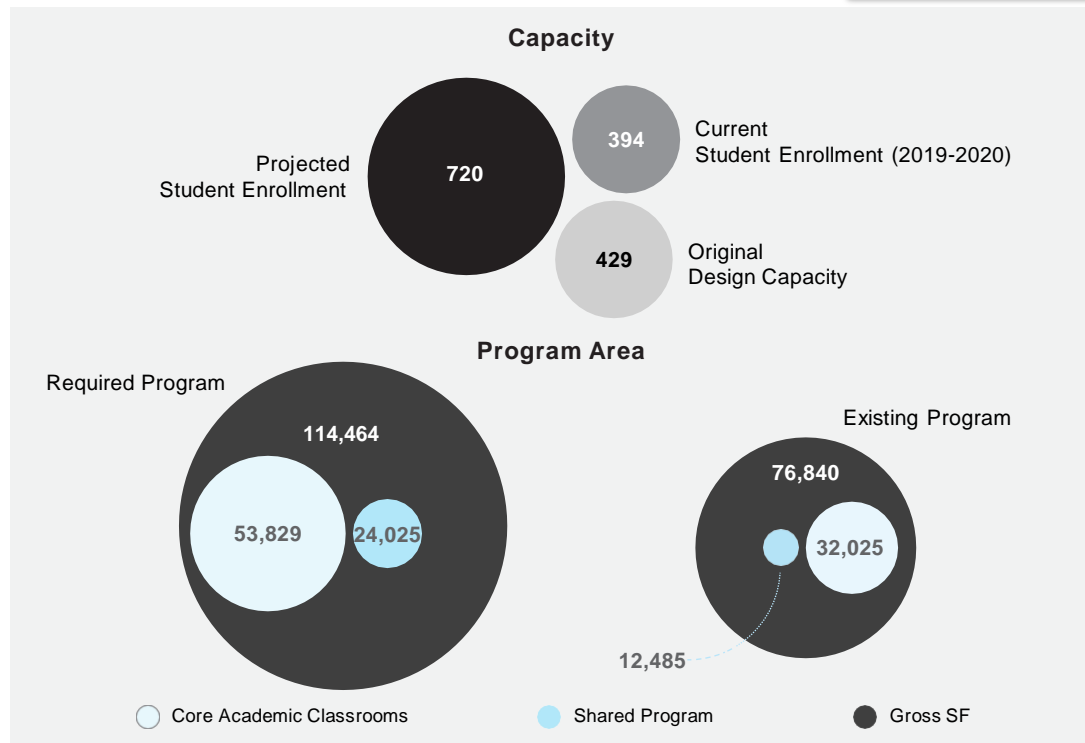
Statistics

Capacity is the amount of students the school is built for based on the ACPS Educational Specifications.

“Required Program” references ACPS Educational Specifications.

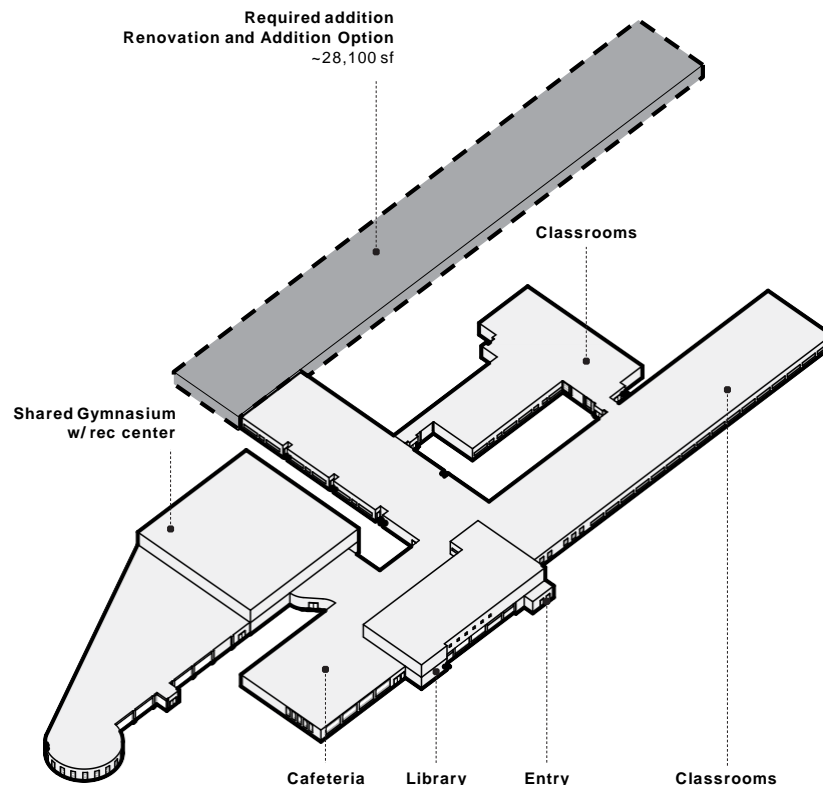
Shared Program Includes: Visual Arts, Music, Science, Media Center, Library, Student Dining and Food Services.

Gross SF includes Administration, Custodial Service, and Building Services.



Quick Facts

Year Built:	1955
Current Student Count:	394
Projected Student Count:	720
Existing SF:	76,840
Required SF:	114,464
Deficit:	32.87%



History

1920

1940

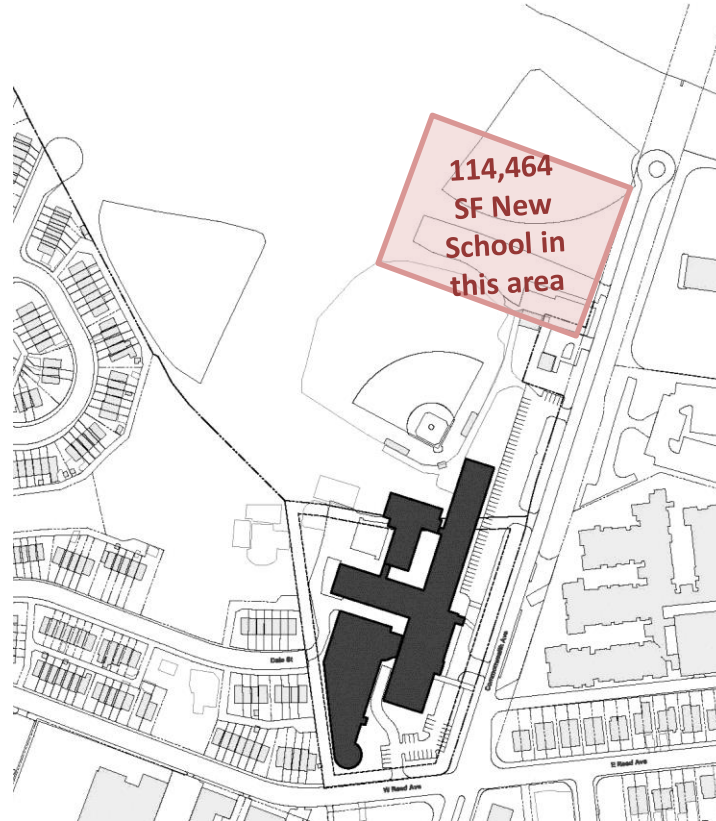
1960

1980

2000

Site Plan

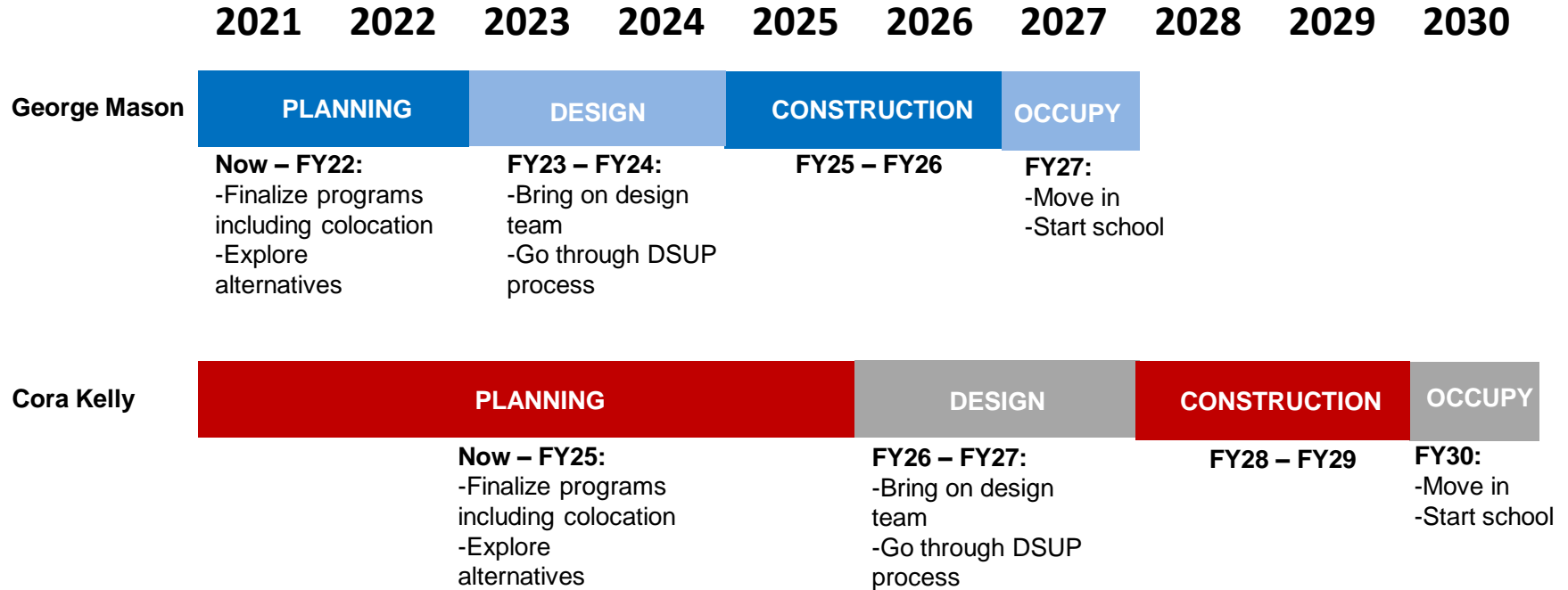
1. Insufficient area for required growth.
2. Existing rec center limits siting of new construction or renovation.
3. Limited exterior play space.
4. Encroachment into POS.
5. No direct access from car drop off to school.
6. 72 Existing parking space.



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.

Timeline



***Funding is required at each phase.**

Next Steps

- Feb. 2020:** Finalize surveys of sites, geotechnical work and cost estimates
- Feb.-April 2020:** Get community and stakeholder feedback
- Feb.-April 2020:** School Board update
- Fall 2020:** Incorporate into FY 2022-2031 CIP request

Questions?

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