

Feasibility Studies: George Mason and Cora Kelly

School Board Meeting

June 3, 2021



Essential Questions

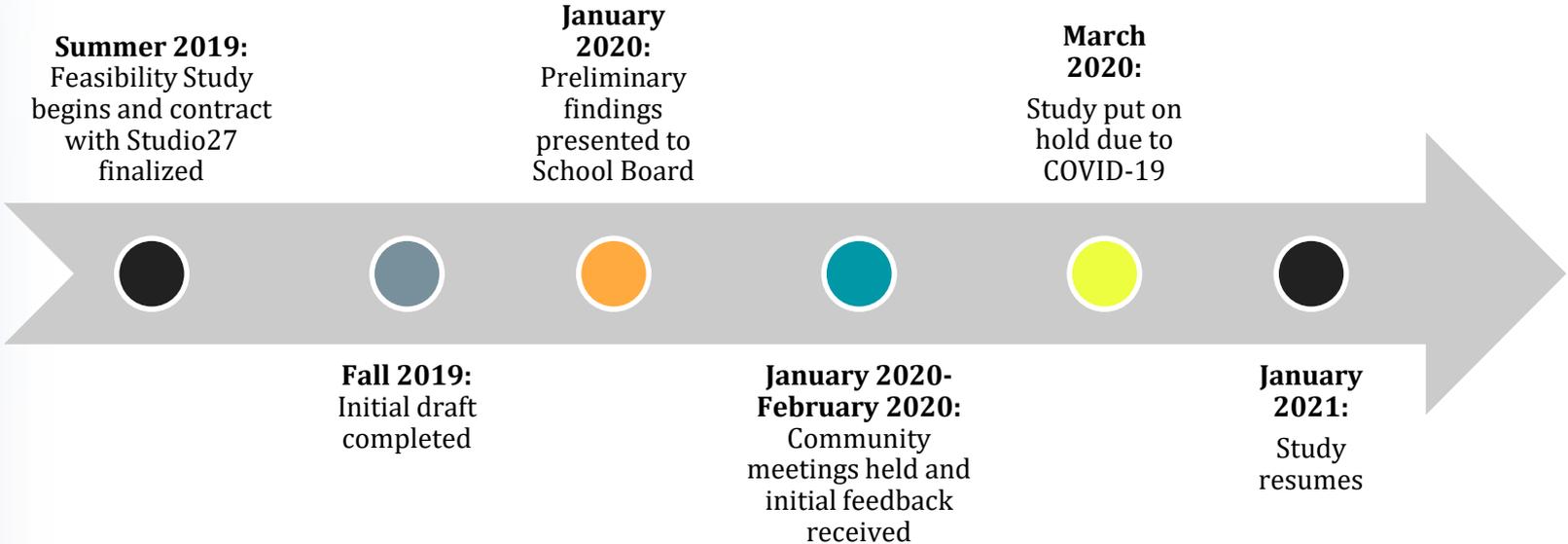
What is the priority of project timing?

Should ACPS pursue new construction or renovations?

What are the implications of potential layouts?

- Swing space on-site or off-site?
- Future considerations

Feasibility Study Timeline



What is a Feasibility Study?

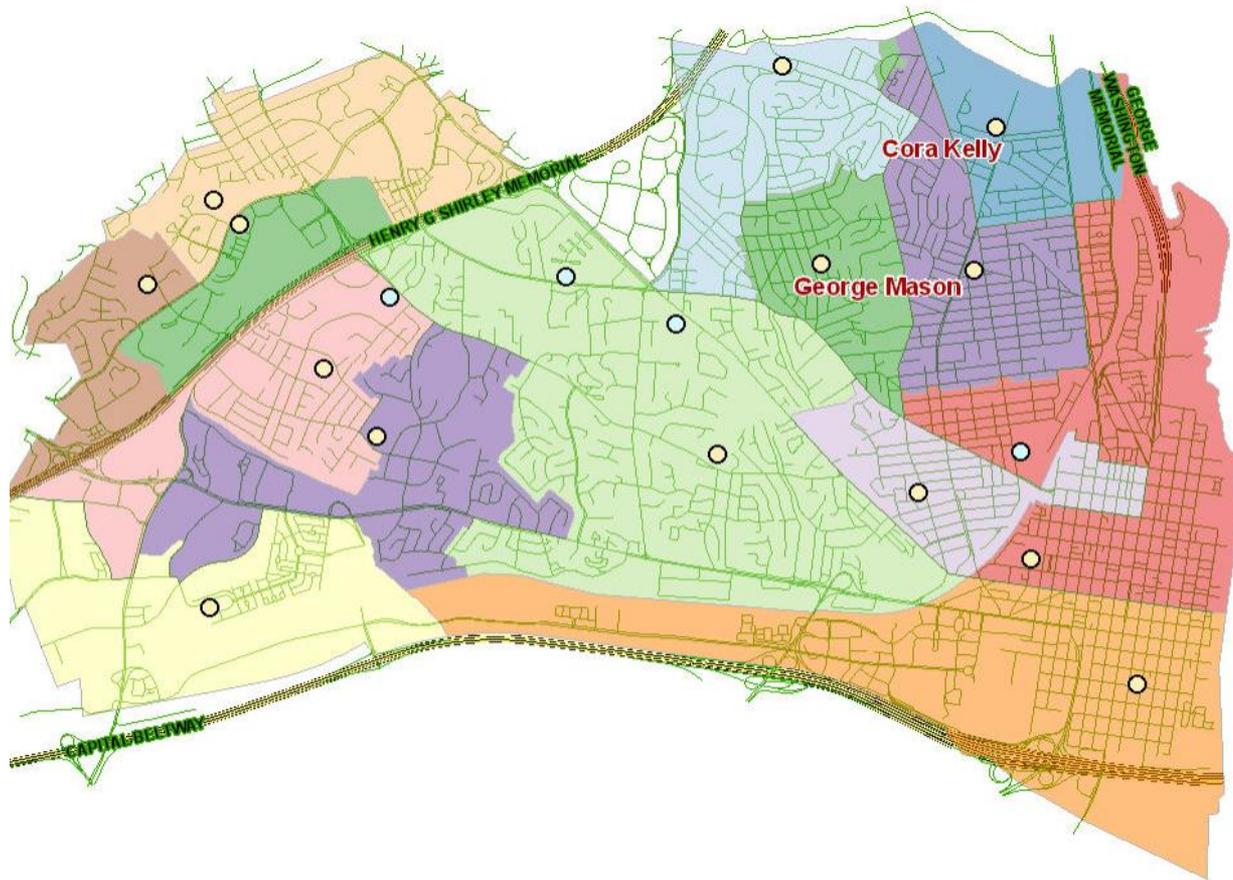
It IS:

- ✓ A way to **identify what's possible** on the site and how it could be configured
- ✓ A way to **identify challenges** with the site
- ✓ A way to more accurately **plan for budget and schedule**

It IS NOT:

- ✗ The only or **final site layout** that will be pursued
- ✗ The **final program or design** for the building and amenity space

Location Map



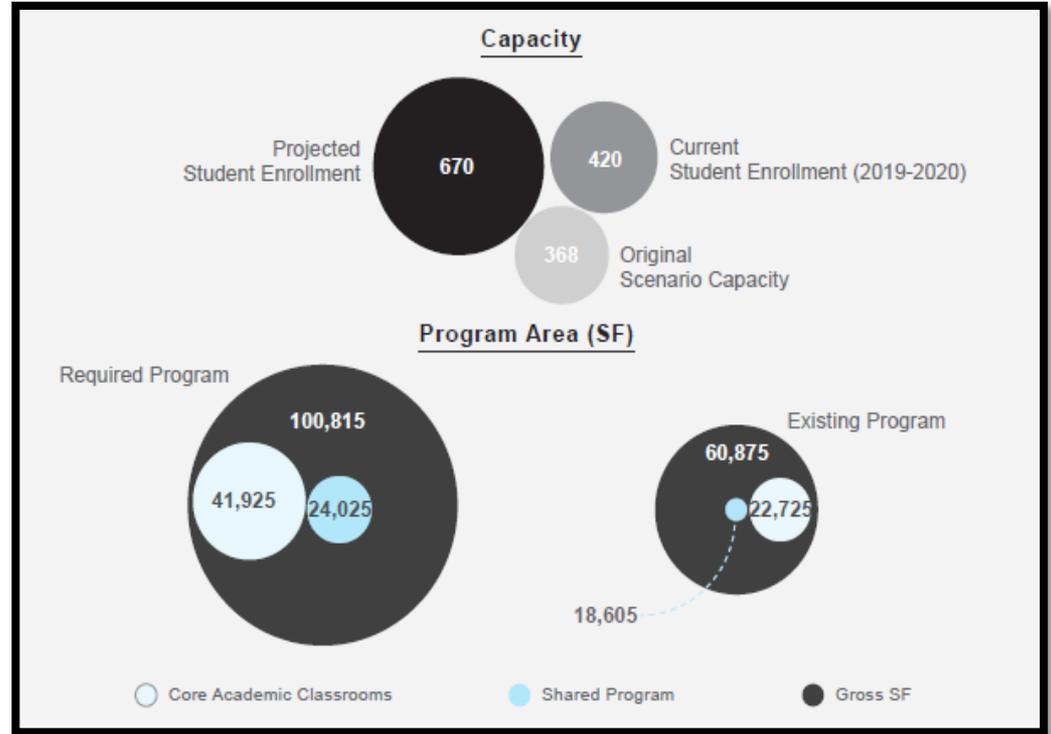
George Mason

- Built in 1939
- Student population is over-capacity
- Located in an established neighborhood
- George Mason Park located on the school parcel



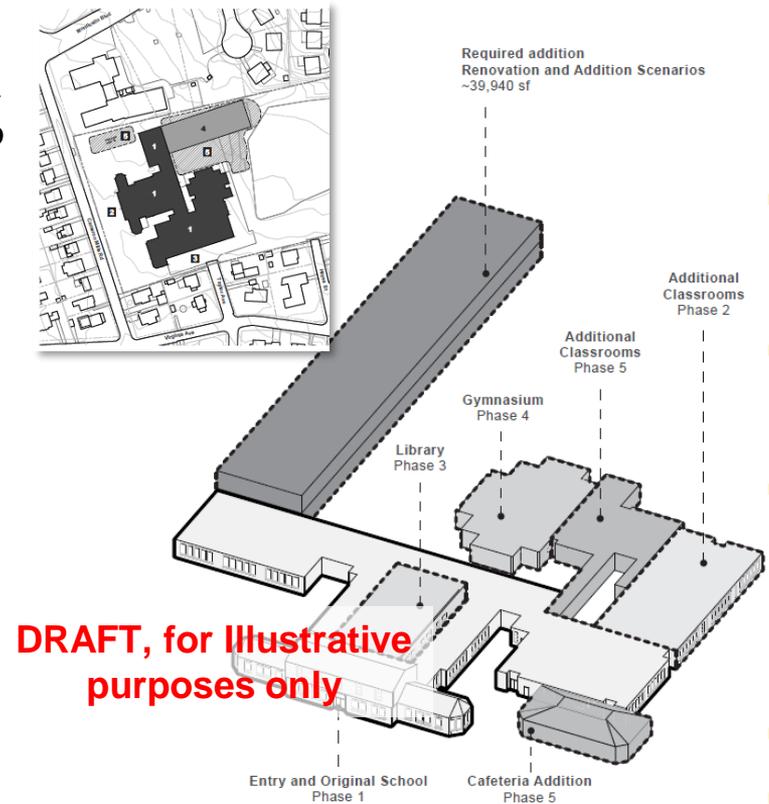
George Mason: Overview

- Project Scenarios explore options to address capacity and educational adjacencies
- Renovation and Addition versus Replacement of the school
- Will swing space be needed?



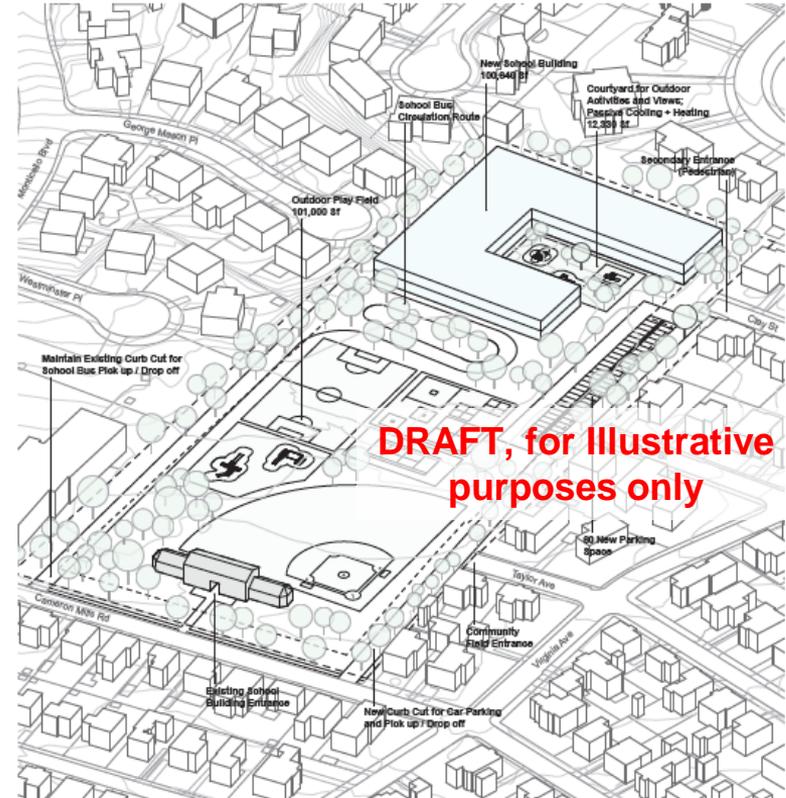
Scenario 1: Renovation and Addition

- New 39,940 SF addition and complete renovation of MEP to meet system and energy code.
- Swing Space would be required.
- Addition and renovation would not address the fragmented educational adjacencies.



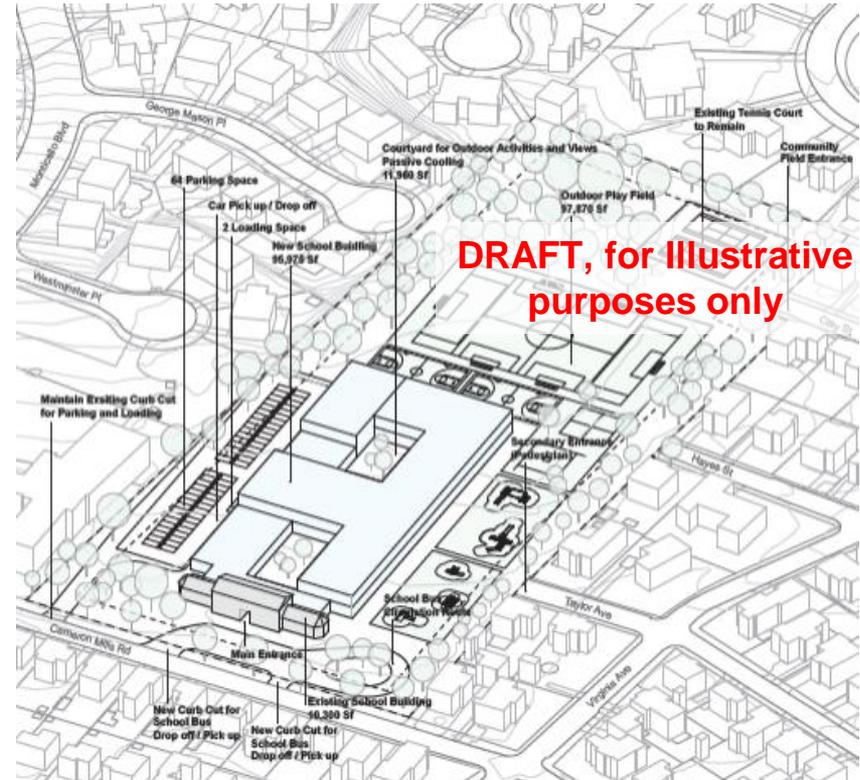
Scenario 2: Replacement School

- Second scenario demonstrates a school could be built on the eastern side of the lot, in the existing George Mason Park
- Eliminates need for swing space off-site
- Historic frontage is maintained and recreation fields and open space is relocated to the west



Scenario 3: Replacement School (in-place)

- Third scenario shows a replacement school that could be built where the existing school is while improving site conditions.
- Historic frontage is maintained.
- Off-site swing space would be required.



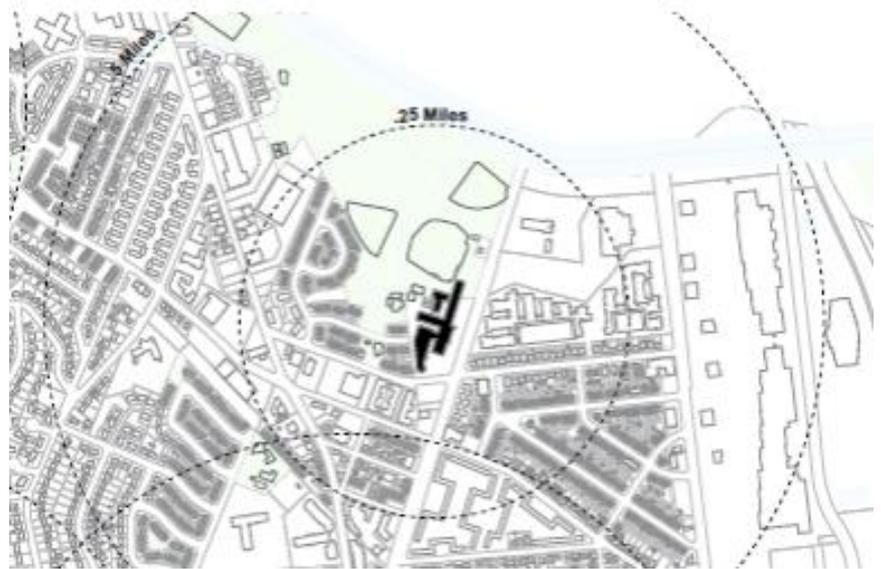
Budget

Scenario 1: Renovation and Addition	\$48 Million
Scenario 2: Replacement and Relocation	\$61 Million
Scenario 3: Replacement, In-Place	\$61 Million

Conceptual Budget does not include costs associated with Swing Space, if needed in the Scenario.

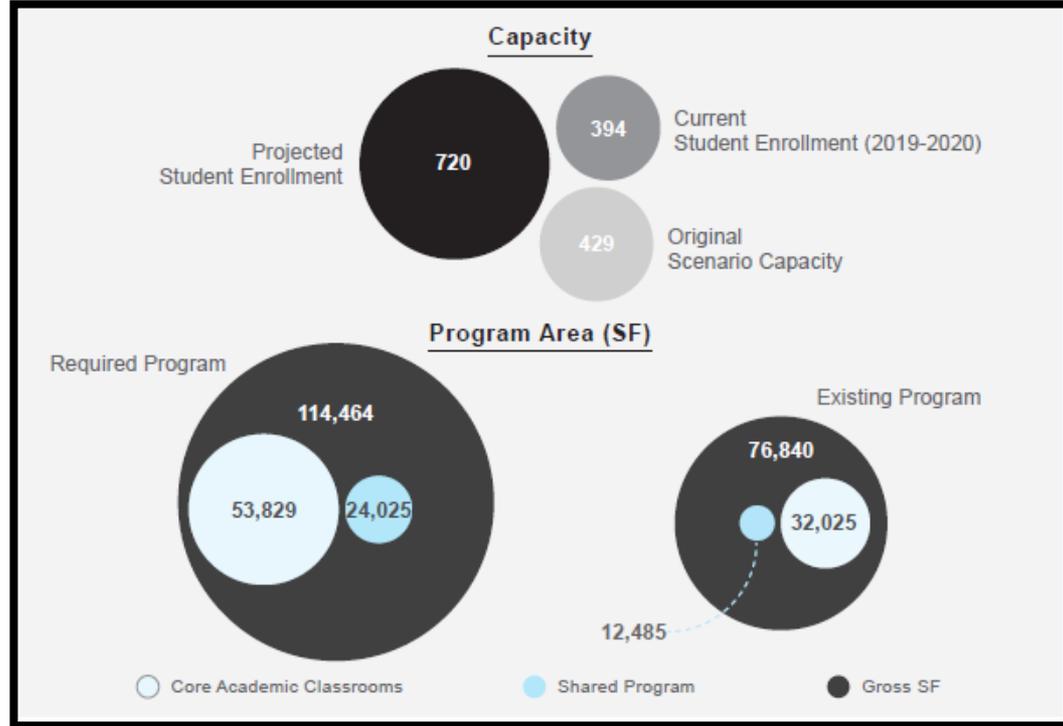
Cora Kelly

- Built in 1955 on an undersized 4.5 acre lot.
- Current school building encroaches on the Public Open Space (POS) lot to the north and is close to the Resource Protection Area (RPA).
- Capacity of the shared gymnasium with the Recreation Center is nearing over-utilization.



Cora Kelly: Overview

- Project Scenarios explore options to address capacity and educational adjacencies
- Renovation and Addition versus Replacement of the school
- Will swing space be needed?

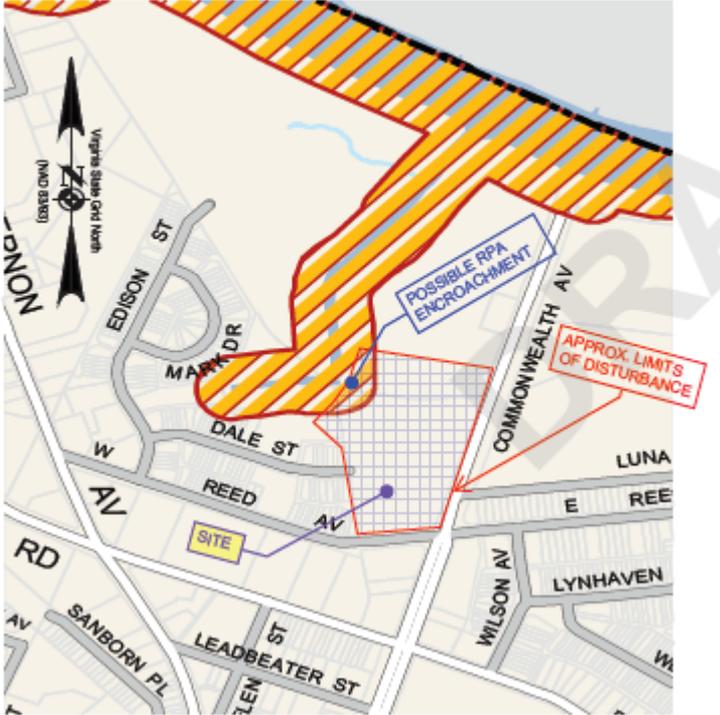


RPA and Floodplain

- New development or redevelopment will not encroach on the RPA, per City of Alexandria regulations.
- In 2022, new FEMA Floodplain maps will be adopted. Cora Kelly will be within Flood Zone AE and will have to meet all Floodplain requirements.

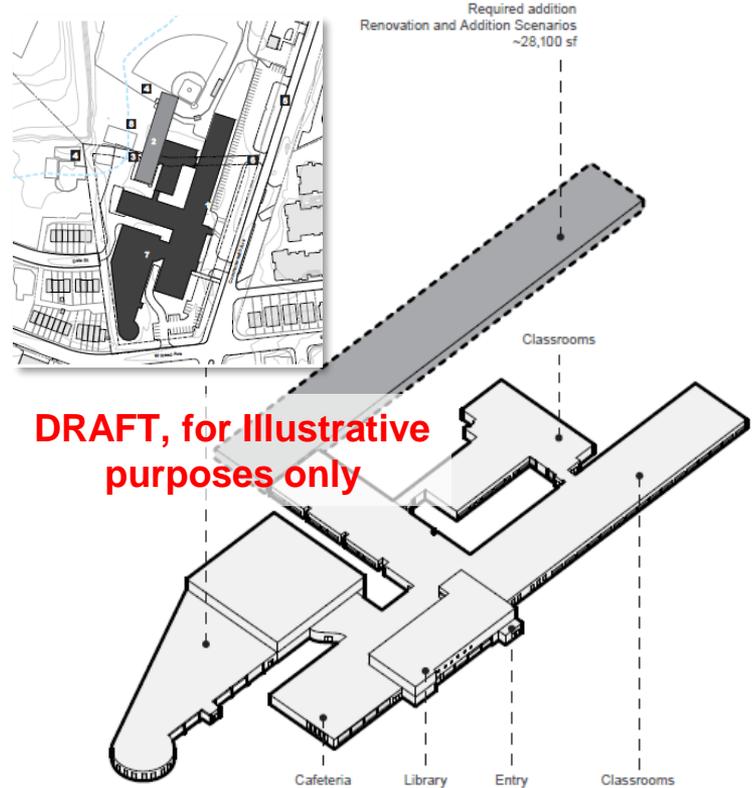
Exhibit 6

(FROM THE CITY RPA MAP)
NOT TO SCALE



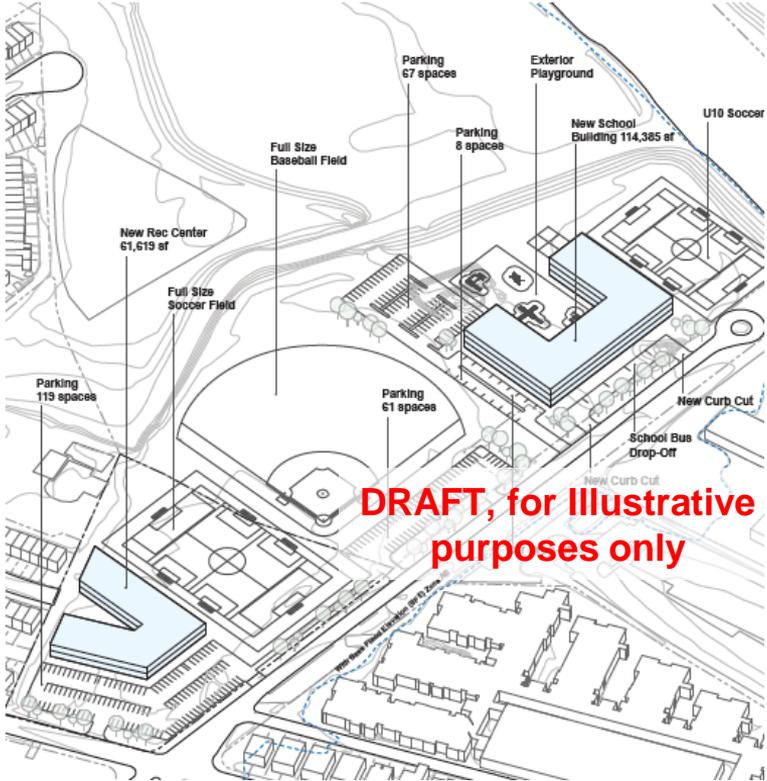
Scenario 1: Renovation and Addition

- New 28,000 SF addition and complete renovation of MEP to meet system and energy code
- Swing Space would be required
- Addition and renovation would not address the fragmented educational adjacencies or over-utilization of shared gym



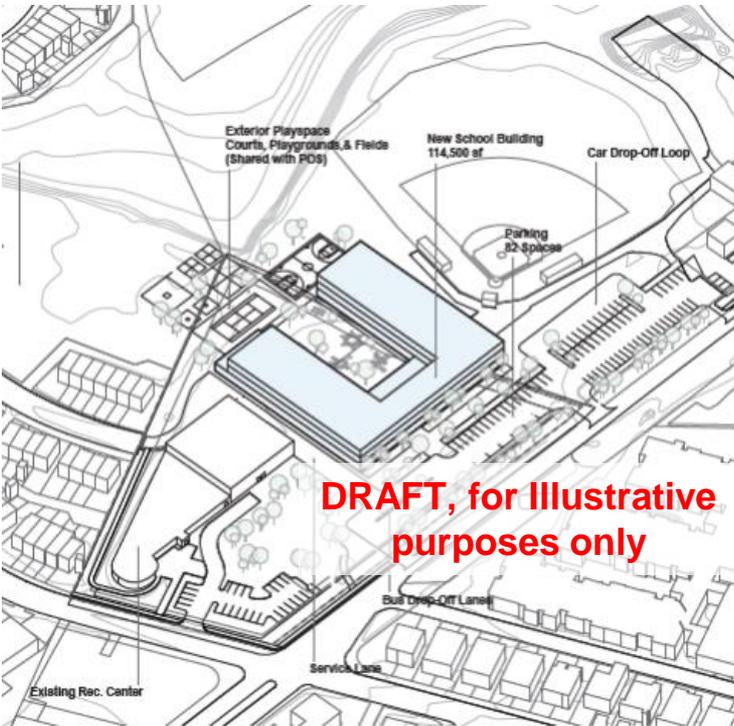
Scenario 2: Replacement School and Rec Center

- Replacement of the school building and the recreation center
- Swing Space is not required
- Relocation of the school to the northern portion of the site would require rezoning of the POS
- Coordinate with the existing AlexRenew facility.



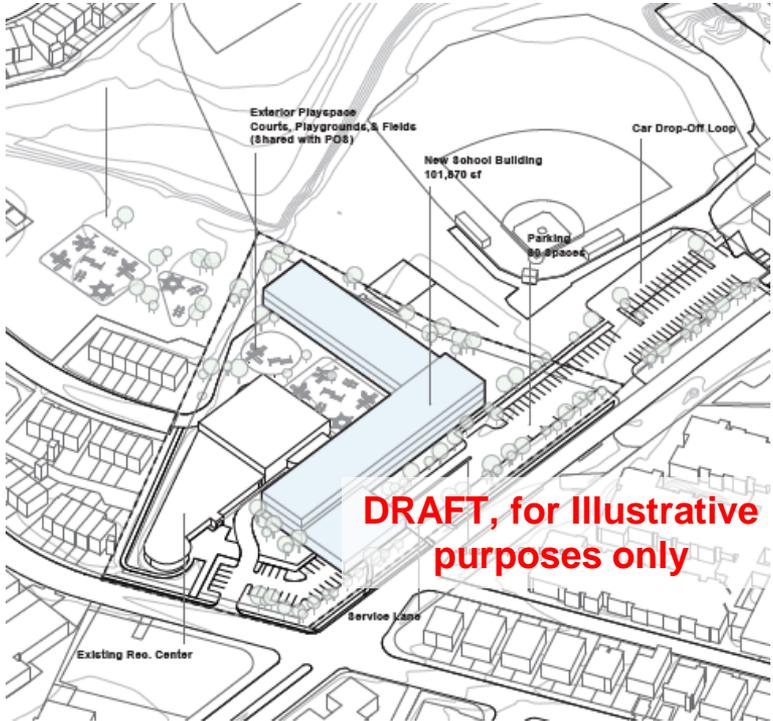
Scenario 3: Replacement School (in-place)

- Replacement of the school in-place with a dedicated gym
- Off-site swing space is required
- Likely that the new school building would still encroach on the POS lot, due to the school co-location with the existing Rec Center



Scenario 4: Replacement School (in-place)

- Replacement of the school in-place, sharing the Rec Center gym
- Off-site swing space is required
- Likely that the new school building would still encroach on the POS lot, due to the school co-location with the existing Rec Center



Budget

Scenario 1: Renovation and Addition	\$48 Million
Scenario 2: Replacement and Relocation New Rec Center	\$68 Million \$33 Million
Scenario 3: Replacement, In-Place	\$68 Million
Scenario 4: Replacement, In-Place, Shared Gym	\$68 Million

Conceptual Budget does not include costs associated with Swing Space, if needed in the Scenario.

Future Considerations

Educational specifications
will need to be finalized

Grade-level configurations,
such as a K-8 school, can
be evaluated and will need
to be finalized in the future

Site-specific challenges
such as stormwater and
floodplain will need to be
addressed during design
phase

The co-location of uses like
parks, recreation and
community services would
need to be determined

Summary

Given all factors, the school modernization projects **are in the correct order** (George Mason then Cora Kelly)



Both schools should be **complete replacements**



Neither school replacement **requires swing space IF:**

Re-zoning is permitted at public open space near Cora Kelly.

Safety, construction logistics, and community involvement are effectively coordinated.



Swing space **may be preferable** to maintain George Mason Park and limit rezoning of the Open Space at Cora Kelly

Path to Occupancy

	Now - 2023	2024	2025	2026	2027	2028	2029	2030	2031
George Mason	Planning	Design		Construction		Occupy			
	Now - FY23	FY24 – FY25		FY26 – FY27		FY28			
	<ul style="list-style-type: none"> Finalize programs including co-location Explore alternatives 	<ul style="list-style-type: none"> Bring on design team Go through DSUP process 				<ul style="list-style-type: none"> Move in Start School 			
Cora Kelly	Planning				Design		Construction	Occupy	
	Now - FY26				FY27 - FY28		FY29 – FY30	FY31	
	<ul style="list-style-type: none"> Finalize programs including co-location Explore alternatives 				<ul style="list-style-type: none"> Bring on design team Go through DSUP process 			<ul style="list-style-type: none"> Move in Start School 	

*** This is a conceptual timeline. Timelines are subject to change***

Questions?

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Web Pages:

George Mason: <https://www.acps.k12.va.us/Page/2363>

Cora Kelly: <https://www.acps.k12.va.us/Page/2364>

Superintendent

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