

III. George Mason Master Plan and Technical Data

Scenario 1: Renovation and Addition

Narrative

The first scenario master plan study illustrates a condition where the existing school is kept in place with a full renovation of the existing school building and constructing a **new 39,940 sf addition** to the east of the existing school building.

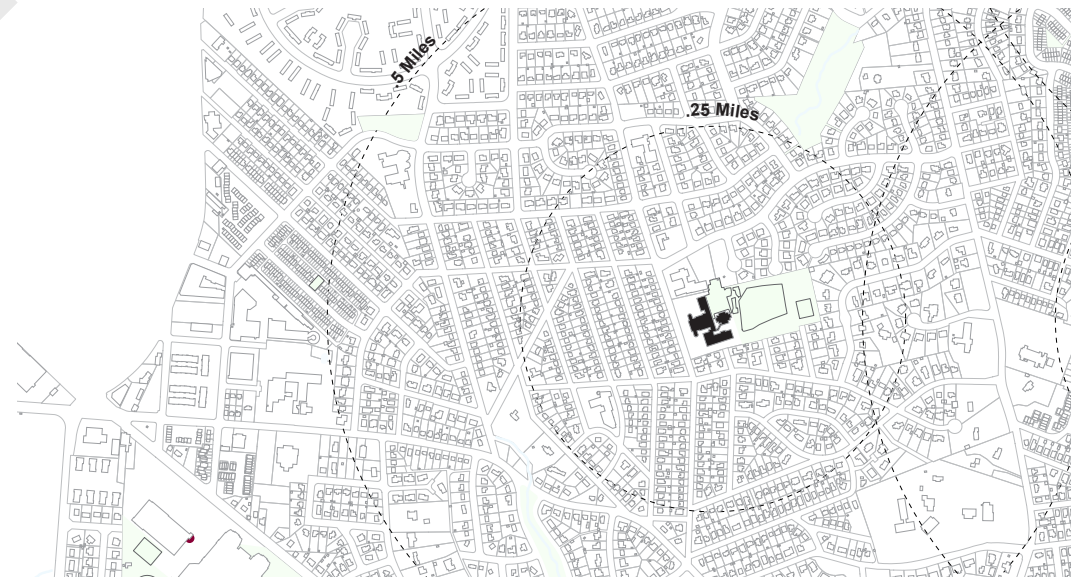
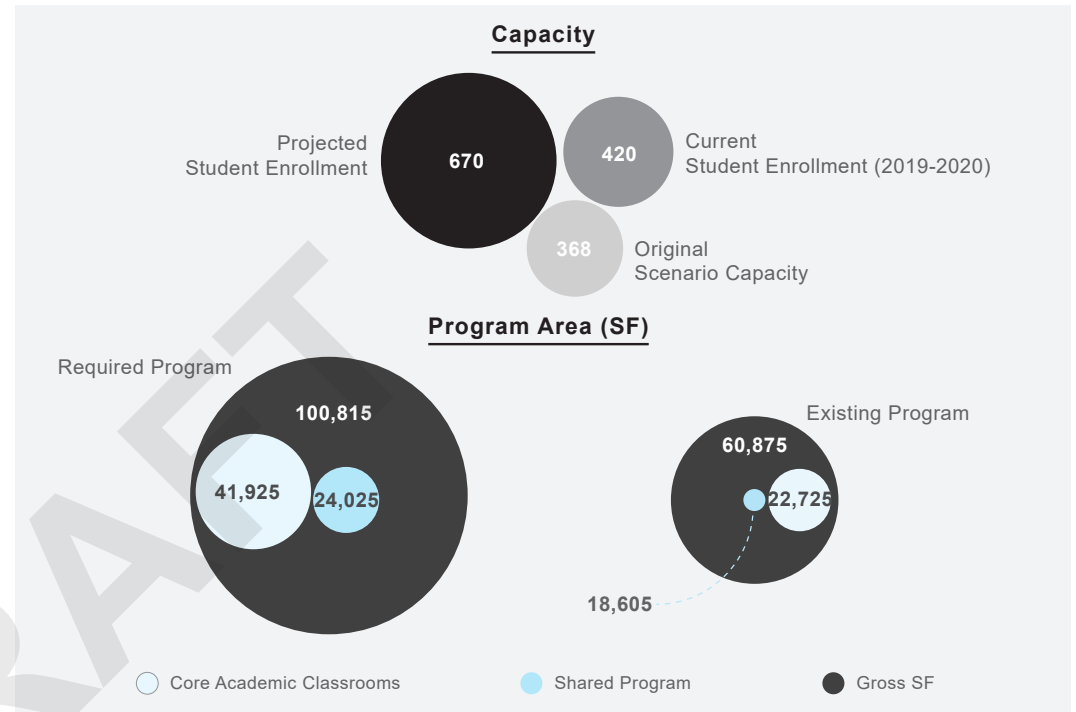
The addition may either be one or two stories but would encroach heavily into the existing George Mason Park, which belongs to the school parcel, per the field survey.

This is an approach that responds to immediate challenges but critically limits expandability and flexibility due to the existing site constraints. It also emphasizes the fragmented nature of George Mason and may further complicate the coordination of building systems if further additions are constructed.

Swing space and a co-location zone would need to be allocated in the city since the entire existing school building would need to be entirely shelled to meet MEP system and energy code (LEED and Net Zero) requirements. A renovated MEP system would cost approximately **\$2,000,000 more** (\$14.8-15.3M total renovated MEP cost) than a completely new MEP system in a new construction scenario.

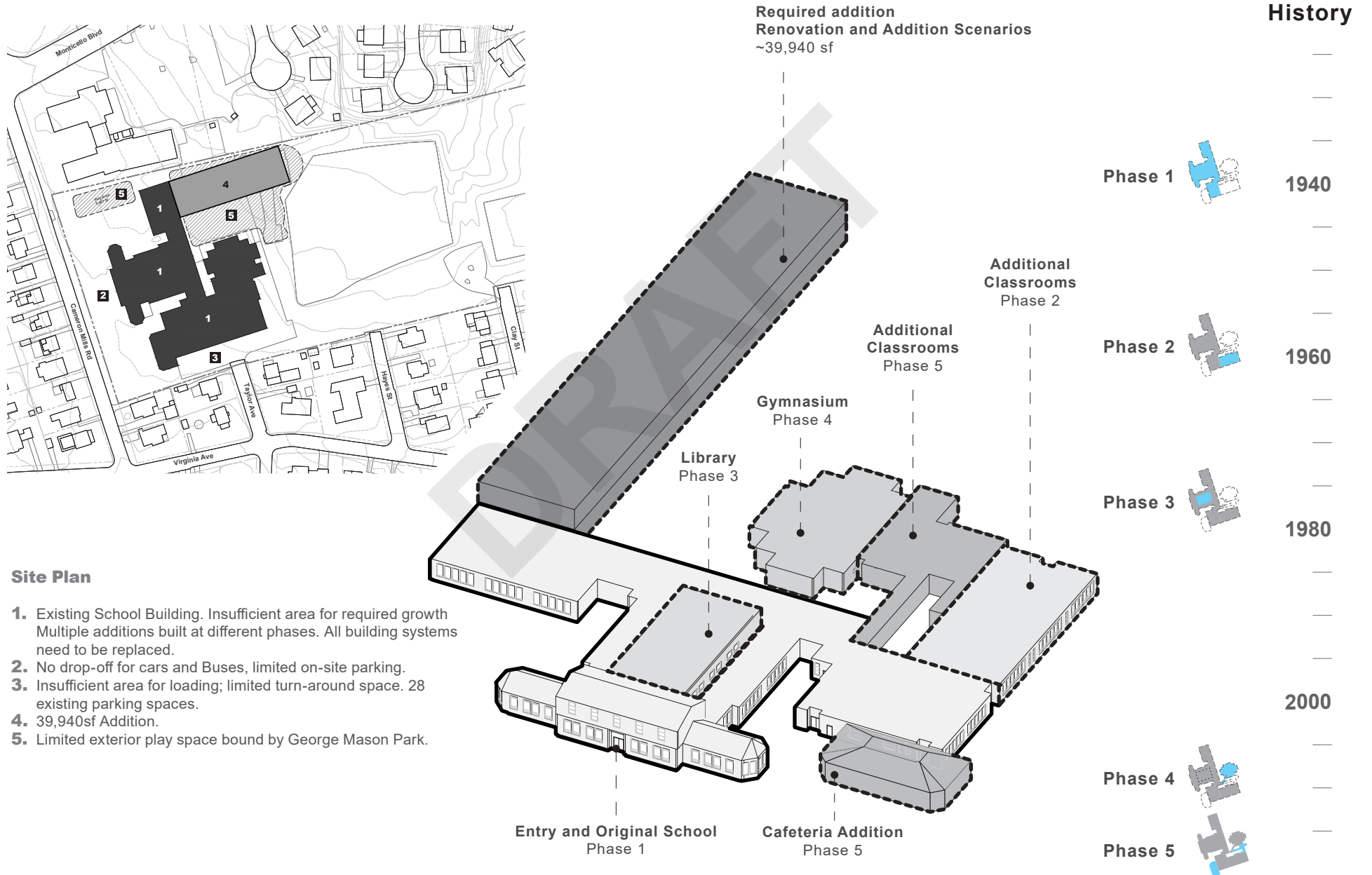
Conceptual Cost

Concept Cost Renovation School:	\$48M
New Building MEP:	\$12.5-13.5M
Annual Savings:	\$100,000
Renovated MEP:	\$14.8-15.3M
Annual Savings:	\$90,000



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Site Plan

- 1. Existing School Building. 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. 39,940sf Addition.
- 5. Limited exterior play space bound by George Mason Park.

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Scenario 2: Replacement School with Historic Component

Narrative

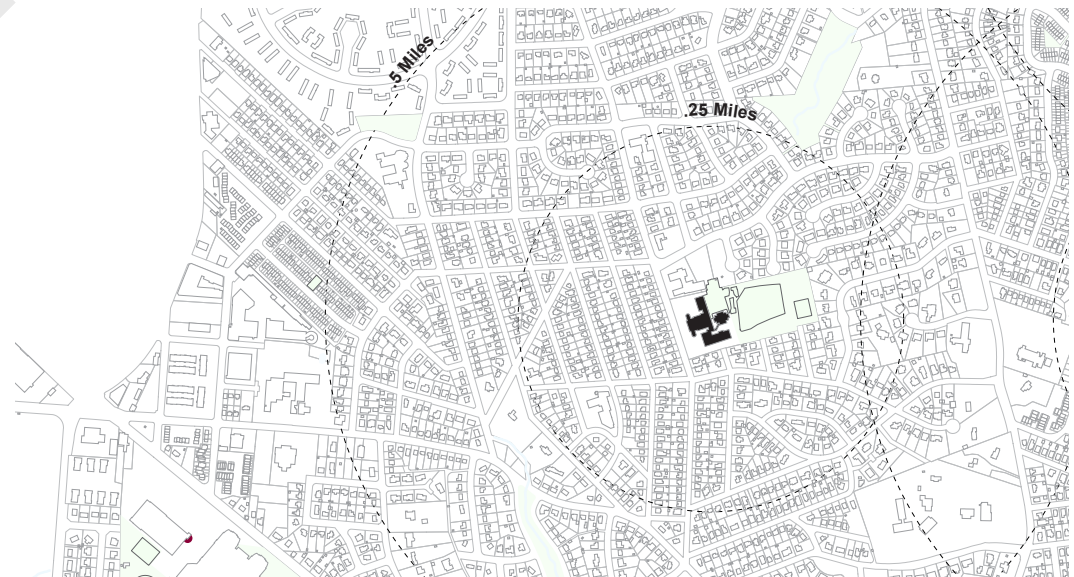
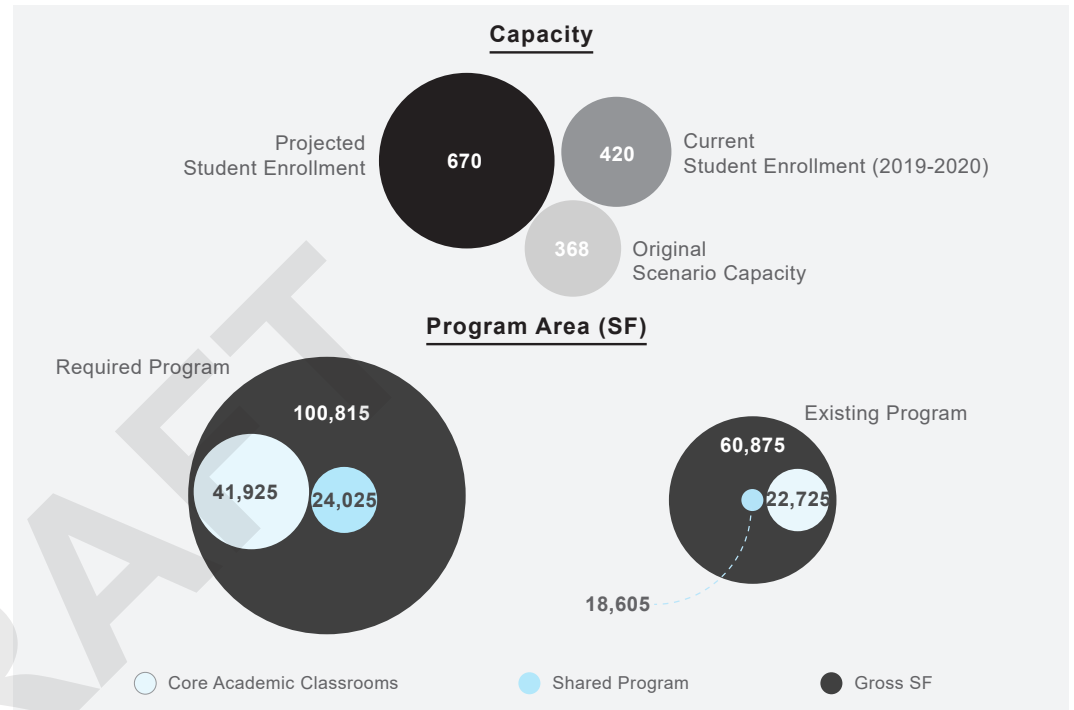
The second scenario master plan study illustrates a condition where the existing school is replaced and relocated to the eastern end of the lot. The baseball field and courts shift slightly west and additional open field space is provided between the historic frontage and relocated school. The historic frontage is maintained as a community space or an indoor recreational space for activities. This is an approach that responds to a long-term goal and supports expandability and flexibility for future capacity changes.

This master plan scenario allows for a dedicated entry, drop-off, and parking sequence for the school and completely separates any traffic (vehicular and pedestrian) between Cameron Mills Road and neighboring local streets. The dedicated parking and drop-off zones will avoid any kind of congestion on the local and arterial streets and will provide cleaner street frontage throughout the day.

Replacing and relocating the school would eliminate the need for swing space which would be a crucial cost and time savings. MEP system would cost approximately **\$2,000,000 less** (\$12.5-13.5M total New MEP cost) than a completely renovated MEP system in a renovation and addition scenario.

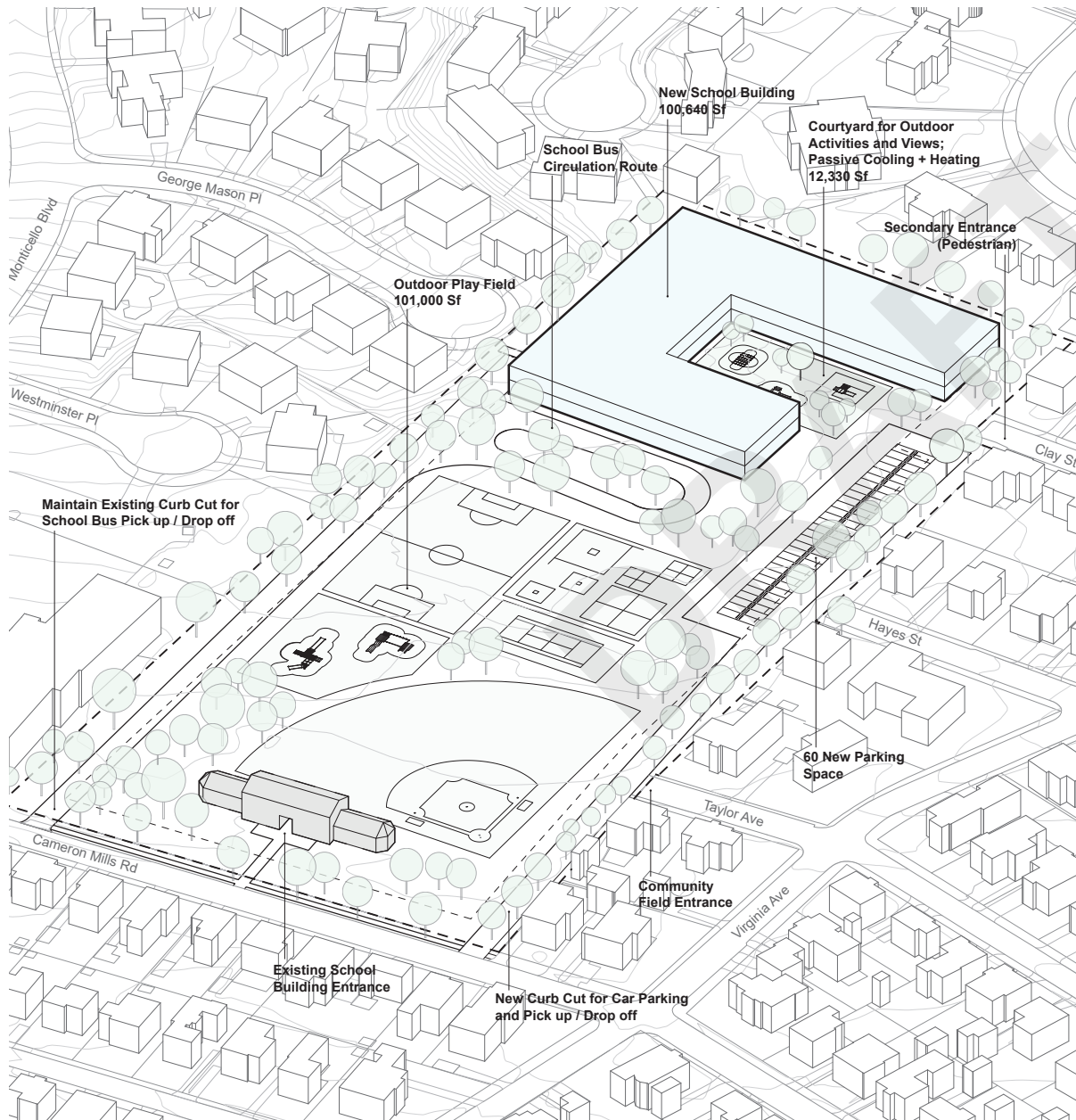
Conceptual Cost

Concept Cost New School:	\$61M
New Building MEP:	\$12.5-13.5M
Annual Savings:	\$100,000
Renovated MEP:	\$14.8-15.3M
Annual Savings:	\$90,000

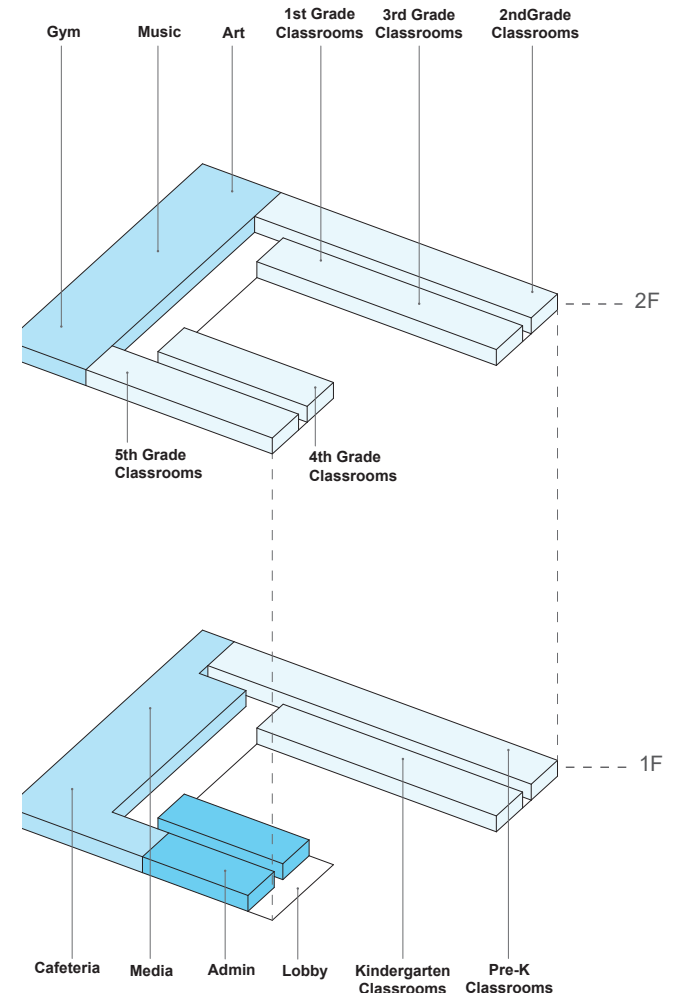


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Scenario 2: Replacement School with Historic Component



Program Isometric



III. George Mason Master Plan and Technical Data

Scenario 3: Replacement School (in-place) with Historic Component

Narrative

The third scenario master plan study illustrates a condition where the existing school is replaced in place. The baseball field and courts shift east and additional open field space is provided. The historic frontage is maintained as the main entry and administration wing of the school. This is an approach that responds to long-term goals and supports expandability and flexibility for future capacity changes.

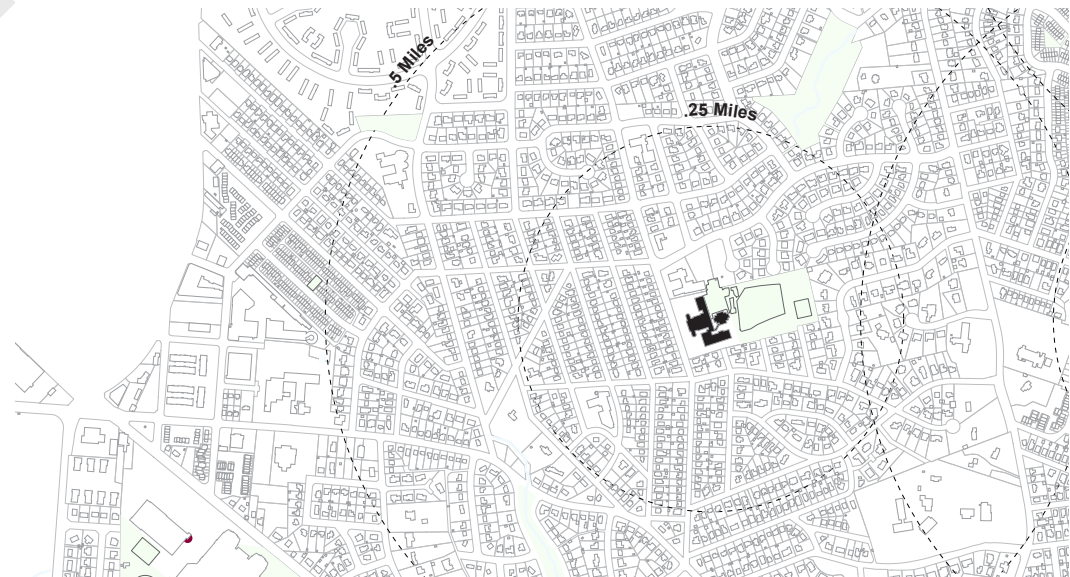
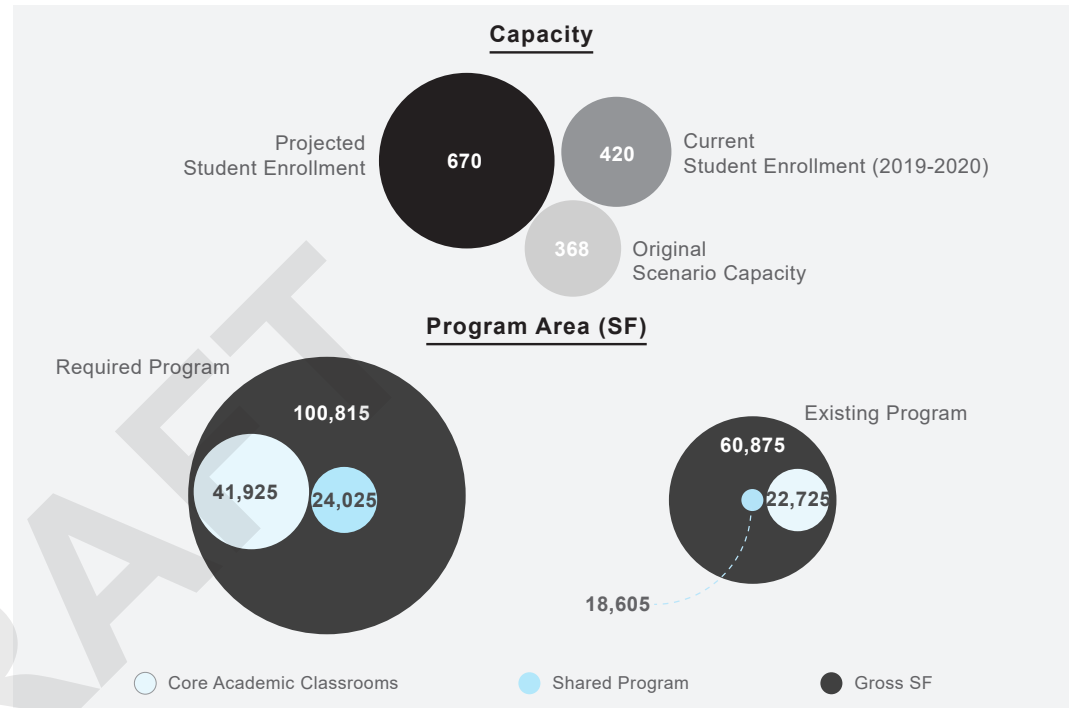
This master plan scenario allows for a dedicated entry, drop-off, and parking sequence for the school and completely separates any traffic (vehicular and pedestrian) between Cameron Mills Road and neighboring local streets. The dedicated parking and drop-off zones will avoid any kind of congestion on the local and arterial streets and will provide cleaner street frontage throughout the day.

The courtyard configuration creates a private outdoor play area for the students, increases natural daylight into all occupiable rooms, and reinforces the sustainable goals of the county.

Replacing the school in place would require swing space. MEP system would cost approximately **\$2,000,000 less** (\$12.5-13.5M total New MEP cost) than a completely renovated MEP system in a renovation and addition scenario.

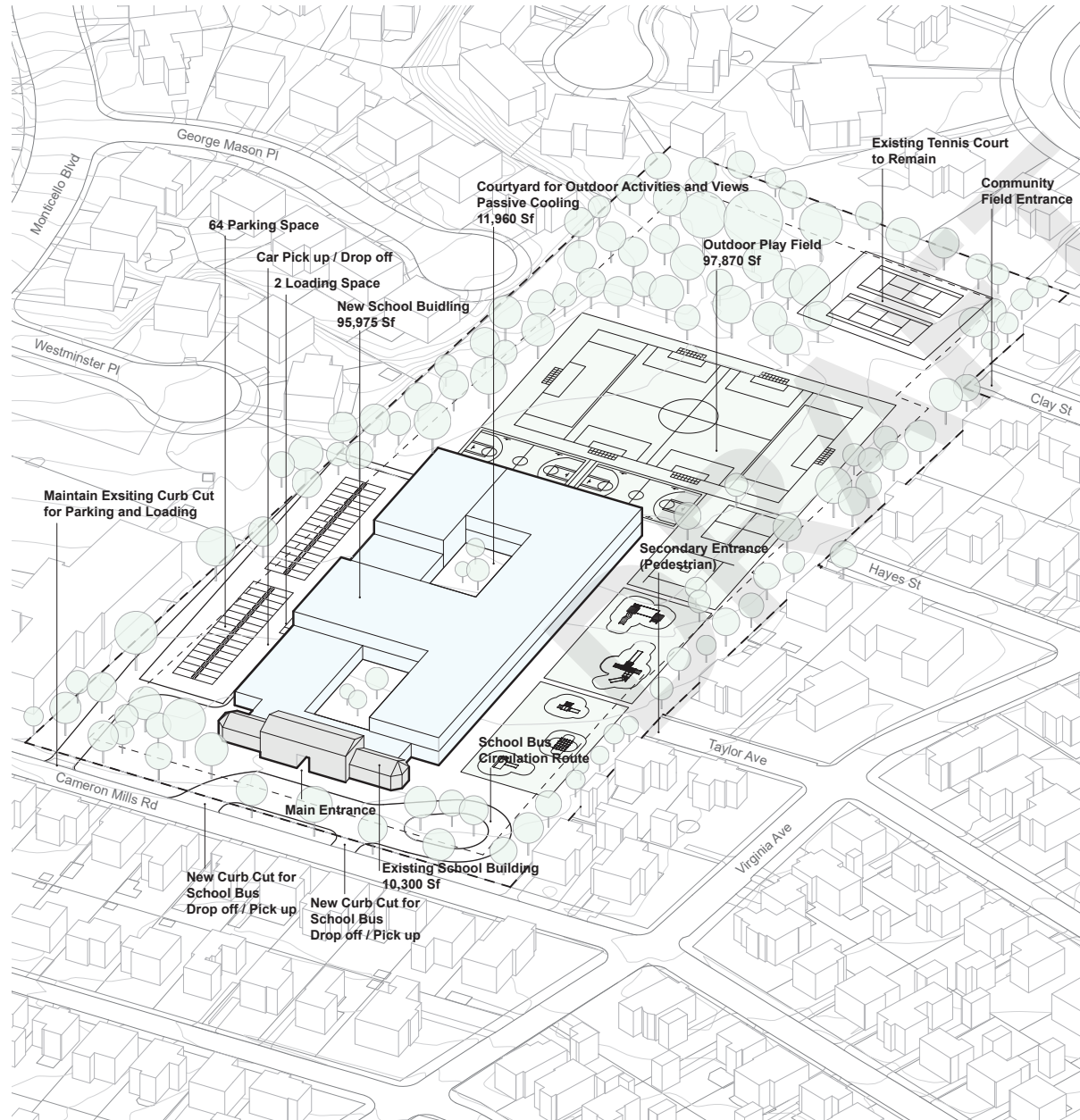
Conceptual Cost

Concept Cost New School:	\$61M
New Building MEP:	\$12.5-13.5M
Annual Savings:	\$100,000
Renovated MEP:	\$14.8-15.3M
Annual Savings:	\$90,000



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Scenario 3: Replacement School (in-place) and Existing Recreation Center



Program Isometric

