INSTITUTE FOR DIGITAL INNOVATION
ARLINGTON CAMPUS
George Mason University Overview

• George Mason University ("Mason") is Virginia's largest public research university with students from all 50 states, 131 countries and a residential population of 6,000 students. The school welcomed its largest class of first year students in 2019 despite declining enrollment pressures nationally.

• As of 2019, Mason’s enrollment totaled ~38,000 and is the largest producer of tech talent in the Commonwealth of Virginia enrolling over 8,000 undergraduate and graduate students in the Volgenau School of Engineering and 8000 students in computing programs across the university.

• Mason has 10 schools and offers 82 undergraduate programs and 131 graduate programs.

• Mason is Aa3 rated by Moody’s Investor Services and has operating revenue over $900 million.

Footnotes:

1. George Mason R&D expenditures increased from $176M (as articulated in the RFP) to $186M.
HQ2 & the Tech Talent Investment Program (TTIP)

Commonwealth committed:
• $550M in tax incentives
• $195M transportation improvements
• $375M to expand BS degree production at all VA institutions; **$110M to George Mason**
• $375M to expand MS degree production and invest in Mason’s Arlington campus and VT’s Innovation campus in Alexandria; **$125M to George Mason**

*Mason committed to:*
• Increase number of bachelors and masters degree recipients in eligible programs
• Expand Arlington campus to amplify innovation capacity on Rosslyn-Ballston (R-B) Corridor
Master Plan Vision

- Campus of the 21st century
- Support Strategic Plan
- Functional, well maintained, and beautiful campuses
- Environment for learning, discovery, engagement and growth
- Framework to guide strategic decisions
- Structure for placemaking
- Accommodate increases in student enrollment and research growth
Phase I - Campus Programming:
- Growth projections
- Space requirements

Phase II - Campus Planning:
- Establish Principles to guide campus development:
  - Land use, facilities, open space & infrastructure plans
Within the burgeoning tech sector in Northern Virginia, the IDIA will anchor the central Rosslyn-Ballston Corridor.
Innovation Place-making on the R-B Corridor
the new urban geography of innovation

- Corporate engagement
- Attract & prepare talent
- Quality streetscapes & pedestrian experiences
- Social & economic inclusion
- Placemaking & programming
- Congregation & collaboration
- University research & innovation platform
- Live | Work | Learn | Play
The Mason IDIA
an innovation force multiplier

Vernon Smith Hall (GMUF)
- School of Conflict Analysis & Resolution
- Economics
- School of Art

Van Metre Hall
- School of Business
- Schar School of Policy & Government

Hazel Hall
- Law School

GMU Building to Remain
Future IDIA
GMU Public Space

FUTURE IDIA SITE
Engaging Public Spaces Linking Campus and Neighborhood
Applying Vision and Master Plan to IDIA

**Pillars**

- Innovative Learning
- Innovation Engine
- Community Builder
- Diverse Academic Community
- Support Teaching & Faculty Excellence
- Research of Consequence

**Goals**

- Attract & Prepare Talent
- Social & Economic Inclusion
- Corporate Engagement
- Quality Streetscape & Pedestrian Experiences
- Congregation & Collaboration
- Placemaking & Programming
- University Research & Innovation Platform

**Initiatives**

- Establish School of Computing
- Execute public-private partnership to develop transformative building on Arlington Campus
- Produce additional 5,331 graduates by FY 2040 in Tech Talent degree fields
Site and Program Overview

225,000 GSF university-led innovation programming e.g. R&D labs, classrooms, instructional labs, maker spaces, start-up incubators, collaboration venues
  ~5000 Mason students
  ~$130M annual R&D expenditures

120,000 GSF innovation programming by developer and partners, largely office

15,000 GSF retail amenities

146,000 GSF parking
Original Building Demolition

• Currently in the Design Phase
• Funded through private contributions
• Scope is the complete demolition of the original Kann’s Department Store Building and the relocation of various utilities to clear the site for the future development.
• Anticipated design completion Fall 2020
• Anticipated construction completion before the construction of the new building in Fall of 2021
Mason will follow a two-staged procurement process:

1. Conceptual RFP (Submission Deadline: March 31, 2020 at 2:00 PM EST).
2. Building Committee will review the proposals.
3. Upon conclusion of the Conceptual RFP process and evaluation, a shortlist of development partners will be invited to participate in the Detailed RFP process.
4. Detailed RFP to be issued in June 2020 with the shortlisted developers providing a response by September 2020.
5. Interviews will follow shortly after the response submission with all shortlisted firms.
6. Negotiations with the selected developer are expected to be completed by March 2021.
7. Construction substantial completion intended to be May 2025.
Knowledge-Intensive Economic Growth
the new urban geography of innovation
For more information and link to Conceptual RFP: https://www2.gmu.edu/Arlington-forward

Link to Conceptual RFP on eVA site:

https://m.vendor.epro.cgipdc.com/Vendor/public/VBODetails.jsp?PageTitle=SO%20Details&DOC_CD=PPEA&Details_Page=VBOSODetails.jsp&DEPT_CD=A247&BID_INTRN L_NO=156511&BID_NO=247-18482-PPEA&BID_VERS_NO=1
Questions?

THE MASON IDIA
THE NEW URBAN GEOGRAPHY OF INNOVATION

- world-class talent
- tech R&D platforms
- new venture incubation and acceleration
- activated public spaces
- convening and collaboration
- social and economic inclusion

live | work | learn | play on the R-B Innovation Corridor
Selection Criteria

Conceptual RFP Criteria:

1. Qualifications and Experience
   A. Organizational structure
   B. Development experience
   C. Financial condition of proposer

2. Project Characteristics
   A. Vision and understanding of the project
   B. Project feasibility
   C. Planned project ownership structure
   D. Conformity to applicable regulations

3. Project Financing
   A. Project financing plan
   B. SWaM goals (50%)

4. Project Benefit and Compatibility
   A. Community benefit
   B. Community engagement
   C. Community compatibility

5. Innovation, Technology, and Sustainability

6. Other Factors
   A. The eligibility of the Project for accelerated documentation, review, and selection
   B. Other criteria that the University deems appropriate
   C. Ability to complete the Project within the projected timeframes
   D. Willingness to agree to terms set forth in this Conceptual RFP