

# George Mason University

BULL RUN HALL 2, ACADEMIC VIII, &  
DISCOVERY PROGRAMMING

Building Committee

Meeting #3

July 29, 2019



# Agenda

## 1. SUMMARY OF PROGRAM FOLLOWING USER INTERVIEWS #3

- Compare original program to current requests

## 2. BULL RUN HALL PROGRAM ALIGNMENT


- Highlight total overage above what Bull Run Hall can support
- Opportunities

## 3. BULL RUN HALL DECISIONS / DIRECTIONS

## 4. BULL RUN HALL INITIAL PLANNING IDEAS

## 5. BULL RUN HALL SITE ANALYSIS & INITIAL SITE OPTIONS

# Schedule

Phase	Programming	Schematic Design	Preliminary Design	Working Drawings	Permitting & Bidding	Construction
Durations	3 Months May 2019- August 19 	3 Months August 2019- November 2019	4 Months November 2019- March 2020	5 Months March 2020- August 2020	5 Months August 2020- January 2021	27 Months January 2021- June 2023
Key Meetings	Work Session #1: May 20 -21  Work Session #2: June, 10-12  Work Session #3: July 9-11					
User Tasks	Identify Needs Define Activities Specify Specialized Equipment					



# Revised Program Overview

# Program Summary

TYPOLOGY	7/8/19	CURRENT
<b>Specialized Wet Labs</b>	<b>33,000 sf</b>	<b>28,160 sf</b>
• Instructional Wet Non-Bio	12,430 sf	9,130 sf
• Instructional Wet Bio/Chem-based	14,630 sf	12,760 sf
• Cadaver Lab Suite	6,380 sf	6,270 sf
<b>Specialized Dry Labs</b>	<b>36,080 sf</b>	<b>38,170 sf</b>
• Instructional Dry	3,630 sf	5,500 sf
• Instructional Computer	5,500 sf	5,500 sf
• Virtual Reality / Animation	1,540 sf	1,540 sf
• Human Performance	11,880 sf	11,880 sf
• Student Design Space	13,090 sf	13,750 sf
<b>Shared Work Space</b>	<b>2,860 sf</b>	<b>2,860 sf</b>
<b>University Classrooms</b>	<b>8,250 sf</b>	<b>8,250 sf</b>
<b>Meeting &amp; Conferencing</b>	<b>6,545 sf</b>	<b>6,545 sf</b>
<b>Specialized Building Support</b>	<b>660 sf</b>	<b>660 sf</b>
<b>SUBTOTAL</b>	<b>87,395 sf</b>	<b>84,645 sf</b>



# Bull Run Hall Program Alignment

# Program Summary

<u>BULL RUN HALL</u>	<u>CURRENT</u>	<u>ORIGINAL</u>
	84,645 sf	72,786 sf

Not to exceed: 72,000 sf

Overage: 12,645 sf

- Identify requests than can move to Academic 8
- Opportunity areas in other buildings (may or may not be funded by BRH project)
- Program reduction

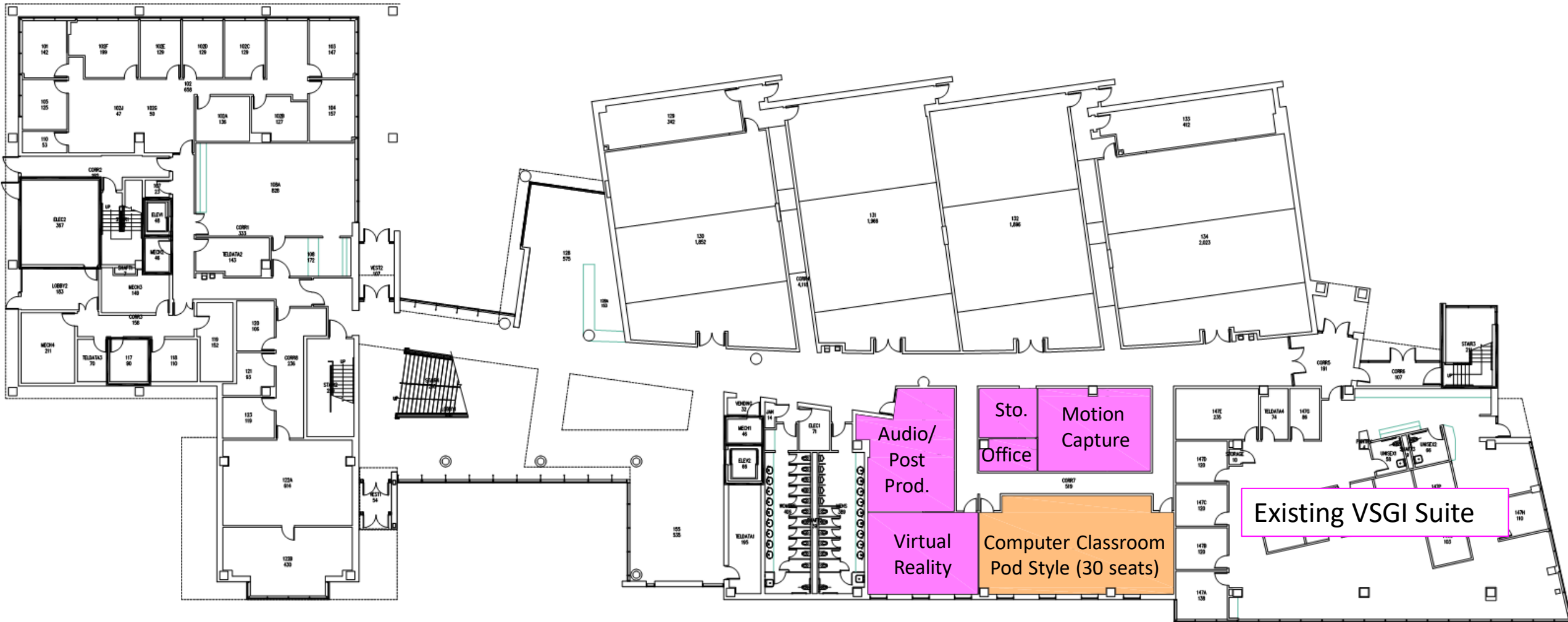


# Proposed Program Distribution

Item	BRH Addition	Johnson Hall	Discovery
Wet	9,130 sf	0 sf	0 sf
Bio/Chem	6,820 sf	1,870 sf	4,070 sf
Cadaver Suite	6,270 sf	0 sf	0 sf
Instructional Dry	3,740 sf	1,760 sf	0 sf
Instructional Computer	0 sf	5,500 sf	0 sf
Virtual Reality/ Animation	0 sf	1,540 sf	0 sf
Human Performance	11,880 sf	0 sf	0 sf
Student Design Space	13,750 sf	0 sf	0 sf
Shared Work Space	2,860 sf	0 sf	0 sf
University Classrooms	8,250 sf	0 sf	0 sf
Meeting & Conference	6,545 sf	0 sf	0 sf
Specialized Bldg. Support	660 sf	0 sf	0 sf
<b>Totals</b>	<b>69,905 sf</b> Funded	<b>10,670 sf</b> 5,000 sf Funded	<b>4,070 sf</b> not Funded

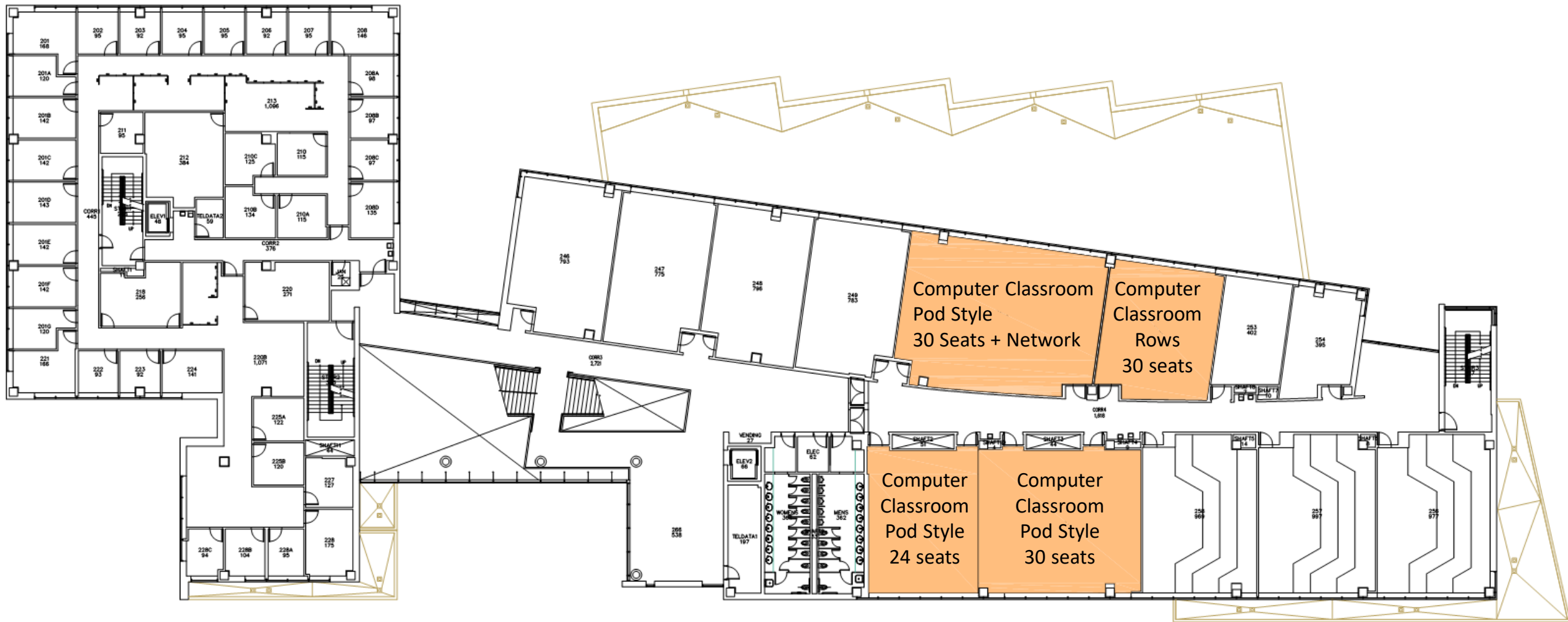


## Opportunity Areas

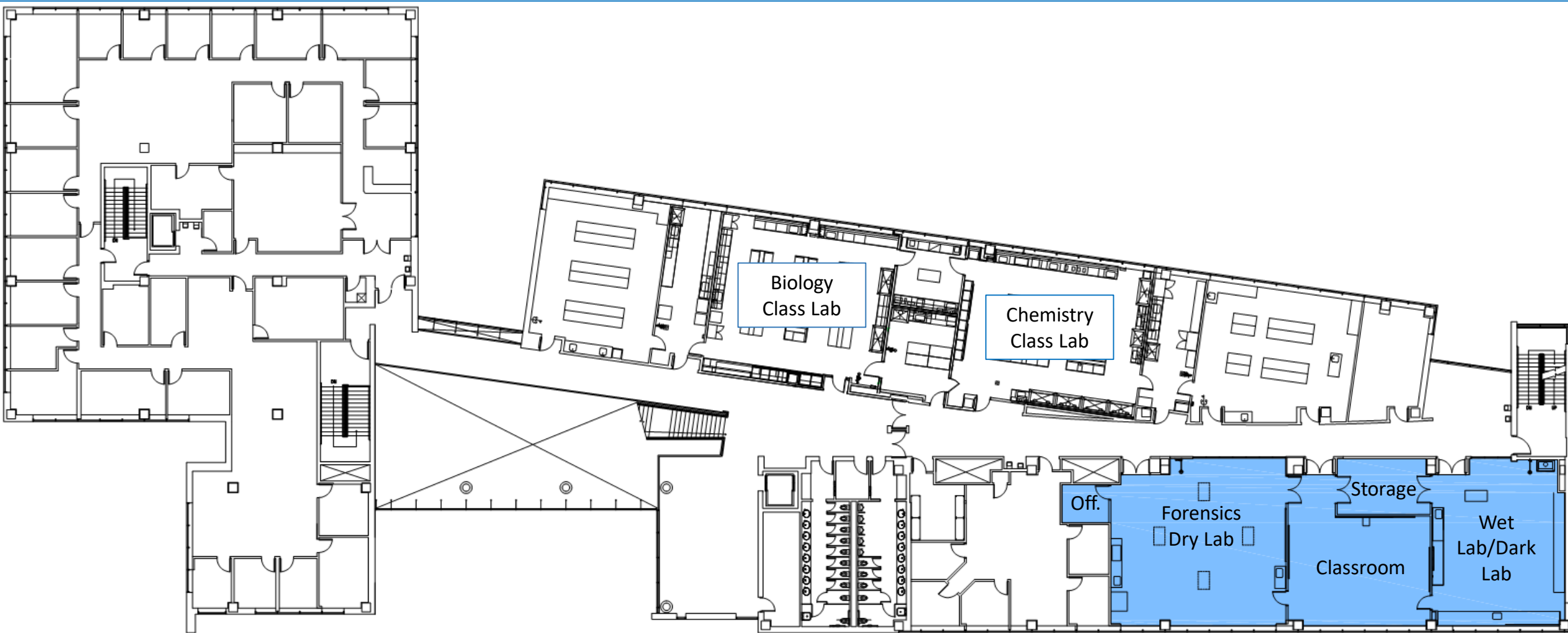


### Katherine G. Johnson Hall (BRH) – 1<sup>st</sup> Floor

# Opportunity Areas



# Opportunity Areas



**Katherine G. Johnson Hall (BRH) – 3rd Floor**

# Program Req. vs. Opportunity Area

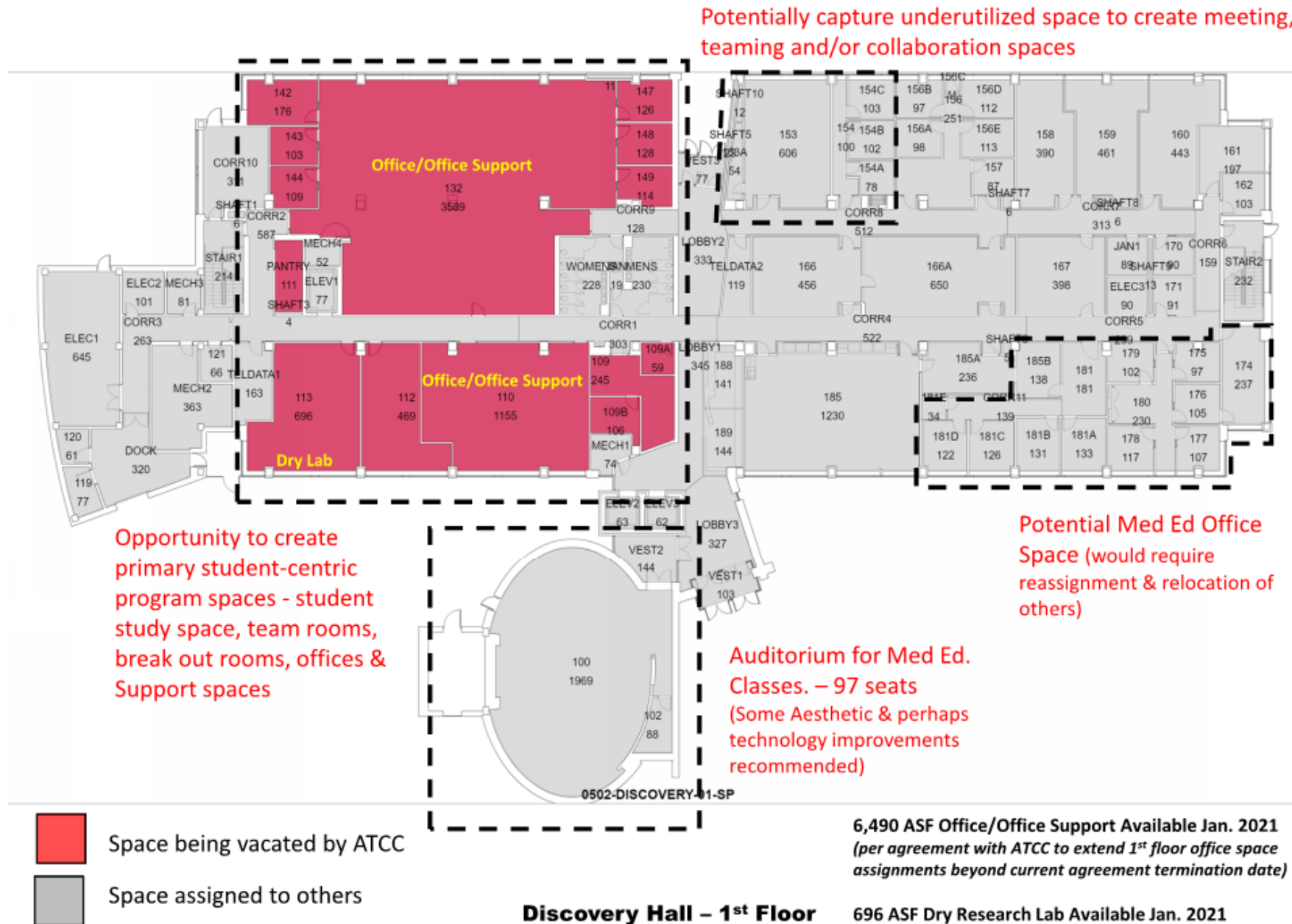
Functional Need - Virtual Reality / Animation / Game	BRH Addition Program *	Proposed Opportunity Area	Comments
Motion Capture Lab	440	511	Interior Space - No windows
Virtual Reality Lab	440	498	
Audio / Post-Production Suite	440	559	Includes 3 private rooms and open area
Storage	110	155	
Lab Tech Office	110	96	
<b>Total</b>	<b>1,540</b>	<b>1,819</b>	

Functional Need - Computer Classrooms	BRH Addition Program *	Proposed Opportunity Area	Comments
Instructional Computer Lab - Pod Style (30-seats)	1,320	1,015	Proposed provides 34 sf / seat.
Instructional Computer Lab - Pod Style (30-seats)	1,320	1,299	43 sf/seat
Instructional Computer Lab - Pod Style w/Network Racks (30-seats)	1,540	1,603	Can include enclosed network rack area with access control
Traditional Computer Classroom - Rows (30-seats)	1,320	831	Existing computer classroom. 29 seats
Small Open Computer Lab (24 seats) / Project Teamming Room	0	882	
<b>Total</b>	<b>5,500</b>	<b>5,630</b>	

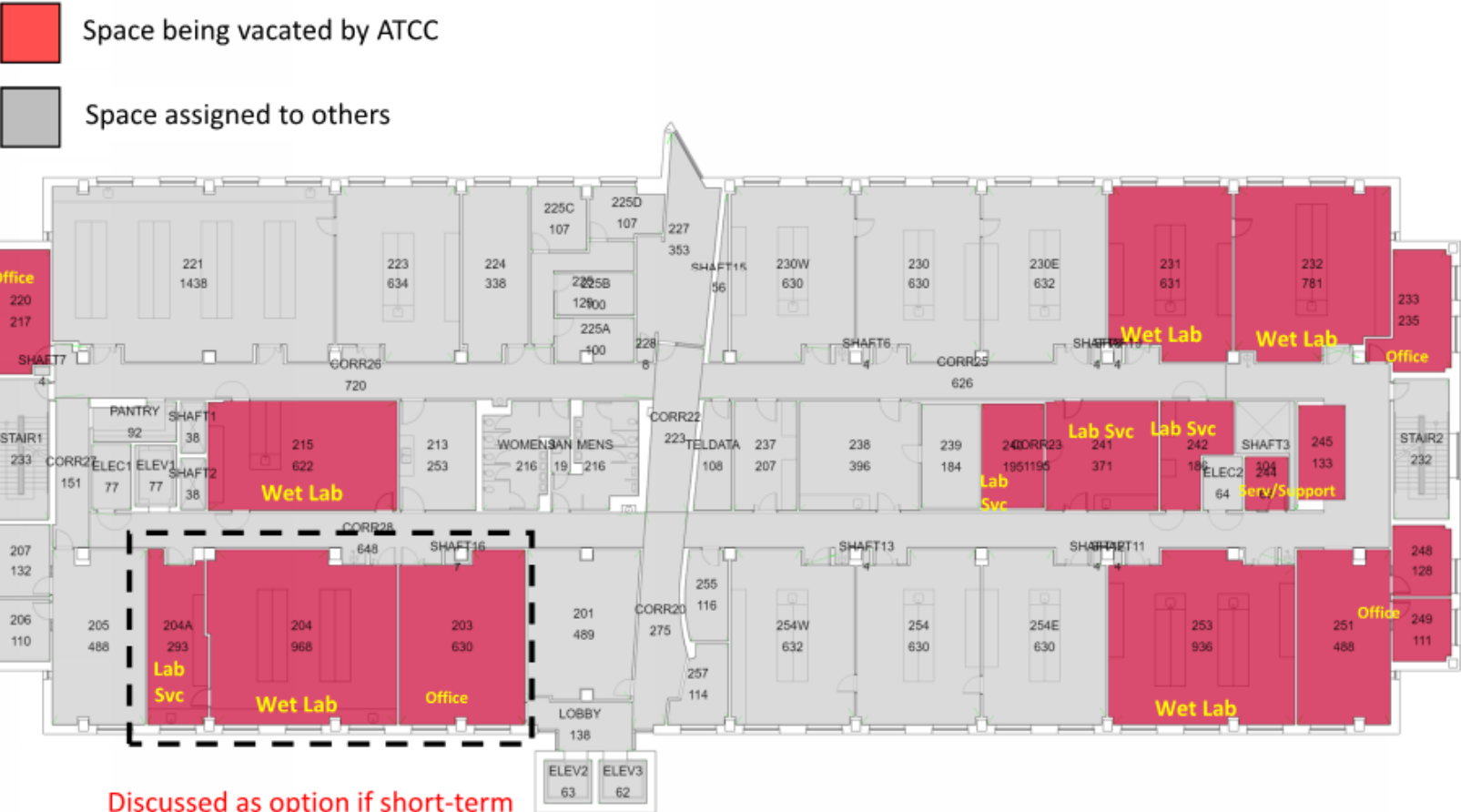
Functional Need - Forensic Science	BRH Addition Program *	Proposed Opportunity Area	Comments
Forensic Chemistry / Dark Lab	1,320	1,076	
Storage	220	259	Storage Room Shared between Wet Lab & Dry Lab
Prep Space	220	0	
Vestibule	110	0	
Forensics Dry Lab	1,320	1,431	
Storage	220	0	Storage Room Shared between Wet Lab & Dry Lab
Vestibule	110	0	
Lab Manager	110	91	
Classroom / Dry Instruction	0	885	24 seats
<b>Total</b>	<b>3,630</b>	<b>3,742</b>	
<b>Total</b>	<b>10,670</b>	<b>11,191</b>	

\* Bull Run Hall Addition Program sizes partially based upon proposed new building module therefore some line items slightly oversized to work within module

# Opportunity Areas & Med. Ed.



## Opportunity Areas



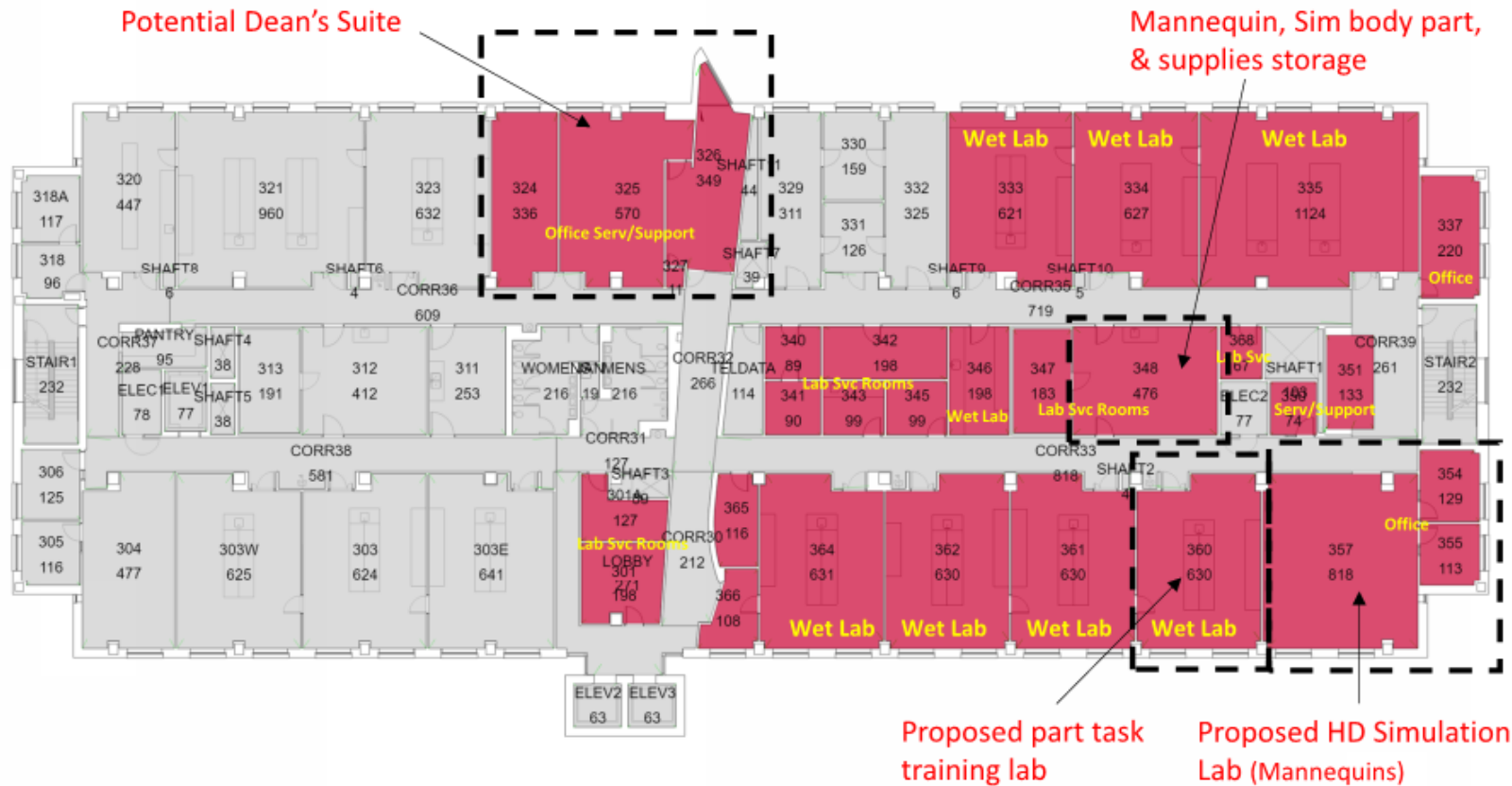
Discussed as option if short-term cadaver lab required. (costs likely outweigh benefits for short-term need. Room does not have required ventilation. Anatomy needs can likely be met in other programmatic ways – virtual, sequence of courses, etc.). Also being considered to support other Mason Program Needs (Tissue/Cell Culture or Microbiology)

## 4,983 ASF Labs/Lab Svc Rooms Available July 2020

**2,011 ASF Office/Office Support Available July 2020**

## Discovery Hall – 2<sup>nd</sup> Floor

# Opportunity Areas



- Space being vacated by ATCC
- Space assigned to others

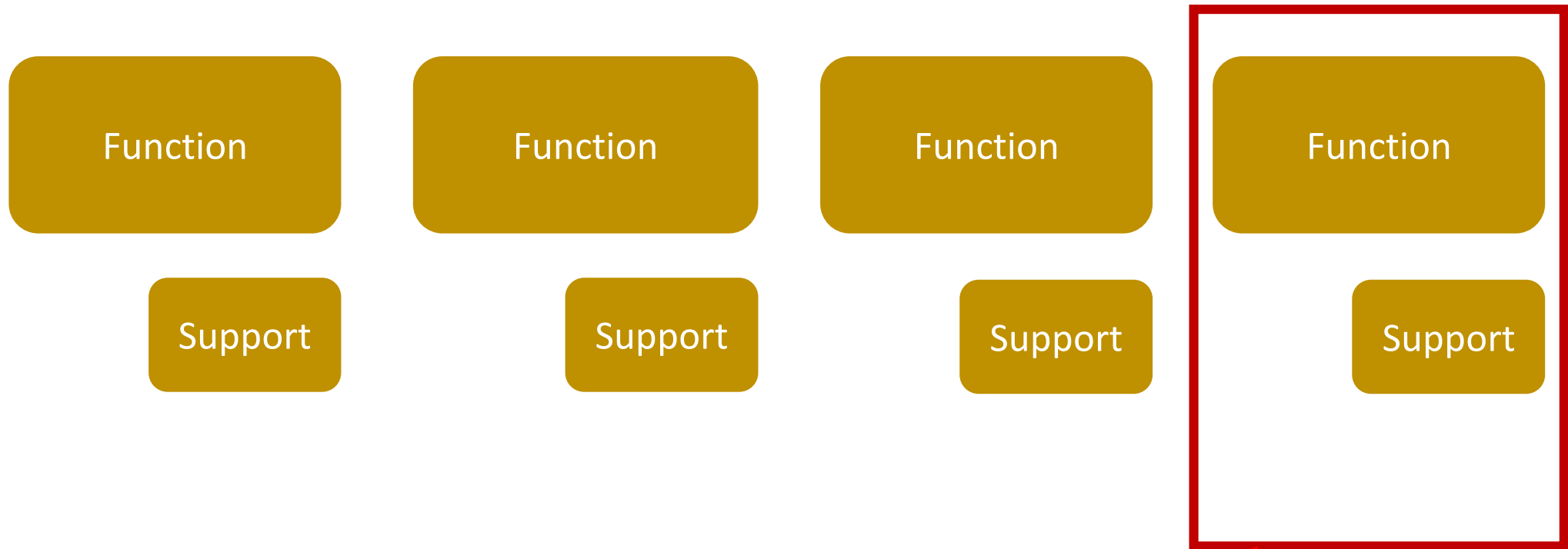
6,717 ASF Labs/Lab Svc Rooms Available July 2020

2,977 ASF Office/Office Support Available July 2020

**Discovery Hall – 3<sup>rd</sup> Floor**

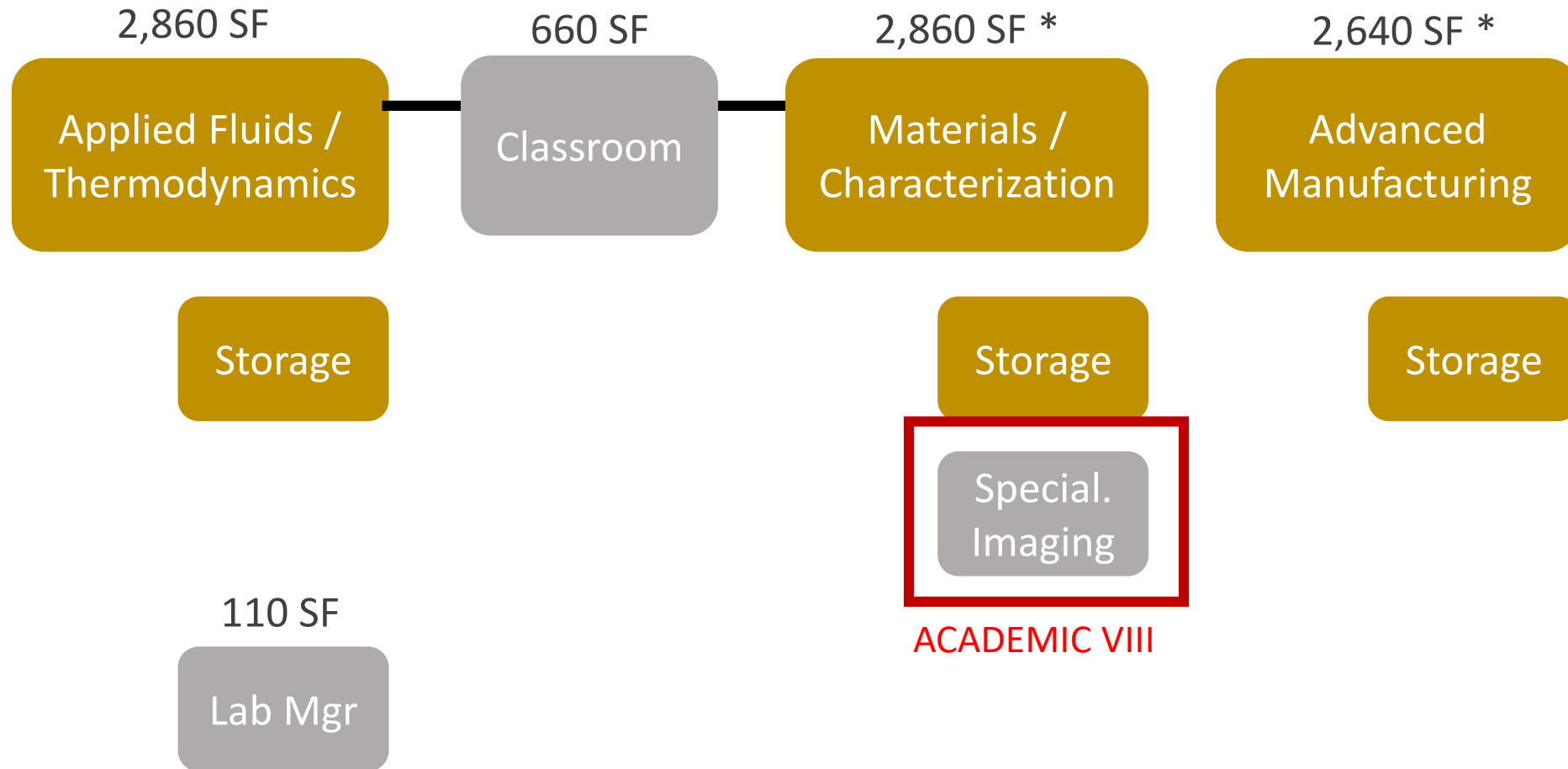


# Typology



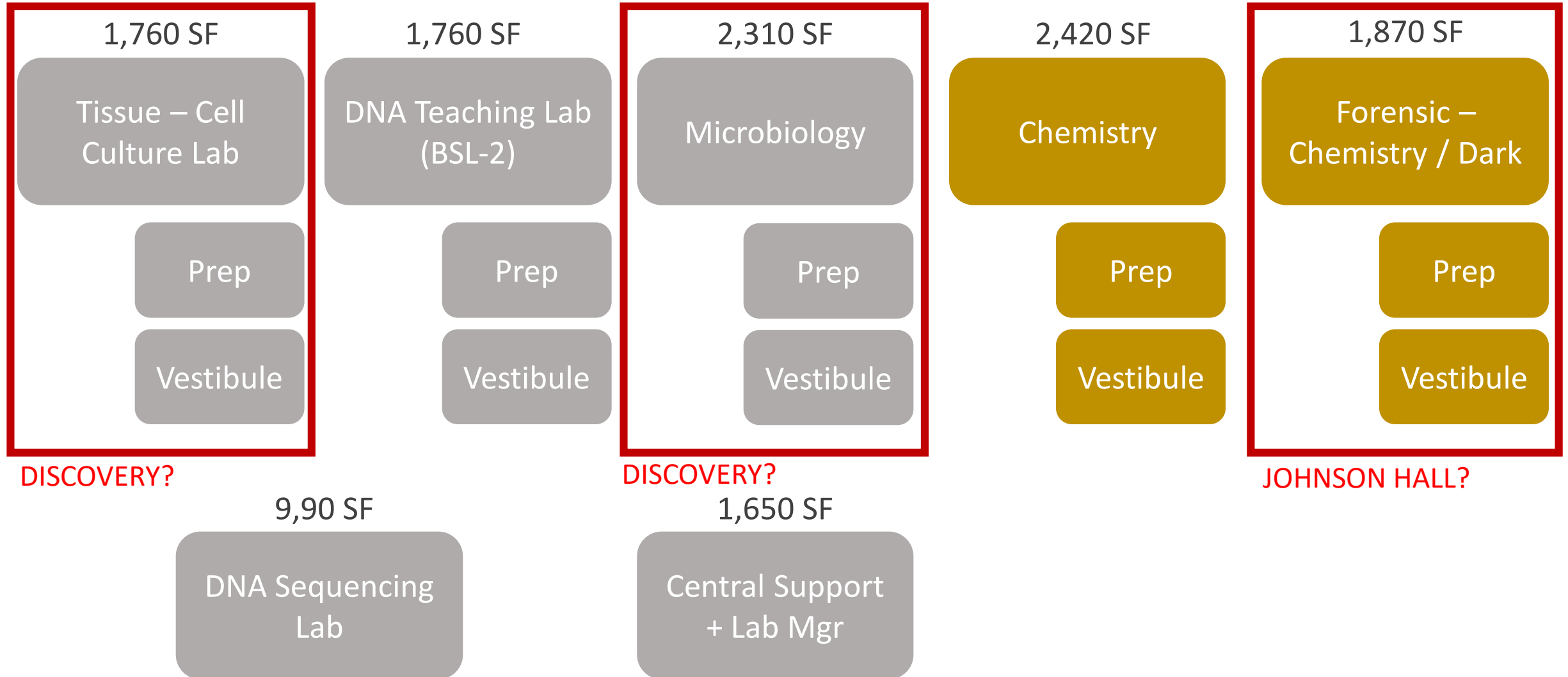
PROGRAM TO BE LOCATED IN  
OPPORTUNITY AREA OR ACADEMIC VIII

# Instructional Wet Labs / Support



\* Typology shift from original program

# Instructional Wet Labs – Bio / Chem Intensive



# Instructional Cadaver Labs / Support

4,510 SF

Cadaver Lab

Vestibule

Virtual  
Lab

Cadaver  
Storage

Lab Prep

1,650 SF

Intake /  
Processing

Morgue  
Cooler

Morgue  
Lab

Waste  
Room

Locker  
Room

110 SF

Lab Mgr

# Instructional Dry Labs / Support

1,870 SF

Mechatronics /  
Robotics

Storage

1,870 SF \*

Sustainable  
Energy

Storage

1,650 SF

Forensic - Dry

Storage

Vestibule

110 SF

Lab Mgr

JOHNSON HALL?

\* Typology shift from previous program

# Instructional Computer Labs

1,540 SF

Project Based

Network  
Support

1,320 SF

Project Based

1,320 SF

Project Based

1,320 SF

Traditional  
Based

JOHNSON HALL?

# Virtual Reality / Animation

440 SF

Virtual Reality

440 SF

Audio  
Production

440 SF

Motion Capture

220 SF

Storage

Lab Tech

JOHNSON HALL?



# Human Performance

1980 SF

Physiological  
Assessment

Classroom

1760 SF

Therapeutic  
Interventions

1320 SF

Evaluation &  
Anatomy

440 SF

Storage

2860 SF

Biomechanics /  
Motion Capture

Comp Lab  
/ Data

2200 SF

Strength &  
Physical Activity

1320 SF

Emergency Care

# Student Design Spaces

3,190 SF

Design  
Competition

Storage

4,400 SF

Product  
Realization Lab

Storage

Digital  
Design /  
Informal

6,160 SF

Fab Lab

Lab Mgr

# Program Summary

<u>TYPOLOGY</u>	<u>BULL RUN</u>	<u>OTHER</u>
Specialized Wet Labs	22,220 sf	5,940 sf
Specialized Dry Labs	29,370 sf	8,800 sf
Shared Work Space	2,860 sf	0 sf
University Classrooms	8,250 sf	0 sf
Meeting & Conferencing	6,545 sf	0 sf
<u>Specialized Building Support</u>	<u>660 sf</u>	<u>0 sf</u>
SUBTOTAL	69,905 sf	14,740 sf



# / Bull Run Hall Decisions / Direction

# Questions We Need Answered

1. Consensus on what is proposed and where to be located
2. Discovery Hall - Consensus on Tissue Engineering & Microbiology
3. Johnson Hall
  - 10K SF identified – 5K available
  - Gap funded institutionally, not by unit. Who will champion this funding?

# Next Steps

1. Meetings to discuss repurposed spaces.
2. Meeting with Human Performance to finalize program & test fits.
3. EYP continues to develop test fits & room data sheets.

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# Bull Run Hall Initial Planning Ideas



# Three Equal Stories

35,000 GSF / Floor

Chem

Fluids

Mat'ls

Mechatronics  
&  
Sustainability

Conf &  
Informal

Office

Classrooms

Cadaver Lab &  
Processing

DNA TL &  
Sequence

Central  
Support

Human  
Performance

Conf &  
Informal

Sm.  
Cadaver  
Intake

Bldg  
Support

Adv  
Manf

Fab Lab

Student  
Projects

Event

Conf

# Three UnEqual Stories

45,000 GSF 1<sup>st</sup> Floor | 30,000 GSF 2<sup>nd</sup> & 3<sup>rd</sup> Floors

Fluids

Mat'ls

Mechatronics  
&  
Sustainability

Conf &  
Informal

Office

Classrooms

Chem

DNA TL &  
Sequence

Central  
Support

Human  
Performance

Conf &  
Informal

Cadaver Lab, Intake  
& Processing

Bldg  
Support

Adv  
Manf

Fab Lab

Student  
Projects

Event

Conf

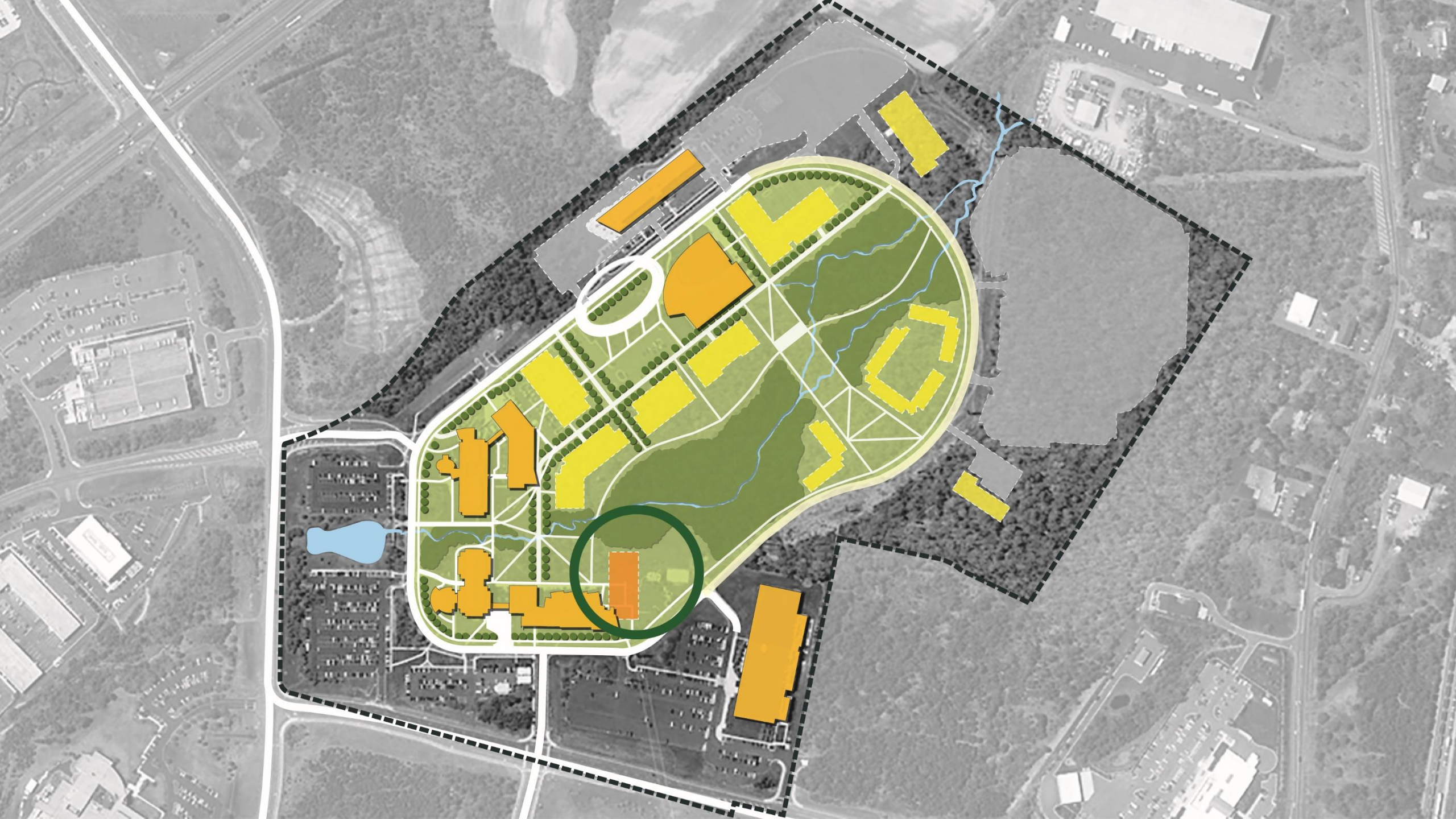
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# BULL RUN HALL SITE ANALYSIS











# Site Constraints

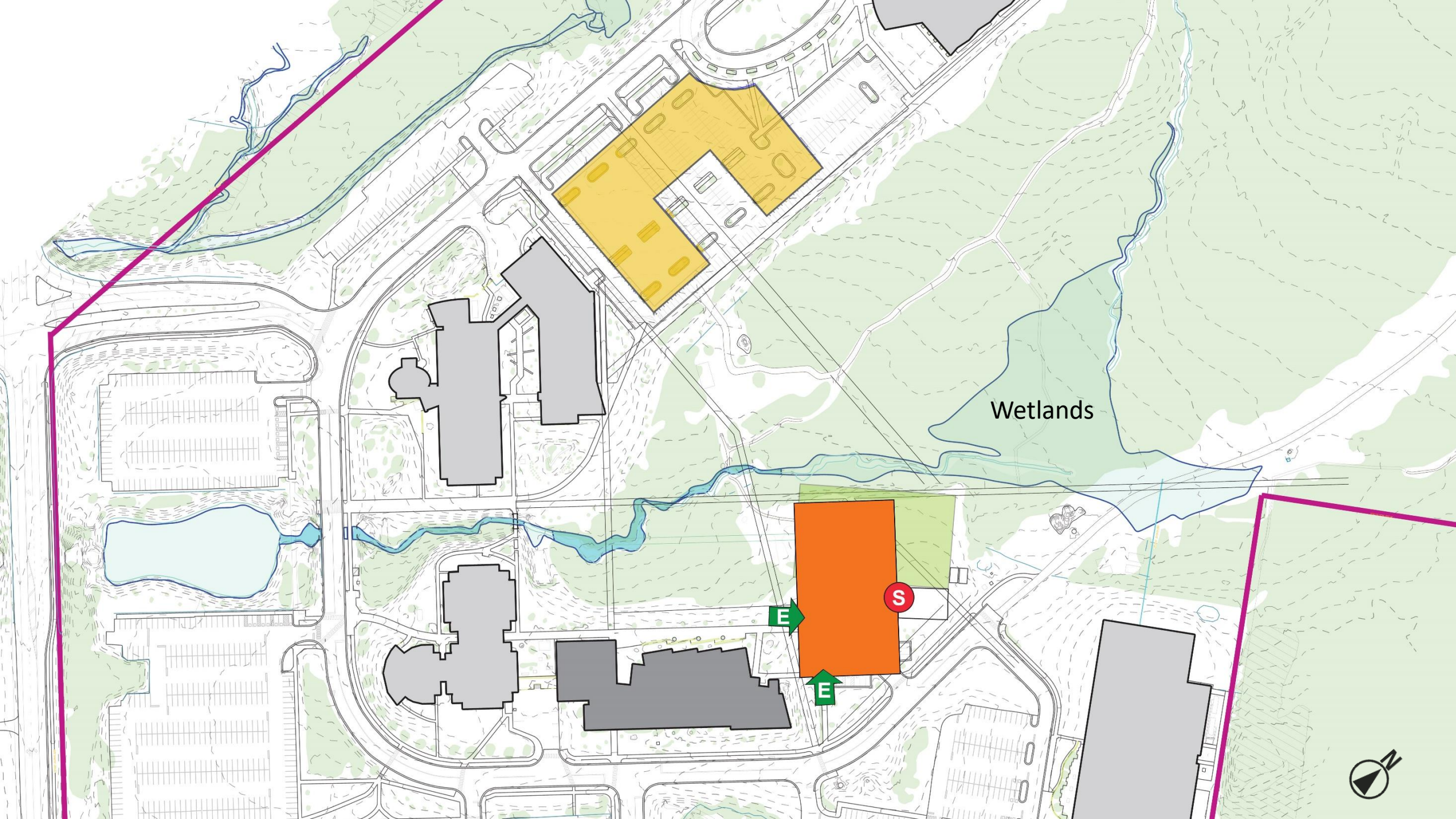
Area	Acres
Total (Excl. BRL)	125
Wetlands/Streams	4.3
RPA	1
RPA/Wetld Buffer (25')	4.7
Perimeter Buffer (75')	20
Developable	95





# BULL RUN HALL SITE OPTIONS





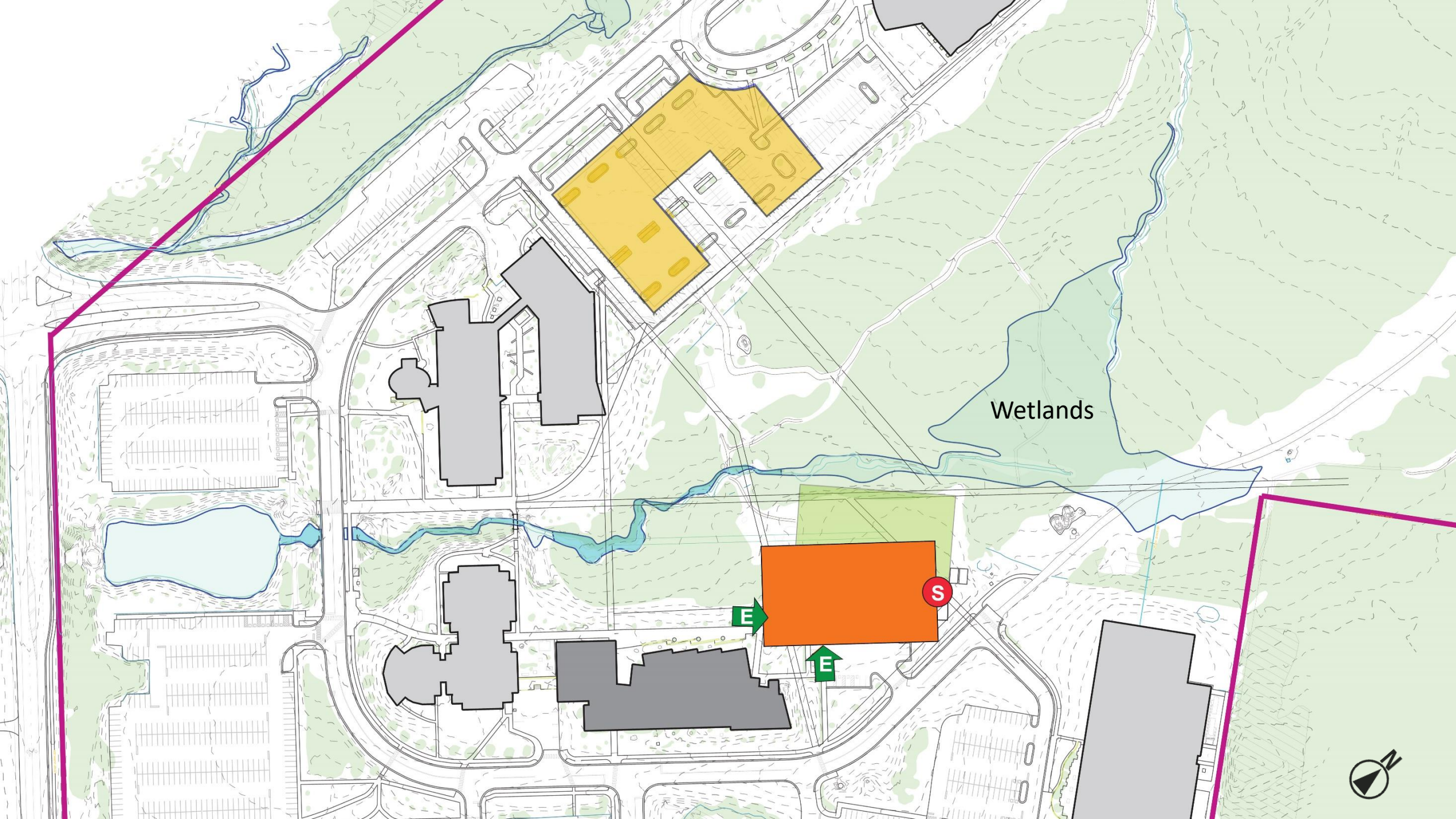
Wetlands

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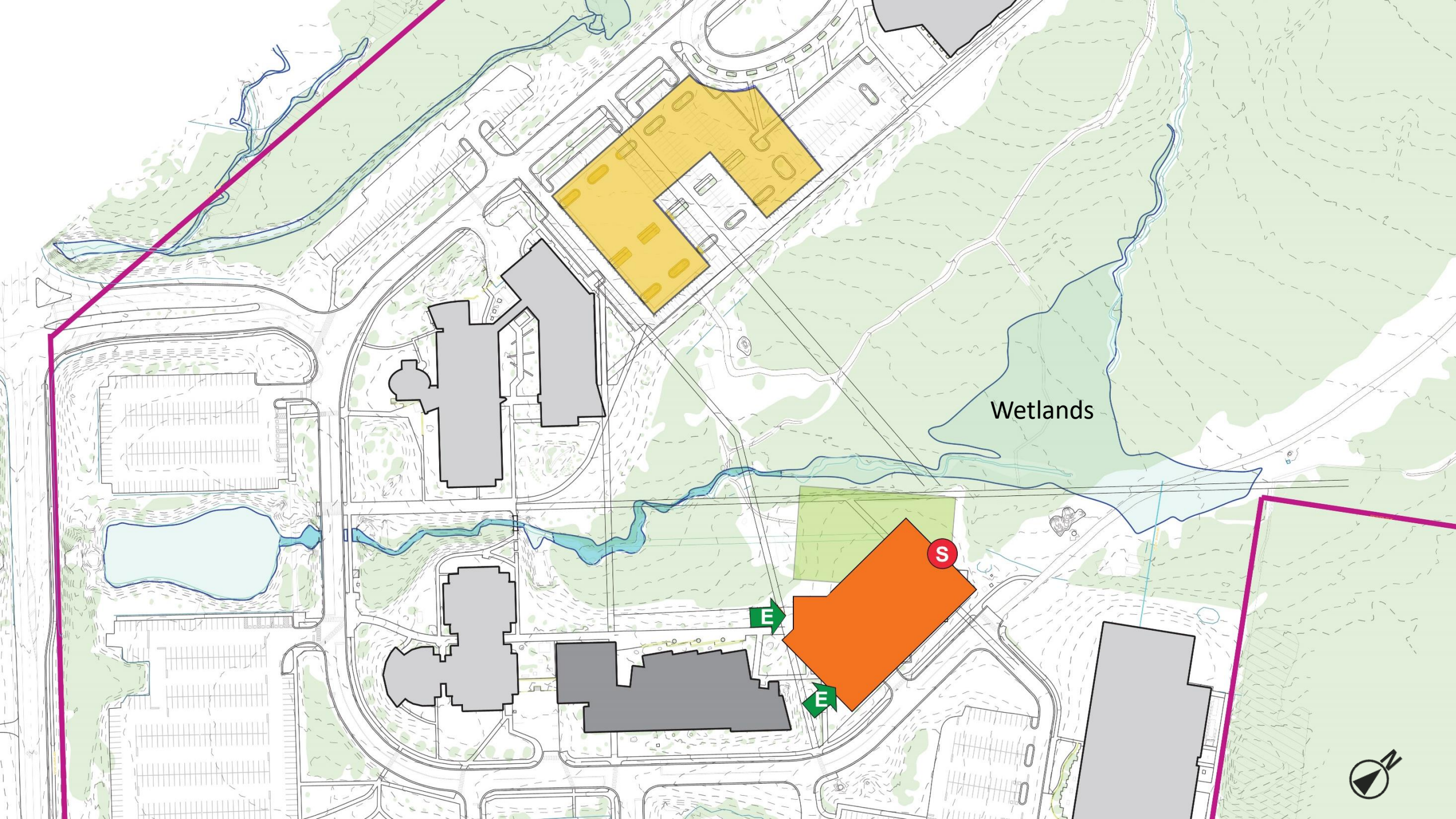
Wetlands

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Wetlands

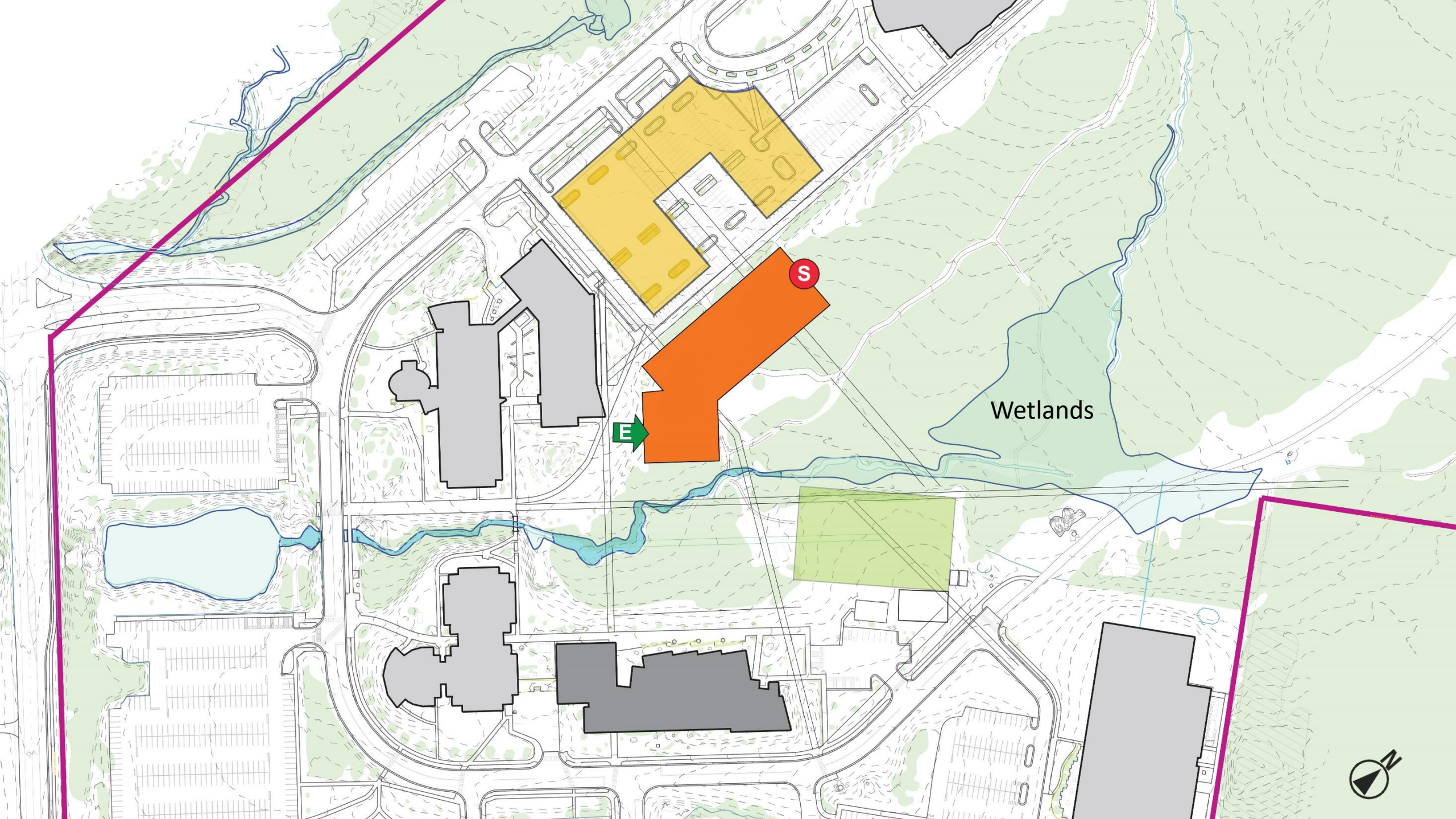
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Wetlands

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# / Discussion