Date Submitted: May 19, 2017

Agency Name: George Mason University (Fairfax Campus)

Project Name and Number
Const/Reno-Robinson Hall, New Academic & Research Facility, Harris Theater
Capital Project #247-18207-000
Fairfax, Virginia – Fairfax County

Representatives for the Agency and the Architect/Engineer

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Current Project Status/Phase and Schedule
Schematic Design – The Project is in BCOM review awaiting Schematic Design comment and approval.
Anticipated commencement of Preliminary Design is Early/Mid-June.
Project Description

Building Size: 217,726 GSF + 2,000 GSF (Harris Theater Addition)
Stories: 6 (New Building)
Roof Form: Flat insulated roof w/clearstory and HVAC screen walls
Exterior Materials: Brick Masonry with ribbon windows, precast panels, Glass Curtain wall, Metal panel and perforated Metal panel
Program: This building will serve as the home for the College of Humanities and Social Sciences, while also housing significant space for the Mason Innovation Exchange (MIX) and will provide 27 new University classrooms. Other significant features include public gathering/event spaces, High Bay workspaces, and a multistory Atrium space.

Phasing:
- Phase 1: Enabling work in Robinson A and B, Harris theater (Robinson B needs to remain functional during construction and will require work to make it a standalone building)
- Phase 2: Demolition of Robinson A and the construction of the main building project.
- Phase 3: Small addition to Harris Theater (Restrooms and lobby), the demolition of Robinson B, and the construction of the courtyard/amphitheater space between Harris Theater and the New Building.

Architectural Aesthetic:

Nestled in a tight footprint between several existing buildings, at the crossroads of major pedestrian axes, the building responds in form and material to its surroundings, while also presenting a forward-looking and dynamic image for the heart of the Mason Campus. The massing is composed of 3 bars of program connected together by a multi-story atrium space. The two parallel bars to the north are clad with brick that floats over a precast concrete base, and are punctuated with a playful pattern of horizontal ribbon windows, respecting and responding to the existing built fabric. On the east side, the glass top story steps back, further breaking down the buildings mass facing Fenwick Library. The south bar, which presents a more dynamic façade of Glass, metal panels, and perforated metal, takes on a unique shape that wraps into the buildings public space serving to draw the public into the building while also presenting a softer edge that follows the bend of the pedestrian pathways along its southeastern edge. Horizontal sunscreens protect the southeast and southwest facades, while a perforated metal scrim diffuses the east-facing elevation, gradually diminishing as it curves to the north. Key public spaces, including the Mason Innovation Exchange at the base of the south bar, are highlighted with a more transparent curtain wall, revealing the activity within.

Relationship to Approved Master Plan

The project will support several of the basic planning and design principles laid out in the university’s 2002 Master Plan:

- Create a Distinctive Sense of Place:
The new Robinson Hall is well positioned at the heart of campus to create a memorable and distinctive sense of place that helps to set Mason apart from the suburban surroundings as well as other campuses.

- Foster a Vibrant Campus Community:
Adjacent to the Johnson Center and the new Fenwick addition, Robinson Hall is well positioned to strengthen this animated focus for life at the center of campus. The new building will engage activities, both indoors and outside, to encourage 24-hour campus life, with a framework of flexible, inviting spaces.
• **Maintain a Pedestrian-Friendly Campus:**
  The new Robinson Hall will contribute to the pedestrian-friendly environment, a defining feature of the campus. The new building will reinforce the academic and research focused activities in the campus core and will enhance the ability of pedestrians to move through and about these functions in a porous and clear manner.

The new Robinson Hall also supports several of the campus framework elements laid out in the university’s 2002 Master Plan:

• **Connections:**
  The new Robinson Hall will emphasize the pedestrian-oriented “main streets” by actively engaging them with glazing, entries, and cross paths.

• **Views and Landmarks:**
  The project will emphasize good visual connections for safety and will strengthen the sense of community.

• **Woodlands, Wetlands, and Waterways:**
  The site composition will work to preserve wooded areas and accommodate storm water in a thoughtful and instructive manner.

• **Campus Core:**
  This project will foster community and encourage campus activities by developing a concentrated pedestrian-oriented campus core

**Existing Architectural Context**

The building will be located at center of the Fairfax campus on the existing site of Robinson Hall across from the Johnson Center (South), Student Union Building I (West) and the new Fenwick Library Addition (East). The new building will require the phased Demolition of Robinson Hall A and B as well as renovations to Harris Theater directly to the West. The demolition of Robinson B will provide a new courtyard/amphitheater space between the new building and Harris Theater while also opening the area up to new site features proposed along the east/west circulation path, south of the building site, in the existing infrastructure project. The buildings north edge aligns with the north face of the Fenwick Library addition establishing a new edge for the northern quad. The campuses 2 major pedestrian paths intersect at the Southeast cornering of the site where the existing Clock tower now lives. **This major intersection will remain the heart of campus.**

**AARB History** *(for return presentations on the same project):*

• **Meeting date(s) previously presented to Board:** N/A
• **Previous Board comments:** N/A
• **Agency response to Board comments:** N/A

**Estimated Time required for the Presentation**

*(Suggested length: 10-15 minutes. If more time is needed, briefly explain why)*

**Proposed time is sufficient.**

**Request for Consent Agenda:**  Yes: ☐  No: ☒
### Area Calculation for Gross Building Area, Efficiency & Cost Estimates

(All area in square feet)

<table>
<thead>
<tr>
<th>I. Interior Building Space:</th>
<th>Area With Clear Height &gt; 6'-8&quot;</th>
<th>Area With Clear Height &lt; 6'-8&quot;</th>
<th>Total Adjusted Area</th>
<th>Assignable Area</th>
<th>Non-assign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crawl Space</td>
<td>a</td>
<td>b</td>
<td>c = b x 0.5</td>
<td>d = a + c</td>
<td>e</td>
</tr>
<tr>
<td>First Floor</td>
<td>39,074</td>
<td>0</td>
<td>39,074</td>
<td>25,344</td>
<td>13,730</td>
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<tr>
<td>Interstitial Floor</td>
<td>1,209</td>
<td>0</td>
<td>1,209</td>
<td>1,209</td>
<td></td>
</tr>
<tr>
<td>Second Floor</td>
<td>32,764</td>
<td>0</td>
<td>32,764</td>
<td>21,407</td>
<td>11,357</td>
</tr>
<tr>
<td>Third Floor</td>
<td>36,478</td>
<td>0</td>
<td>36,478</td>
<td>24,162</td>
<td>12,316</td>
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<tr>
<td>Fourth Floor</td>
<td>37,017</td>
<td>0</td>
<td>37,017</td>
<td>24,590</td>
<td>12,427</td>
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<tr>
<td>Fifth Floor</td>
<td>36,085</td>
<td>0</td>
<td>36,085</td>
<td>24,478</td>
<td>11,607</td>
</tr>
<tr>
<td>Sixth Floor</td>
<td>32,831</td>
<td>0</td>
<td>32,831</td>
<td>23,864</td>
<td>8,967</td>
</tr>
<tr>
<td>Roof and Penthouse</td>
<td>871</td>
<td>0</td>
<td>871</td>
<td>0</td>
<td>871</td>
</tr>
<tr>
<td>Utility and Service Tunnels</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

**Gross Building Area and Cost Estimate Area**

| Total Area | 216,329 | 143,845 | 72,484 |

### II. Building Efficiency Factor:

<table>
<thead>
<tr>
<th>Subtotal of Assignable Space</th>
<th>143,845</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Building Area</td>
<td>216,329</td>
</tr>
</tbody>
</table>

**Efficiency Factor:**

\[
\text{Efficiency Factor} = \frac{143,845}{216,329} = 66.5\%
\]

### III. Exterior Space:

<table>
<thead>
<tr>
<th>Measured Exterior Area</th>
<th>Adjustment Factor</th>
<th>Adjusted Exterior Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered</td>
<td>1,397</td>
<td>x 1.0</td>
</tr>
<tr>
<td>Roof Terrace</td>
<td></td>
<td>x 0.5</td>
</tr>
<tr>
<td>Exterior Stairs</td>
<td></td>
<td>x 1.0</td>
</tr>
</tbody>
</table>

**Subtotal of Exterior Spaces:**

| 1,397 |

### IV. Total Area for Project Scope:

(\(I + III = IV\))

| Total Area | 217,726 |

(for Forms CO-2, CO-5, CO-6 etc.)
<table>
<thead>
<tr>
<th>No.</th>
<th>Function</th>
<th>Total NSF</th>
<th>Actual NSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.0</td>
<td>Community spaces</td>
<td>11700</td>
<td>11460</td>
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<tr>
<td></td>
<td>Subtotal Community</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.0</td>
<td>College of Humanities and Social Sciences (CHSS) Academic / Instructional / Research</td>
<td>3870</td>
<td>4044</td>
</tr>
<tr>
<td></td>
<td>Subtotal CHSS Academic / Instructional / Research</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.0</td>
<td>Academic workplace neighborhoods</td>
<td>60616</td>
<td>60411</td>
</tr>
<tr>
<td></td>
<td>Subtotal Admin/ Faculty/ Academic Workplace</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.0</td>
<td>University Classrooms</td>
<td>38550</td>
<td>40518</td>
</tr>
<tr>
<td></td>
<td>Subtotal University Classrooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.0</td>
<td>Mason Innovation Exchange MIX</td>
<td>8370</td>
<td>9197</td>
</tr>
<tr>
<td></td>
<td>Mason Innovation Exchange Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.0</td>
<td>Building Support</td>
<td>4670</td>
<td>4699</td>
</tr>
<tr>
<td></td>
<td>Building Support (NET) Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Robinson Hall Total Net</td>
<td>127776</td>
<td>130329</td>
</tr>
<tr>
<td></td>
<td>Does not include green roof, overhangs, terraces, missing floors in gathering spaces, or open office circulation.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Robinson Hall Total Gross</td>
<td>213386</td>
<td>217726</td>
</tr>
</tbody>
</table>
ROBINSON REPLACEMENT SPACE ALLOCATION

- 31%, University Classrooms
- 46%, Academic Workplace Neighborhoods
- 7%, Mason Innovation Exchange
- 9%, Community Spaces
- 3%, CHSS Academic / Instructional / Research
- 4%, Building Support
ROBINSON HALL | PLANS – LEVELS 1 - 3

LEVEL 1

LEVEL 2

LEVEL 3
STUDENT VOICE SCULPTURES

SYMBOLISM
- Perspective
- Change
- Transformation

DESCRIPTION
Sculptural walls to be painted by students / shape changes depending on perspective
"HOW MIGHT WE" DECLARATION TERRACE

SYMBOLISM
Perspective
Change
Transformation

DESCRIPTION
- Terrace seating that re-frames the original, handwritten 16 points of the Virginia declaration.
- Each prefaced with Why/How/How Might We, in turn re-framing a perceived universal truth as an eternal question.
ROBINSON HALL | SITE MATERIALS PALETTE

CONCRETE + CONCRETE PAVERS

NATIVE AND ADAPTIVE PLANTINGS

CONCRETE AND BRICK WALLS

CAMPUS STANDARD FURNISHINGS
ROBINSON HALL | BUILDING MATERIALS PALETTE

METAL PANEL RAINSCREEN (CONCEALED FASTENER)

PERFORATED METAL PANEL

PRECAST PANEL CLADDING

BRICK
ROBINSON HALL | BUILDING MATERIALS PALETTE

PERFORATED METAL SUNSCREENS

BLUESTONE BASE

ALUMINUM MULLIONS

BUTTGLAZED MULLIONS (AT ATRIUM)