EYP minutes

To:	Attendees	Date of meeting:	November 6, 2019
Project Name:	Bull Run Hall Addition	Time of meeting:	10:00-12:00
Project No.:	1019004.01	Location of meeting:	Nguyen Engineering Building, Room 5117
		Meeting Number:	SD #2

Meeting Purpose: Building Committee Meeting

Attendees:

George Mason University:

- Doug Lipscomb, Asst VP Planning & Design
- Virginia Steele, Project Manager, Facilities
- Laura Manno, Architect/Planner
- Ron Carmichael, Director of Admin. & Operations
- Liza Wilson Durant, Assoc. Dean VSE
- Colby Grant, Sci Tech Admin
- Carrie McVicker, COS
- Sang Nam, Computer Game Design
- Joyce Rose, VSE

EYP:

- Suzanne Klein, Project Director
- Melissa Burns, Academic Planner
- Rick Clarke, Lead Designer
- Rebekah Dunbar, Sr. Project Architect
- Gustavo Colmenares, Designer

Minutes:

General Comments:

1. Suzanne summarized the research regarding the force plates in the Human Performance spaces. She commented that it would be prudent to locate the Biomechanics and Strength & Physical Activity spaces on the ground floor. The Facilities staff concurred with this direction. With this determination, the Human Performance spaces will be located on two separate floors. EYP has updated the blocking and stacking diagram. Suzanne explained the team will present three concept plan options (blue, red, and green). Each follows the same blocking and stacking diagram; however, the three schemes have differences in plan adjacencies, circulation, and building core location. EYP would like feedback on what Mason likes and doesn't like about each scheme. EYP will take the feedback to develop one hybrid solution for next meeting.
2. **Massing:** Rick recapped the massing on site from last meeting, noted the continuation of a 60' wide straight bar on north side and a 40' wide bent bar on south side, adjacent to IABR.
3. **Blocking and Stacking:** Melissa reviewed the current blocking and stacking diagram which has Human Performance split between the 1st and 2nd floors. The Cadaver Lab is located on the 2nd floor. The 3rd floor has the Event Space and the Dry and Wet Instructional Labs. Melissa noted this blocking and stocking layout locates program on the top floor that can take advantage of the Event Space when it is not scheduled and will activate the floor. This blocking and stacking arrangement create interdisciplinary programming on all three floors.

4. **Stacking Concept – Red Scheme:**
    a. Site Plan: Gustavo noted the entrance off the central spine connection on east side of building. The entrances are perpendicular to the building at both the east and west ends.
    b. Circulation Plan: Stairs are located adjacent to the building entrances. The building core is split into two, with vertical circulation (elevators and stairs) opposite the corridor from the toilets, electrical, and telecom rooms. This circulation scheme utilizes the wedge shape with non-program space. At the first floor, a service corridor connection is provided from the loading dock. It will not be open to the public.
    c. First Floor: The Human Performance labs are located in upper right corner of the plan. The Product Realization Lab has its own condensed space in middle of the Design Competition spaces with direct connection to all the Design Competition bays and the Digital Design Lab. Digital Design is located in the corner looking at the tree canopy and a new exterior plaza.
    d. Second Floor: An open stair is located near the Human Performance labs for direct connection between 1st and 2nd floor spaces. A large informal gathering space is located near the open stair to establish a heart of the building. The Cadaver Lab is located for direct access to rear of service elevator. The DNA and Sequencing Labs are directly across corridor from Cadaver Lab.
    e. Third Floor: The Event Space is located next to the open stair. Adjacent informal gathering space could act as Pre-Function space. Additional classrooms are in the 40' modular bay, using the deeper 60' modular bay for teaching spaces.
5. **Stacking Concept – Blue Scheme:**
    a. Site Plan: The Blue Scheme adds more entrances from the campus pedestrian circulation spine.
    b. Circulation Plan: A third entry is added from the new plaza with an adjacent egress stair and pedestrian elevator. There is an open communicating stair in the main corridor. The location of the stair and elevator creates isolated program space in the southeast building corner. The building core is centrally located in the 60' deep bay. This scheme has three elevators, two elevators at the building core (passenger and service) and one additional passenger elevator closer to the east entrance to provide direct access to the third floor Event Space. Rebekah noted three egress stairs are required by the occupant load count. The rule of thumb for elevators is one per 45,000 nsf with an additional service elevator for five stories or more. So, only two elevators would be needed per the building square footage. A third elevator may be considered due to the special service elevator needs and for better access to the third floor assembly spaces.
    c. First Floor: With the additional entrance to the plaza, the Digital Design Lab loses its direct connection to the adjacent program spaces. The main corridor location creates a five modular bay for the Product Realization and Design Competition spaces.
    d. Second Floor: With the egress stair relocation on the east end of the building, the informal gathering spaces are more connected to exterior wall for natural light.
    e. Third Floor: The Event Space is in the northeast building corner adjacent to the open stair. The Classrooms are at the south corners of the building with views out and adjacent to informal spaces.

6. **Stacking Concept – Green Scheme:**
    a. Site Plan: The massing is adjusted so the two bars of program space overlap with no gap between. The entrance locations are similar to the Red Scheme, located at the two ends of the building. In this scheme the 40' bar bends north more to open away from IABR and more to the tree canopy.
    b. Circulation Plan: Circulation in this scheme creates a straight and simple corridor, with informal gathering space filling between program and the main corridor. Stairs are located along the 60' bay, creating a 70' bar. The two elevators are split, so a passenger elevator is next to open stair with immediate access to Event Space on third floor. The third egress stair is located at the end of the service corridor in middle of building.
    c. First Floor: The Human Performance spaces are located in upper northwest corner adjacent to loop road entrance. Per feedback received during yesterday's meeting Human Performance likes this location. The Design Competition spaces open to the new exterior plaza. A double height arcade is provided along the campus pedestrian circulation spine to connect to the east entrance/lobby to the new plaza.
    d. Second Floor: The Cadaver space is in same location as Red and Blue schemes. The Human Performance spaces are located across the corridor along the bent 40' bar.
    e. Third Floor: The Event Space is in bent bar overlooking canopy with potential roof terrace. The remaining Classrooms are located on bent bar. Informal spaces are provided at the ends of the building.
    f. Laura commented she is nervous key program elements are located within the wedge space of the folding 40' bar, including Prep Rooms, Classrooms, and Labs because it creates unusable space and reduces usable square footage.
7. **Circulation Diagram Comparisons:** The group discussed the differences in entries, interior circulations, elevators, stairs, and building core.
    a. Entries: The Blue Scheme appears to have more circulation than other two schemes. Liza likes the idea of more circulation, particularly on the first floor to give options for entering the building. She also noted she likes the elevators close to the interior. EYP to check the Blue Scheme efficiency. EYP can mix the circulation from all three schemes, so can have the additional circulation at entry level for connection to new plaza, but not separate 40' bar with circulation stairs on the upper floors.
    b. Interior Circulation: Laura noted corridors should be at least 10' wide for queuing outside classrooms. She is worried about the long straight corridors. Liza noted it would be good to see through the building for natural light.
    c. Building Core: Ron thinks the elevators should be separated and not side by side, so people don't have to walk so far through the building. After some discussion, the group agreed that only two elevators should be provided, one service by the Cadaver Lab and one passenger by the Event Space.
    d. Laura thought the informal spaces seem nicer in Red Scheme and she liked the use of the wedge to locate toilet rooms rather than program space. The Green scheme has the most irregularities for program spaces.
    e. Ron likes the location and layout of the Event Space in the Green Scheme and the balcony.

f. Stairs: Discussed four stairs (three egress and one communicating) versus three egress stairs. Doug asked if the interior egress stair could be located in the bent bar at the wedge to fill the irregularity and let light into the middle of the building. The discussion around the 4th, communicating stair was whether it would fit in the plans shown and that it was not as advantageous given the space it takes up, especially if they can have an egress stair that feels open. Doug noted EYP will need to review in more detail how the egress stair will be opened to the corridor based on past experiences on campus.
g. Carrie noted that she liked the Red Scheme 2nd floor for Forensics, across the corridor from the Cadaver Lab. She preferred the first floor circulation in the Blue Scheme.
h. Laura noted that as the design team moves forward with a hybrid scheme, look at the flexibility and geometry down the road – keep program spaces rectilinear and consider the zoning of wet labs both horizontally and vertically.

8. Next Steps:

a. EYP will integrate feedback to develop a hybrid scheme for review at the next meeting.
b. Building Committee Meeting #3 is scheduled for Friday, December 6th at 1 pm.

End of Meeting

The above constitutes my understanding of the items discussed and the decisions reached. If there are any additions or corrections, please, contact the undersigned.

Signed:	Rebekah Dunbar
Cc:	Attendees
Date:	November 10, 2019