George Mason University

Land and Building Committee
March 26, 2012
2:00 to 3:30pm

Agenda

- CVPA Master Plan
- Campus Dining Projects
- Tallwood Study
- Graduate Housing Study
- Field House Exterior Improvements
Purpose:

The College of Visual and Performing Arts and the Arts at Mason Board have initiated the process of the development of a new comprehensive Arts Facilities Master Plan, which will involve consideration of existing facilities and requirements for new construction as required for the current and future needs of the CVPA.

Process:

In January 2012, a Vision Session was conducted. Participants included representatives from CVPA academic and administrative units, CVPA affiliates, and partner organizations. Round table discussions were facilitated by Westlake, Reed, Leskosky (WRL), planning consultants who specialize in facilities for the arts.

The next step in the data collection process is the collection of survey information followed by interviews with the design team.
Visioning Session Questions:
January 18, 2012

Identity key missing elements that could propel the program into the future. If you could only incorporate one element, what would it be?
- Places to teach
- Places to present
- Infrastructural support

What will establish George Mason University as the center of gravity for the arts in the community?
- Excellence
- Community relationships
- Adequate support
- Public Amenities-Brand/identity

Identify pedagogical shifts and emerging trends and the implications for space needs and infrastructure.
- Space
- Technology
- Cross Pollination

Identify potential partners, audiences, arts organizations, and funding sources related to the future of the program.
- Arts Partners
- Strategic Partners
- Building Audiences
CVPA Master Plan

GEORGE MASON UNIVERSITY
COLLEGE OF VISUAL AND PERFORMING ARTS MASTER PLAN
SCHEDULE + WORK PLAN

<table>
<thead>
<tr>
<th>Project Initiation</th>
<th>DEC</th>
<th>JAN</th>
<th>FEB</th>
<th>MAR</th>
<th>APR</th>
<th>MAY</th>
<th>JUNE</th>
<th>JULY</th>
<th>AUG</th>
<th>SEPT</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Visioning Session</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>January 9 – January 13</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Documentation of Existing Conditions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>January 18 – February 10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepare, Distribute, &amp; Collect Survey Forms</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>January 18 – February 10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Process Surveys &amp; Interview Participants</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>August 13 – March 2</td>
</tr>
<tr>
<td>February 13 – March 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepare Summary of Observations &amp; Findings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>March 5 – March 21</td>
</tr>
<tr>
<td>March 5 – March 21</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Summary of Findings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>March 31</td>
</tr>
<tr>
<td>March 31</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Develop Program &amp; Space Requirements</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>May 30 – April 24</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>March 25 – April 24</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Progress Meeting</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>April 28</td>
</tr>
<tr>
<td>April 28</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Develop Preliminary Master Plan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>April 16 – June 25</td>
</tr>
<tr>
<td>April 27 – June 25</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepare Master Plan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>June 25 – December 8</td>
</tr>
<tr>
<td>June 25 – December 8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Master Plan Review #1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>September 10</td>
</tr>
<tr>
<td>September 10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Master Plan Review #2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>October 4</td>
</tr>
<tr>
<td>October 4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Review</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>November 7</td>
</tr>
<tr>
<td>November 7</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Approval</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>December 9</td>
</tr>
<tr>
<td>December 9</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Indicates duration of scheduled activity
- Indicates scheduled project milestone

DATE PREPARED: 12/12/2011
REVISED: 01/16/2012
Shenandoah Dining

COST BREAKDOWN

TOTAL PROGRAM SF: 19,400 SF

TOTAL CONSTRUCTION @ $245/ SF: $4,753,000

SITE WORK: $1,047,000

TOTAL CONSTRUCTION: $5,800,000

FF&E / Food Service: $2,358,000

OWNER COSTS (22%): $1,275,000

TOTAL: $9,433,000

GROUND LEVEL PLAN

Gentler: MASON - CAMPUS DINING PROGRAM STRATEGY
Johnson Center Dining Options

**OPTION 1**

To offer a minimally disruptive design option, the Bookstore remains in its current location, while the library is replaced with Dining to help activate the south end of the 1st floor. The Ground floor remains the same, with the exception of a new kitchen adjacent to the existing kitchen.

**COST ESTIMATE**

- **TOTAL CONSTRUCTION**: $11,655,000
- **FOOD SERVICE EQUIP.**: 5,128,000
- **OWNER COSTS (22%)**: 16,783,000
- **TOTAL**: $20,475,000
- **TOTAL PROGRAM SF**: 62,400 GSF

**OPTION 2**

An improved bookstore and apparel experience is the focus of this option. It calls for opening up the slab at the north end of the floor, combined with a new entry and including the corner lobbies in the program. The relocated bookstore stays easily accessible and can be combined with a study area.

**COST ESTIMATE**

- **TOTAL CONSTRUCTION**: $13,342,500
- **FOOD SERVICE EQUIP.**: 5,128,000
- **OWNER COSTS (22%)**: 18,470,500
- **TOTAL**: $22,544,000
- **TOTAL PROGRAM**: 69,900 GSF

**OPTION 3**

Dining occupies both the 1st and Ground floor in this design option, while Anytime Dining is introduced on the south end of the 1st floor. The Bookstore is to be relocated off-site or on the 2nd floor.

**COST ESTIMATE**

- **TOTAL CONSTRUCTION**: $12,495,000
- **FOOD SERVICE EQUIP.**: 7,649,850
- **OWNER COSTS (22%)**: 20,144,850
- **TOTAL**: $30,340,700
- **TOTAL PROGRAM**: 77,200 GSF

**OPTION 4**

The footprint of the Ground floor is increased in this option with an addition to the south end of the building which provides an Anytime Dining venue directly accessed from a new entry. The Bookstore is relocated to the south end of the 1st floor while Commercial Retail and Dining program is split between the 1st and Ground floors.

**COST ESTIMATE**

- **TOTAL CONSTRUCTION**: $17,565,000
- **FOOD SERVICE EQUIP.**: 7,649,850
- **OWNER COSTS (22%)**: 25,214,850
- **TOTAL**: $40,430,700
- **TOTAL PROGRAM**: 93,000 GSF
Johnson Center Dining Option 2

CIRCULATION FLOWS FROM THE NEW NORTH END ENTRANCE EASILY TRANSITION TRAFFIC TO EITHER THE SECOND FLOOR OR THE DINING VENUES ON THE GROUND LEVEL.

THE GREEN PATH ON THE LOWER LEVEL INDICATES THE CONNECTION CREATED BETWEEN THE UPPER NORTH END AND LOWER SOUTH ENTRANCE.

1. RECONFIGURE STAIR
2. NEW SERVICE ELEVATOR
3. EXISTING SERVICE ELEVATOR
4. RECONFIGURED ENTRY VESTIBULE
5. RECONFIGURED INFO DESK
Graduate Housing Study

- 800 Beds of graduate housing
- Units similar to PW Housing
- Apartments – mix of Efficiencies, 1-Bedroom, 2-Bedroom and possibly 4-Bedroom units
- Parking requirement to be confirmed but ideally 1 space per bed
- Site selection process – on campus as well as off campus locations will be considered

Schedule:
- Spring 2012 - Preliminary programming
- Summer 2012 – Site identification, test fits, feasibility
- Fall 2012 – Site selection
- Winter/Spring 2013 – Issue RFP
- Summer 2013 – Award
- Winter 2014 – Summer 2015 – Construct Phase I, 400 beds
- Occupy Fall 2015
- Fall 2016 - Phase II, additional 400 beds
Field House Exterior Improvements

• **A. Gateways & Ox Rd**
  - Gateways/Signage @ Ox Rd & University Dr
  - Branding & landscaping improvements along Ox Rd

• **B. Field House Improvements**
  - Entrance canopy @ North façade
  - Banners, super-graphics (roof, facades)
  - Surface painting (roof, wall)
  - Western Promenade (WP) upgrades
  - Landscaping improvements

• **C. West Campus Connector (WCC)**
  - Banners along WCC
  - Drop-off, bus shelter, access to WP
  - Retaining-wall @ Ox Rd underpass
  - Bridge @ Ox Rd & WCC
Field House Exterior Improvements

Low-wall:
Defines boundary and relates to gateway features

Tree buffer, low landscaping, banners (optional):
Mask parking and utility poles while displaying school identity

Roof-applied super-graphics:
Display school identity
Option to paint wall
Field House Exterior Improvements

1. Billboard

2-3. Low Wall & Signage
Field House Exterior Improvements

- **Roof:** White
- **Text:** Mason Green
- **Metal Panel:** Mason Green
- **Face Brick:** White
Field House Exterior Improvements

North Entrance and Elevation

South Elevation
Field House Exterior Improvements

Approximately 36'-0"
Align columns with existing piers at building

10'-0"
4'-0"

Front Elevation

OPTION 2

Translucent panel on steel structure
14" high metal lettering
Steel column on concrete base
Metal column wrap with poster holders, beyond
Curb

9'-0"
20'-0"

Metal or other roof panel with integral structure. Additional steel structure, such as joists may be needed.
Attachment and support at building face
Bench. Number, style, and locations to be determined by Mason.
Field House Exterior Improvements

- Gate for vehicular access

New pedestrian path with decorative pavers
- Street lamps with banners will increase safety
- Flowering trees create shade and screen the mis-match of building elements
- Screen at bleacher storage with a graphic image

Bollards and paving will improve pedestrian safety at service road crossings
- Screen wall with super graphic will hide trailers.

PLAN DETAIL
Field House Exterior Improvements

- Permeable pavers
- Branding and identity graphics
- Landscaping
**New Shuttle drop-off and plaza:**
Provides an attractive connection at West Promenade and West Campus Connector and keeps pedestrians and vehicles separated.

**Future canopy for shuttle bus stop**

**Landscaped Island**
Potential Bioswale

**Banners and lighting:**
Define campus circulation and provide safe lighting levels on sidewalk and roadway

**Grass area:** Relatively flat landscaped area for casual recreation use by students

**Feature Wall at Underpass**
(Design by others)
Field House Exterior Improvements
Future Meeting Topics

• Past Topics
  – Transportation Updates
    • Roanoke Entrance

• Present and Future Topics
  – Capital Project Update
    • Amendments that were submitted
  – Transportation Updates
    • Sandy Creek Transit Center
    • WCC/Athletics & Rec MP Update
  – Housing Projects
    • Housing VIII-B Shenandoah *
    • Housing VIII-B Rappahannock
    • Graduate Student Housing *
  – Sustainability Topics
    • Natural Resource Inventory

  Items with * are planned agenda items for today’s meeting

• Present and Future Topics (cont’d)
  – Smoking Courtesy
  – Bike Share
  – Prince William Planning
  – Tallwood Study *
  – Arlington Planning
  – Belmont Bay/Potomac Science Center
  – CVPA Master Plan *
  – Satellite Plant
  – Fire Lanes and Event Areas
  – Campus Dining Projects *
  – Crosswalks and Signage
  – Field House Exterior Upgrades *

Next Meeting Dates:

April 23rd  August 27th
May 28th    September 24th
June 25th   October 22nd
July 23rd    November 26th