Alexandria City Public Schools

George Mason Modernization

Virtual Community Meeting
Office of Capital Planning, Programs, and Design
September 3, 2024

Agenda

- Project History & Timeline
- Design Concepts
- Polling
- Budget
- Community Engagement
- Q&A - Use the Q&A Feature

Core Project Team

ACPS Office of Capital Programs, Planning and Design
Dustin Davis Executive Director of Facilities
Sophie Huemer Director of Capital Programs, Planning and Design
Arthur Carpenter-Holmes Senior Capital Program Manager
Roberto Ruiz Principal Planner
Arte'a Funderburk CIP Communications Specialist

City Partners
Jack Browand Deputy Director, Recreation, Parks and Cultural Activities
Bethany Znidersic Division Chief, Recreation, Parks and Cultural Activities

Extended Team
Dr. Melanie Kay-Wyatt Superintendent
Dr. Alicia Hart Chief Operating Officer

Project Team

VMDO Architects

- **Rob Winstead, AIA, NCARB, ALEP, LEED Fellow**
  Principal In-Charge
- **Michelle Amt, FAIA, LEED AP BD+C, WELL AP**
  Director of Sustainability
- **Brian Gruetzmacher, AIA**
  Project Manager
- **Christina Filippini**
  Project Designer

VMDO Consultant Team

- **Food Service**
  FDS
- **Civil Engineering**
  IMEG
- **Landscape Architecture**
  Waterstreet
- **Structural**
  Thornton Tomasetti
- **MEP/FP/IT**
  CMTA
- **Acoustics**
  Acentech
- **LEED/ Sustainability**
  RE:4M
- **Environmental Graphics**
  Iconograph
- **Environmental/HAZMAT**
  ECS
- **Transportation**
  Gorove Slade
- **Specifications**
  Spec Guy
- **Cost**
  Forella

Superintendent's Advisory Team

ACPS

- ACPS School Board Members
- Superintendent
- Chief Operating Officer
- Executive Director for Facilities
- Director of Capital Programs, Planning, and Design

George Mason Community

- George Mason PTA
- George Mason Parent
- George Mason Community Member
- Citizens Association Member

Alexandria City Partners

- Planning Commission
- City Council Member
- Recreation, Parks, and Cultural Activities
- Alexandria PTAC

Purpose/Responsibilities

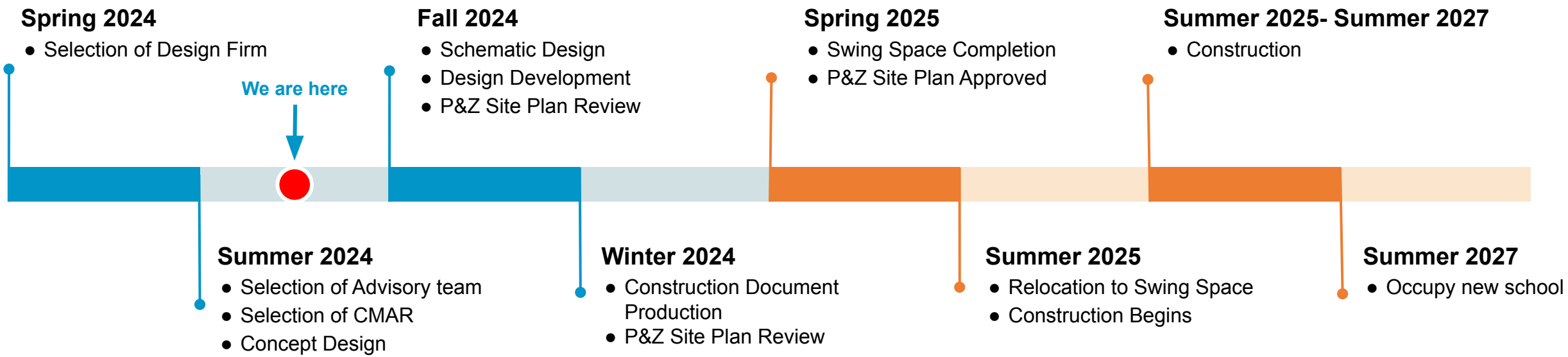
- Represent the interests of the group for which they have been selected to serve
- Provide feedback on the design
- Timely distribution of ACPS project updates to their respective community

EQUITY-FOCUSED

Project History

- George Mason Elementary School was built in 1939 with several additions over the years.
- ACPS determined that due to the facility conditions, inefficient layout of the school, and district-wide capacity needs, George Mason should be replaced. In order to explore options for layout and feasibility of a new school, a Feasibility study was completed in 2021.
- School Board voted in 2021 to include swing space in its budget to allow for flexibility in design options for the new George Mason.

Timeline



Notes:

★ The Planning and Zoning process is scheduled to take place from Fall 2024 through Spring 2025.

★ **All dates are tentative and subject to change**.

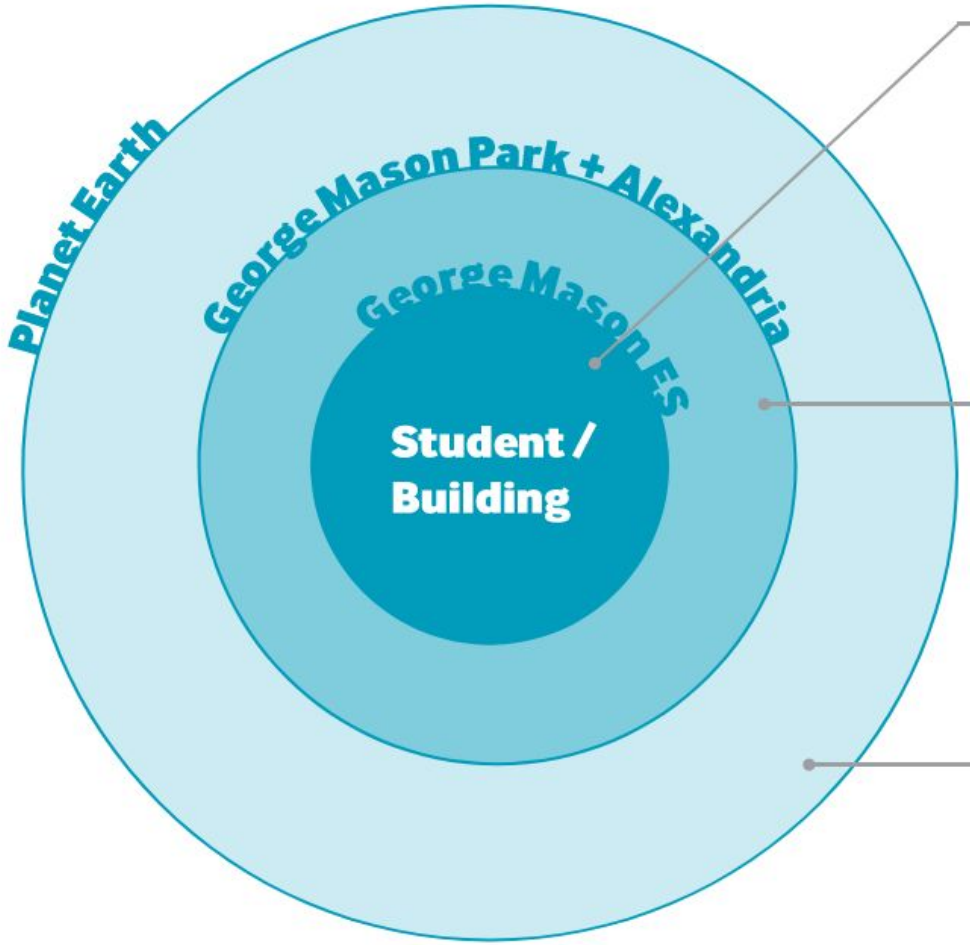
Design

Construction

Building Program
108,448 GSF Total Construction
670 Students Grades Prek-5
32 Teaching Stations Core Classes
8150 gsf + 1,500 gsf Gym + Multipurpose Room
185 students (3 periods) Dining Space Capacity

Site Program
9.19 acres (400,513 sf) Total Lot Size
5 to 6 Buses Needed
+/- 28 (zoning minimum) Parking Spaces Needed
+/- 12 spaces Pick-Up Drop-Off
100% Stormwater Treated Through Infrastructure

Project Goals



Learner-centered

- Create safe, healthy, high-performing learning environments
- Leverage entire building and site for learning
- Promote indoor-outdoor connectivity

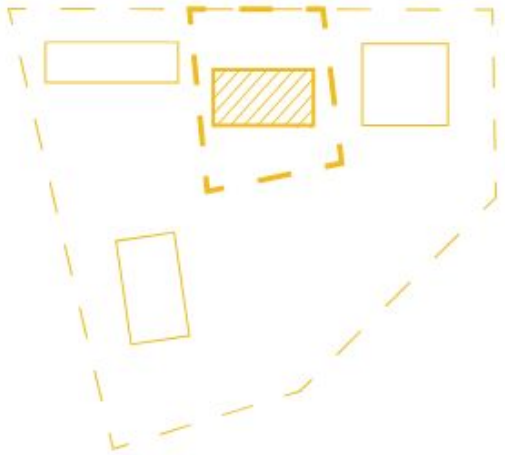
Community-oriented

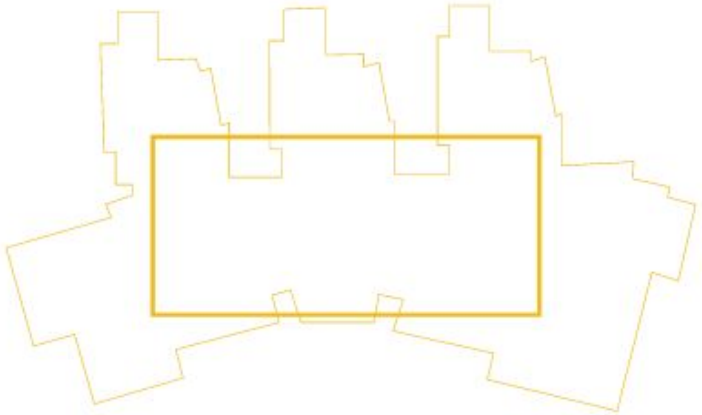
- Realize potential of Cameron Mills Road frontage
- Respect scale, massing and materials of the context
- Broaden access to George Mason Park
- Maximize opportunities for shared use

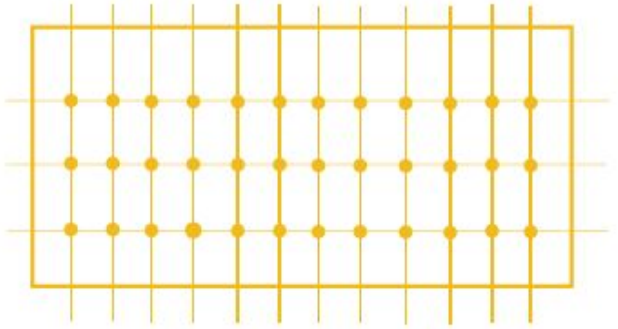
Globally-sustainable

- Achieve net-zero energy operations
- Meet or exceed LEED Gold certification
- Minimize embodied carbon / explore heavy timber structure

Design for Added Value







Compact Boundary

- Focus area of development
- Minimize utility relocation
- Reuse site infrastructure

Area to Envelope Ratio

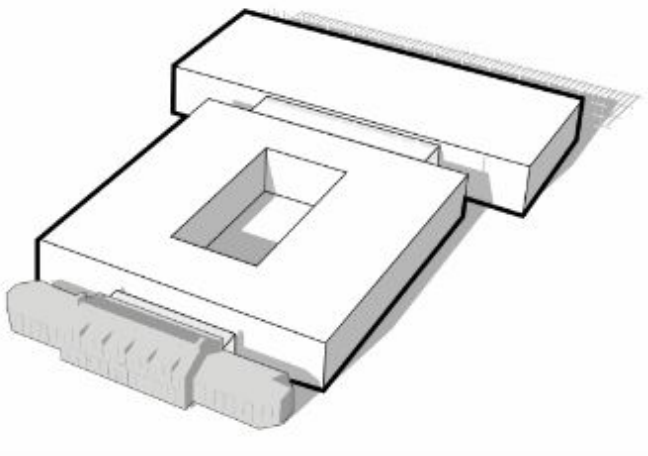
- Compact building
- Reduced cost, less foundation and envelope
- Simple construction

Simple light-weight Structures

- More cost effective to procure
- Faster, less expensive to construct
- Less foundation cost

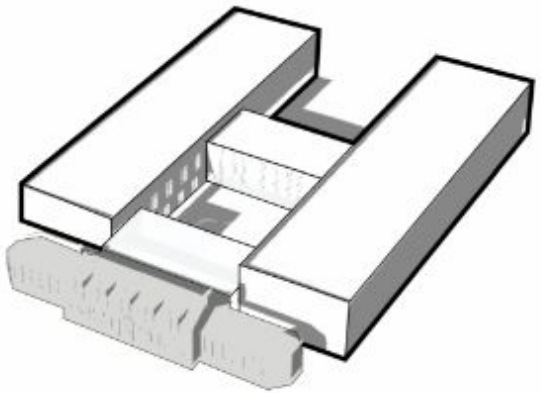
Design Concepts

Option T - Forest Glade



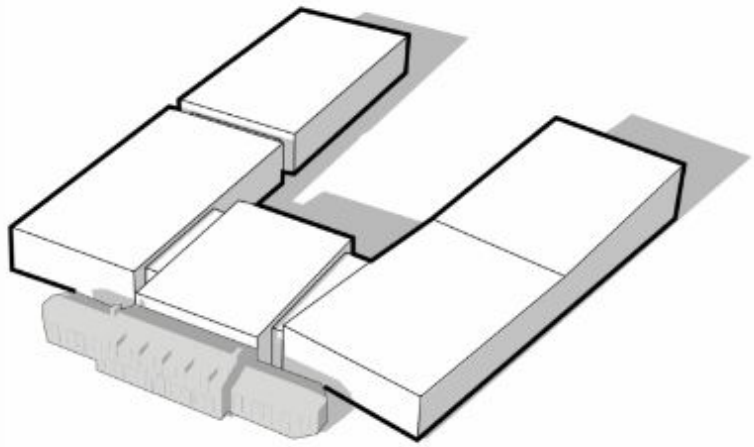
Total GSF: 108,448

Option A - Open Heart



Total GSF: 108,448

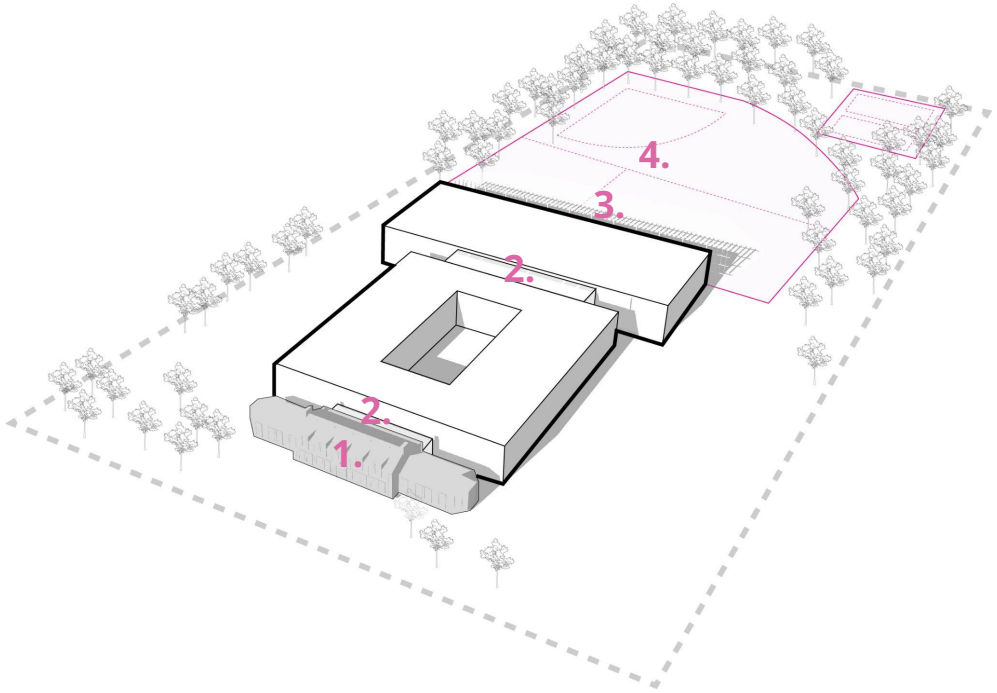
Option U - Pavilions



Total GSF: 108,448

Option T - Forest Glade

A unifying outdoor space defined collectively by the new building addition and the natural treescape.



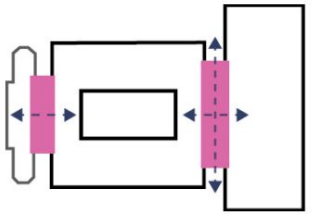
Site Axon

1. **Scale & Setbacks**

   New addition respects the existing building scale and proportion from the street.

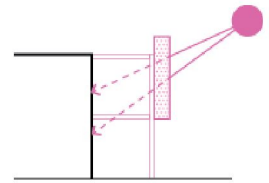
2. **Light Connections**

   Light connectors between masses break down volumes, and provide transparency and circulation at critical junctures.



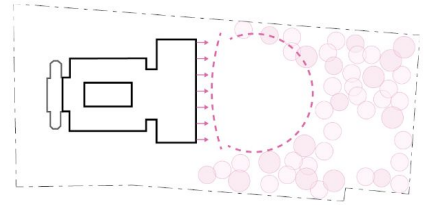
3. **Shading for Solar**

   Large shade structure protects against East-facing glare.



4. **Closing the Treeline**

   East face of the building encloses the tree-lined perimeter of the site, and provides a backdrop to the park.



Option T - Forest Glade

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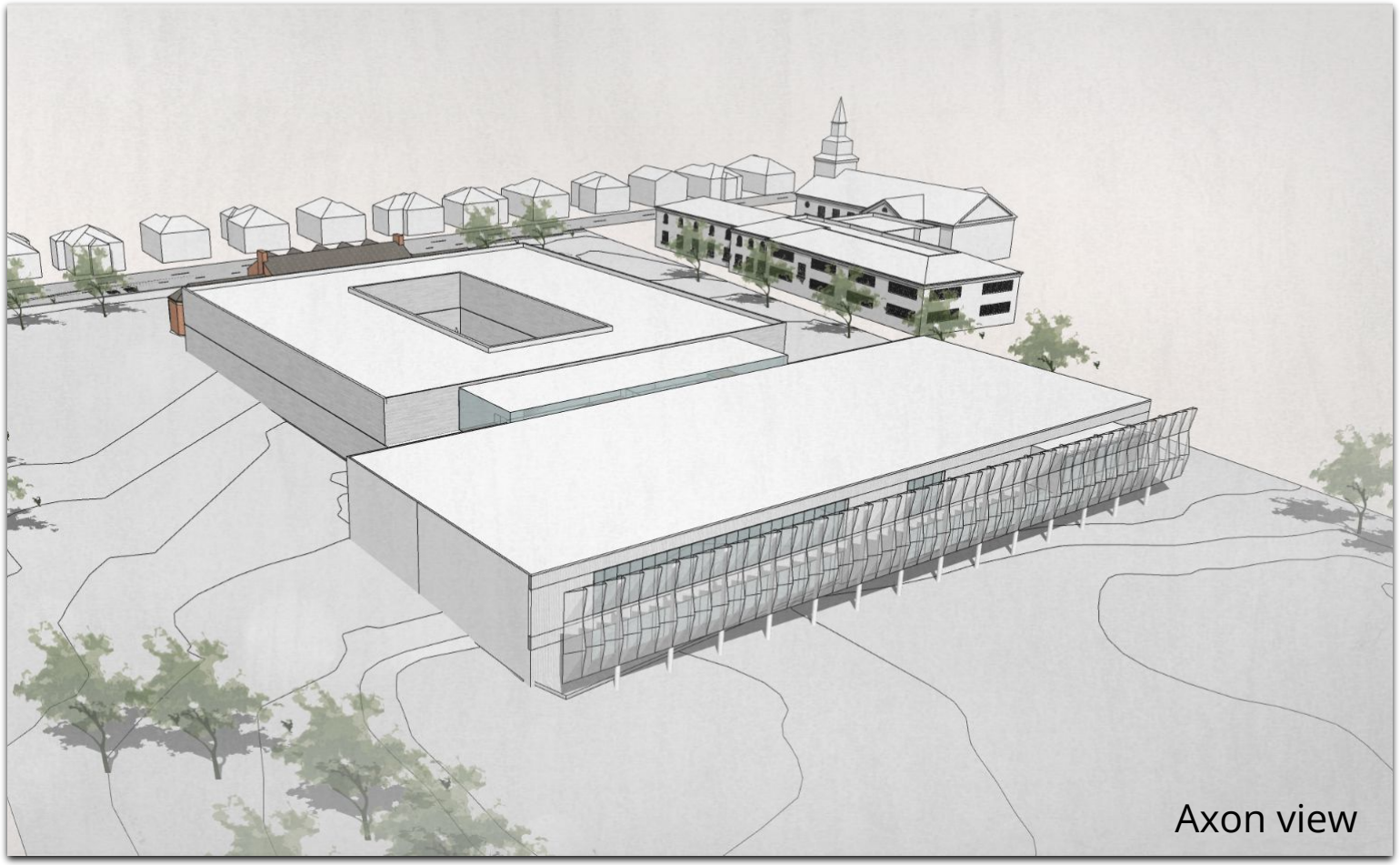
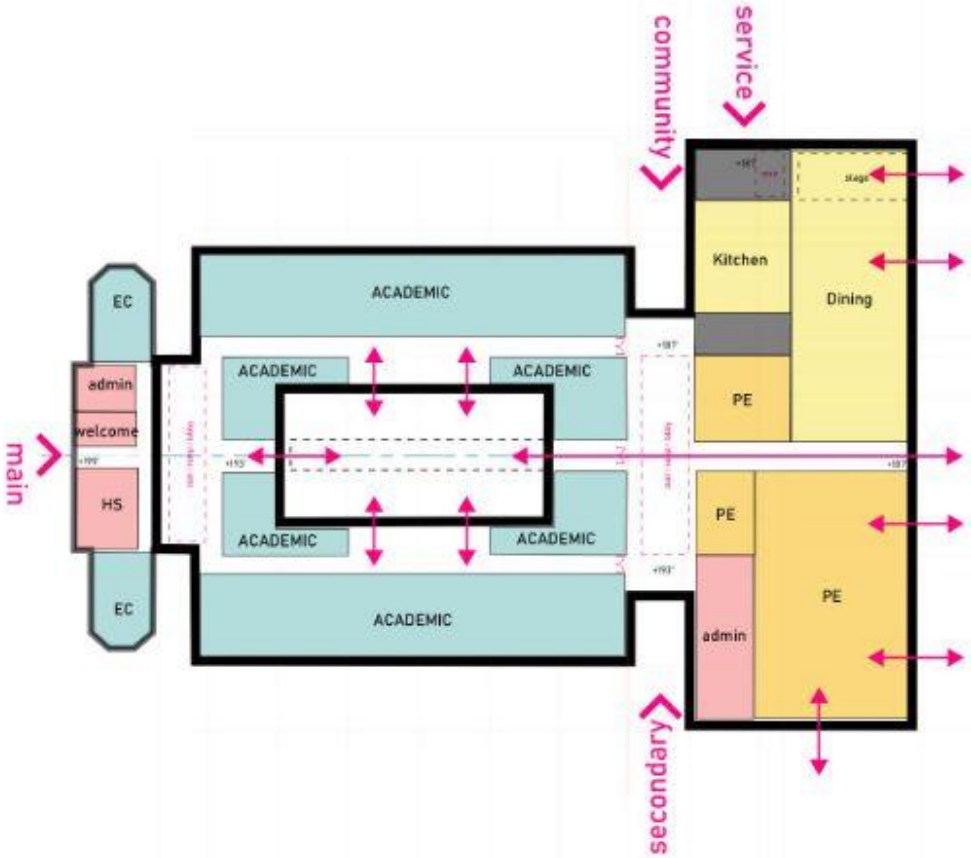
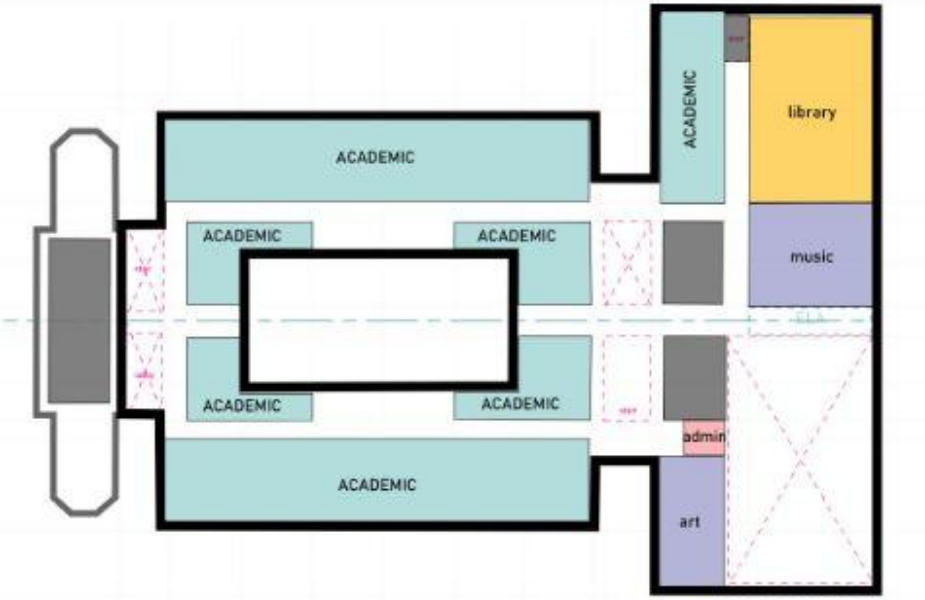


Option T - Program & Floor Plans



level 1



level 2

Option T - Benefits & Challenges

Benefits

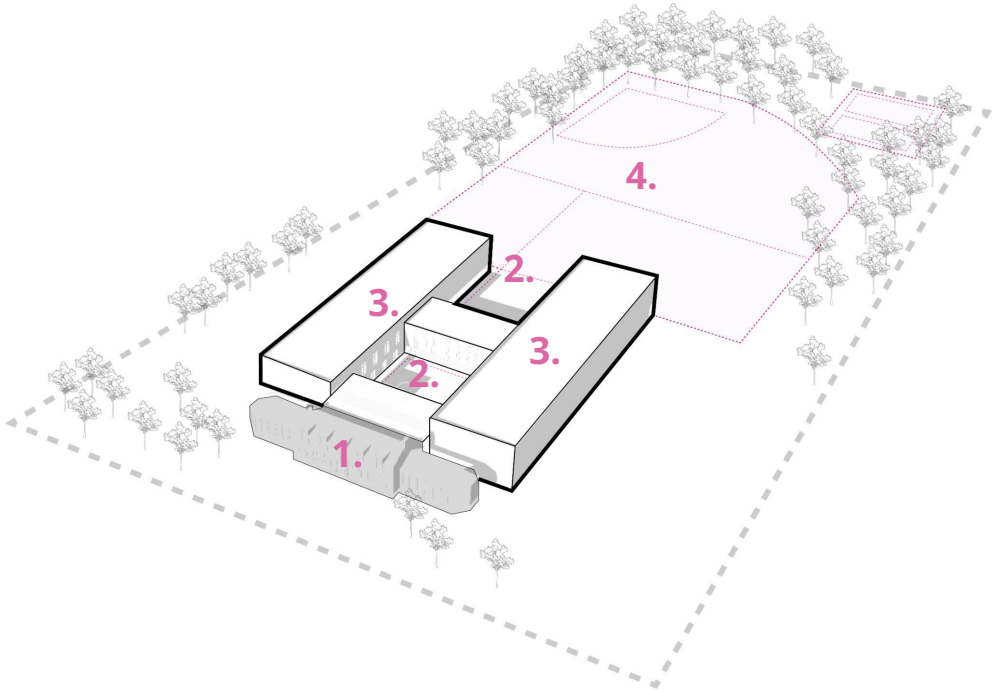
- Addition provides formal edge to park
- Communal spaces adjacent to park
- Protected courtyard / play areas adjacent to classrooms
- Building scale is deferential to original building

Challenges

- Mitigation of east-facing glare on a prominent facade
- Maintenance of internal courtyard space
- Library on second floor

Option A - Open Heart

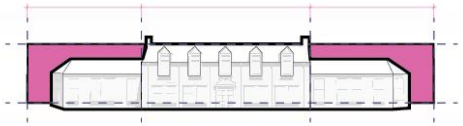
Two densely programmed bars flanking communal space to create an open, indoor-outdoor commons.



Site Axon

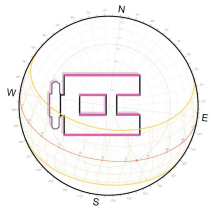
1. **Scale & Setbacks**

   New addition respects the existing building scale and proportion from the street.



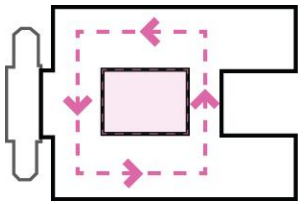
2. **Solar Orientation**

   Building is optimally oriented for solar.



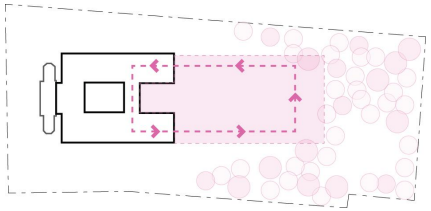
3. **Inner Loop**

   A circulation loop is formed between the front entry and library connector, promoting outdoor connections to an internal courtyard.

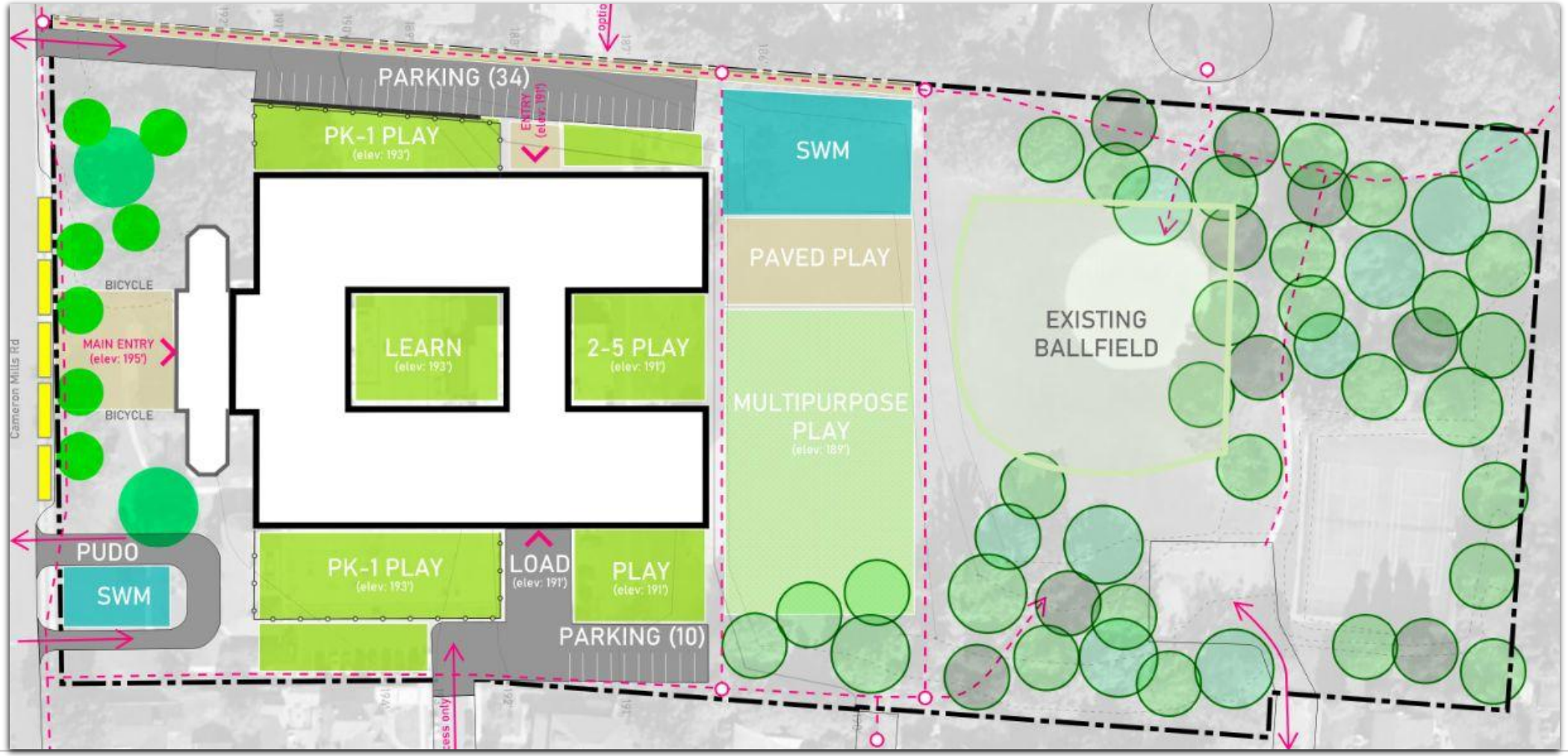


4. **Outer Loop**

   A circulation loop extends out into the park from the ends of the program bars to promote connections to the outdoors.



Option A - Open Heart



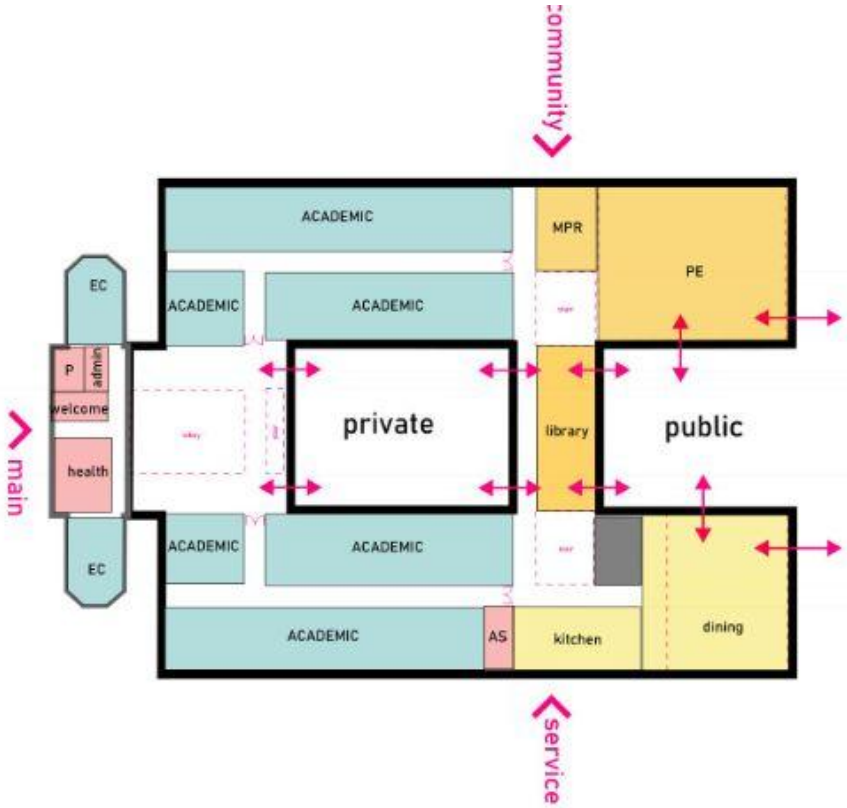
Option A - Open Heart


Axon view


View from front


View from park

Option A - Program & Floor Plans



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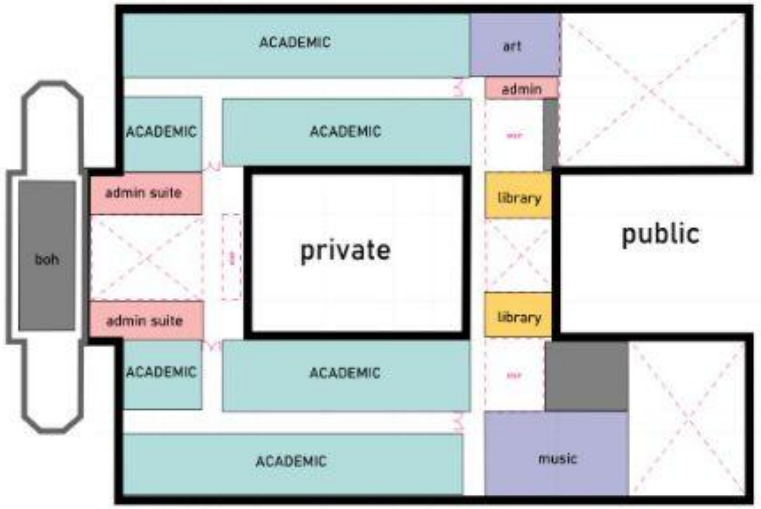


level 2

- child development center
- classrooms PK-1
- classrooms 2-5
- resource / discovery commons
- building services
- building services (gross up)
- administration / staff support
- dining
- library
- physical education
- art, music, ot/pt, gardening

Option A - Benefits & Challenges

Benefits

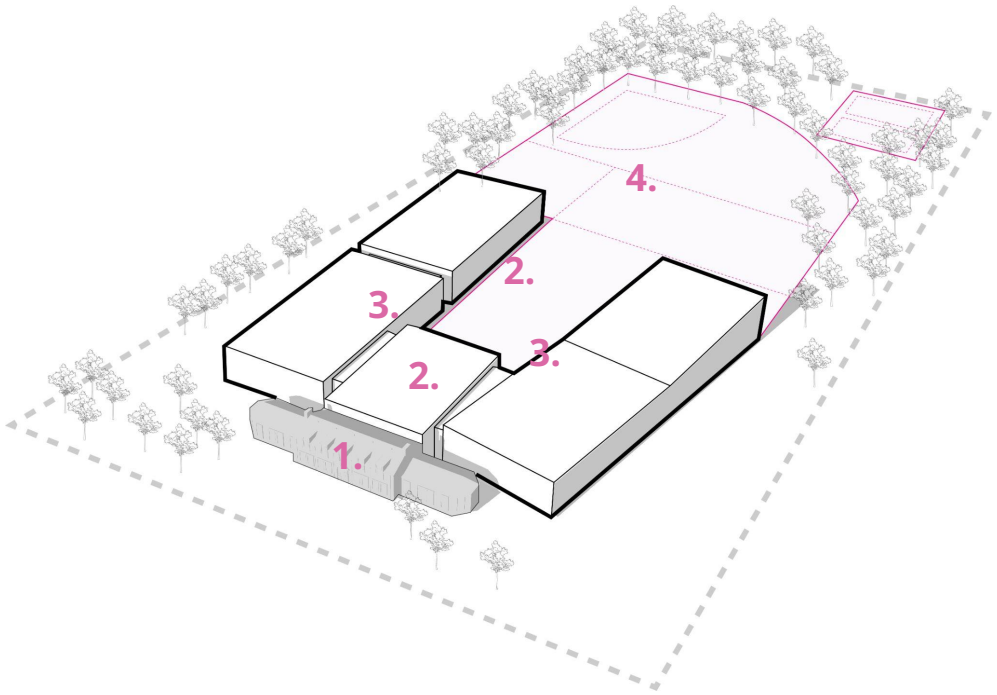
- Large secure courtyard central to the school
- Transparent indoor / outdoor communal spaces
- Gym and dining close to play areas
- Short travel distances inside building

Challenges

- Less open to site
- Parking on both north and south
- No pedestrian entry on southern edge

Option U - Pavilions

The school is organized around a central outdoor space to foster a sense of community and connection to the park.



Site Axon

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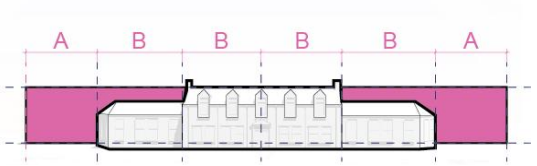
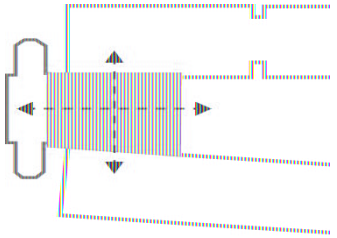


2. Learning Hub

The Library forms the central focus of the school, creating a transparent connection between the front entry and courtyard.



3. Solar Orientation

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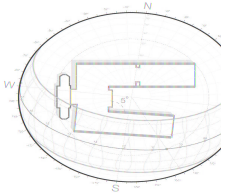
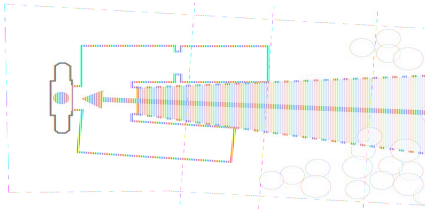


4. Connected Landscape

"U" shaped building frames out the site to create focal points between the park and front entry of the school.



Option U - Pavilions

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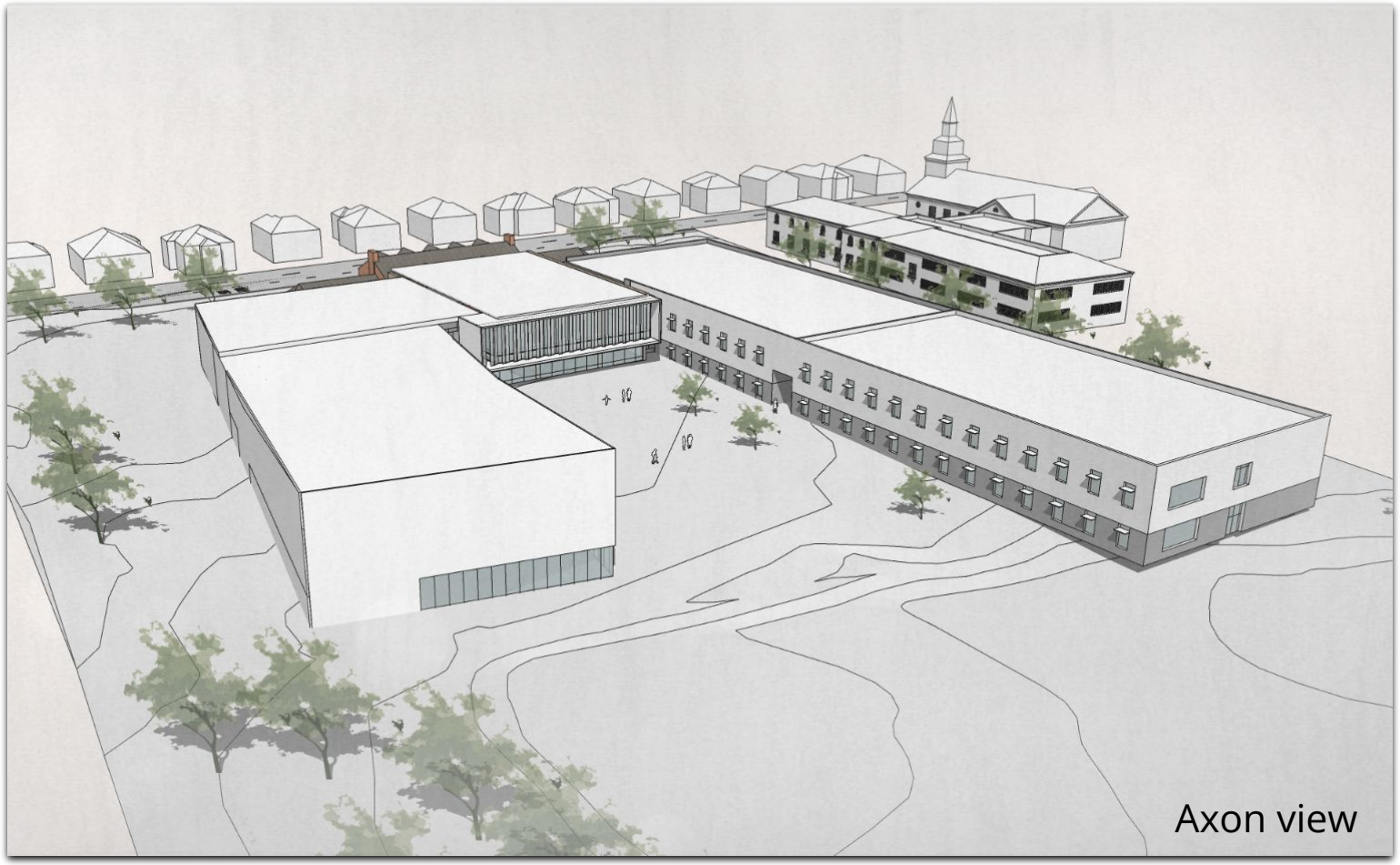
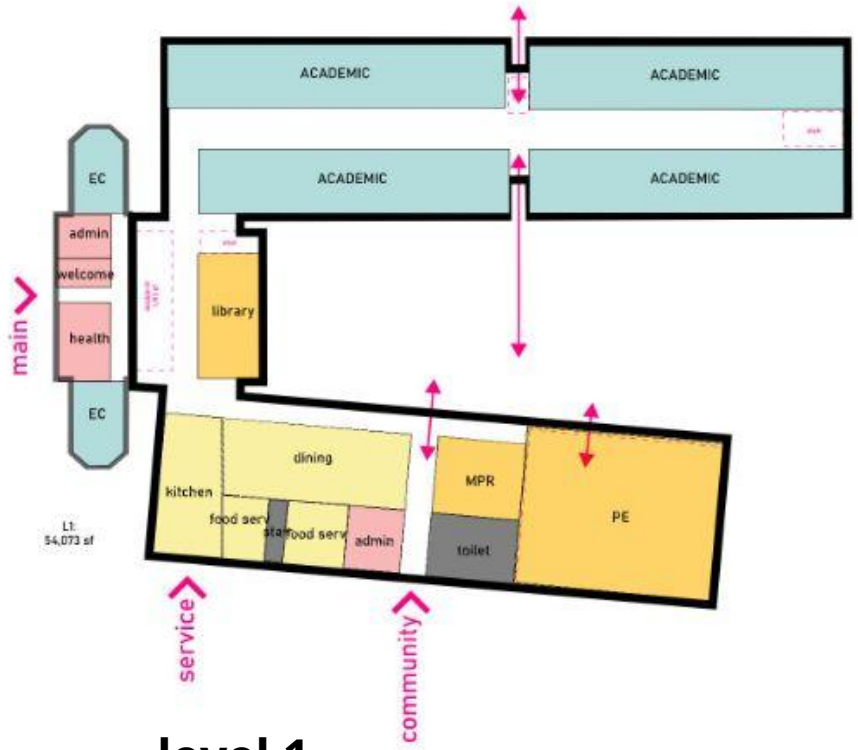

Axon view


View from front


View from park

Option U - Program & Floor Plans



level 1

level 2

- child development center
- classrooms PK-1
- classrooms 2-5
- resource / discovery commons
- building services
- building services (gross up)
- administration / staff support
- dining
- library
- physical education
- art, music, ot/pt, gardening

Option U - Benefits & Challenges

Benefits

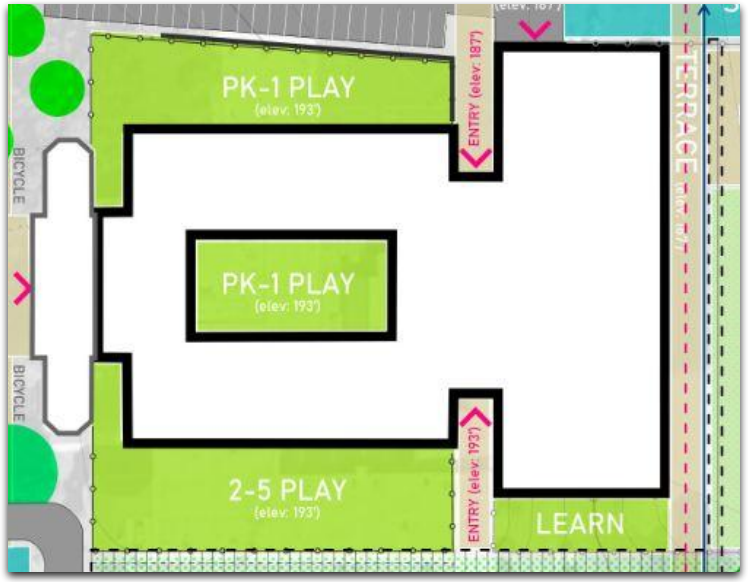
- Large centralized outdoor space connected to the park
- Library / learning commons at the center with great view of the site
- Good solar orientation
- Shaded play areas adjacent to classroom bar

Challenges

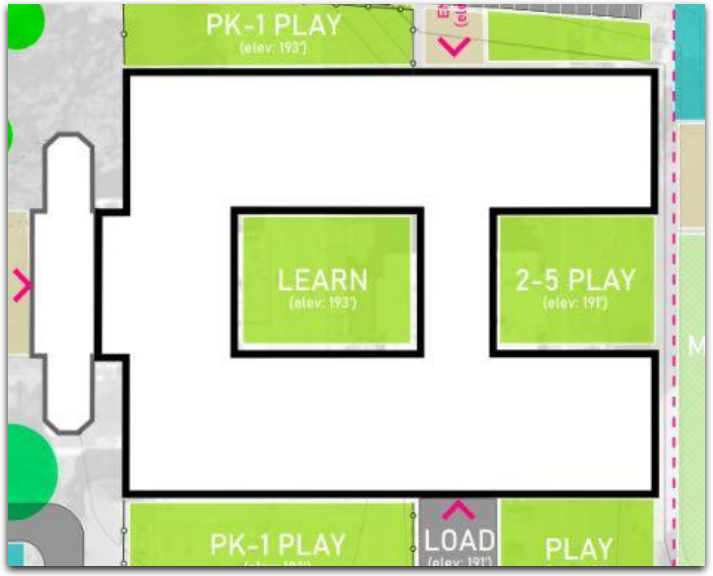
- Less compact building form
- Longer travel distances inside building
- Screening of loading area from Cameron Mills
- Parking close to the building

Design Concepts

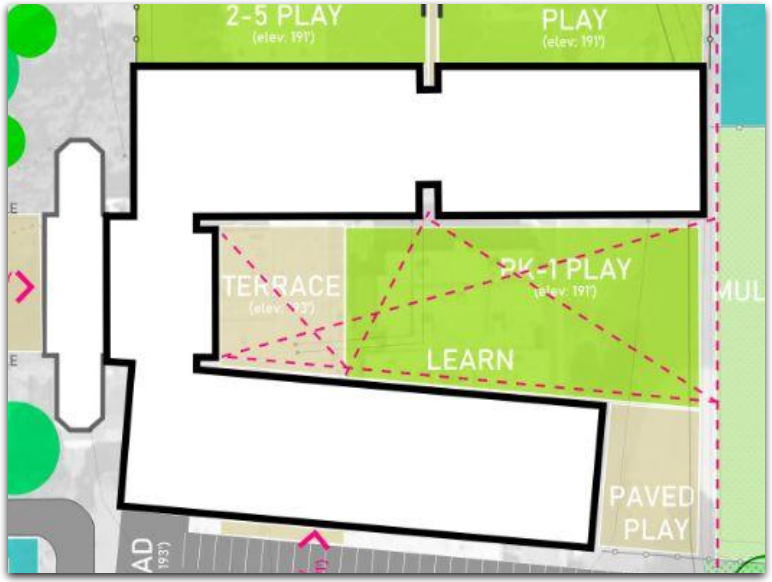
Option T - Forest Glade



Option A - Open Heart



Option U - Pavilions



Poll


LET'S TAKE A POLL!
TELL US WHAT YOU THINK ABOUT
THE PRESENTED DESIGN OPTIONS

Budget

FY2024

- ★ **Approved: $17,405,800**
  - ○ **Planning and Design**

FY2025

- ★ **Approved: $87,000,000**
  - ○ **Construction**

Community Engagement

Internal	External

• **Internal Project Team Meetings (weekly)**
  ○ CPPD, RPCA, and other ACPS departments as needed.
• **Internal Stakeholder Meetings (monthly)**
  ○ School Administration, ACPS Leadership, City Partners.
• **GMES Staff Meetings**
  ○ Garner feedback on desired design elements as the design phase progresses
  ○ Fall 2024
	• **Webpage Updates**
	  ○ George Mason Elementary Modernization Webpage
	  ○ Updated monthly in conjunction with the CIP Newsletter
	• **Community Feedback**
	  ○ AskACPS
	  ○ Google Form embedded on webpage
	• **Back to School Night and PTA Meetings**
	• **Community Meetings**
	  ○ Themed presentations to public
	  ○ Address feedback from meetings and other engagement
	  ○ Q&A's & Polling
	• **Superintendent's Advisory Team (SAT) Meetings**
	  ○ Design Feedback from key stakeholders, based on most recent community meeting

Upcoming Meetings

Dates	Key Engagement Opportunities
August 27, 2024	**Back to School Night** • Meet the project team
September 3, 2024	**Community Meeting** • Present the three schematic design options and gather feedback from attendees via polls and Q&A
September 4, 2024	**SAT Meeting** • Kick-off and gather feedback on the design options and the community meeting presentation
September 19, 2024	**Regular School Board Meeting** • For Info- Present the three schematic design options
October 1, 2024	**Community Meeting** • Present the three schematic design options and gather feedback from attendees via polls and Q&A
October 2, 2024	**SAT Meeting** • Gather feedback on the design options and the community meeting presentation
October 10, 2024	**Regular School Board Meeting** • For Action- Final design selection

Next Steps and Communications

- **Design Phase:** Ongoing
- **Advisory Group Established**
  - Superintendent's Advisory Team meeting kickoff- September 4, 2024
  - Meetings are virtual and open to the public for viewing. Meeting information and access are available on the George Mason Modernization webpage.
- **Communications:**
  - Information communicated on the Capital Programs, Planning, and Design Webpage
  - Sign up for our CIP Newsletter
  - Community members can send questions, comments and concerns to: artea.funderburk@acps.k12.va.us

Contacts

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Roberto Ruiz, *Principal Planner*
roberto.ruiz@acps.k12.va.us

Alexandria City Public Schools

Questions?

Enter your questions using the Q&A Feature!