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Gallaudet Campus Plan Recommendations

Existing Campus Plan

The image on the following page is a plan of the campus as it existed at the completion of the 2022 Campus Plan process. The buildings are numbered based on the Gallaudet University Facilities Department system.



- 101 Chapel Hall
- 102 College Hall
- 103 Dawes House
- 104 Kendall Hall
- 105 Fowler Hall
- 106 Gate House
- 107 EMG Residence
- 108 Ballard House
- 109 Fay House
- 110 Denison House
- 115 Peckoff Alumni House
- 211 Appleby Building
- 214 Kellogg Conference Center
- 216 EMG Memorial Building
- 219 Hall Memorial Building
- 223 Elstad Auditorium
- 229 Washburn Fine Arts Building
- 230 Ely Hall
- 231 Student Union Building
- 232 Student Academic Center
- 243 Central Utilities Building
- 246 Merrill Learning Center
- 248 Field House
- 265 Sorenson Language & Communication Ctr.
- 290 Penn Street
- 317 Peet Hall
- 318 Living Learning Residence Hall
- 327 Ballard Hall - West
- 328 Ballard Hall - North
- 335 Clerc Hall
- 336 Benson Hall
- 345 Carlin Hall
- 537 Health Center
- 538 University Dining Hall
- 560 MSSD - Main
- 569 Central Receiving
- 581 MSSD House 100/200
- 582 MSSD House 300/400
- 584 MSSD Residence Hall 'B'
- 589 MSSD Gym. & Pool Building
- 641 Knoll Demo. Elem. School
- 771 Security Kiosk
- 772 Grandstand
- 791 Field House Parking Garage
- 792 Hanson Plaza Parking Garage
- 793 KDES Parking Garage
- 794 MSSD Parking Garage
- 795 South Street Parking Garage

Campus Plan - 2012-2022

The Gallaudet University 2022 Campus Plan lays out an ambitious series of projects that aim to transform the current campus in support of the Gallaudet Strategic Plan. Part of a long-term vision for the campus, the ten year plan includes several major new projects. A state-of-the-art Learning Commons located on the current EMG Building site will replace the old Merrill Learning Center. A new mixed-use housing development along 6th Street will open the campus to the city via a new pedestrian entrance at the corner of Florida Avenue and 6th Street while acting as a catalyst for new development in the 6th Street/Capital City market Area. A newly renovated HMB building will bring the student center to the heart of the campus and a new academic building will create a premiere facility for student learning and research.

This new construction will enhance the lives of the university community by providing exciting and highly tailored spaces in which to teach, learn, study, live and socialize. It also provides an opportunity for the university to realize stronger connections within the campus and with the neighborhood and city beyond. New campus spaces are imagined that prioritize the pedestrian and meet the needs of a visu-centric community. Spaces that blend an admiration and respect for the university's historic legacy with the belief that the future campus can be better tuned to its community.

The recommendations of the following pages lay out a bold vision but also a plan for its implementation. Taken as a whole the 2022 Campus Plan represents a major step forward toward Gallaudet's future.



CAMPUS PLAN STATISTICS

New Construction Projects	Year Built	GSF	Height
New MSSD Residence Hall	2014	55,000	55'
6th Street Apartments	2015	140,000	55'
Museum & Visitors Center	2015	10,000	35'
Business Incubator	2015	15,000	55'
Learning Commons	2016	88,804	70'
MSSD-Main Building	2017	100,000	50'
Residence Hall (Peet Replacement)	2017	60,000	68'
Academic Building	2019	125,000	55'
Recreational Gym	2019	20,000	40'
Total New Construction		613,804	

	2011	2022
Enrollment (Total FTE)	1,704	1,876-2,328
Enrollment (Total Students)	1,873	2,066-2,563
Building Area (M GSF)	2,212	2,292
Student Housing (Beds)	1,280	1,550



Building Use - 2022

RECOMMENDATIONS

As a result of the recommended proposed projects, building functions have been re-distributed to meet the needs of future Gallaudet students.

The first recommendation is to create a new ceremonial main entrance to the campus at the corner of 6th Street and Florida Avenue. This entry will re-focus the institution towards the growing NoMa district, and will enhance the viability of 6th Street development. A new museum/visitors' center will act as a gateway to Gallaudet, anchoring the western corner. A housing/mixed-use development on 6th Street will further anchor the western edge of the campus.

The second recommendation is to concentrate the university's academic buildings along the eastern edge of the Gallaudet Mall. The centralized location is functional for ease of access to the facilities but is also symbolic that academic buildings are the core mission of Gallaudet. Likewise, the proposed location of the new Learning Commons is situated on both the Gallaudet Mall and Olmsted Green. This facility will act as a magnet, being the first visual focus upon entering the campus from 6th Street.

The third recommendation is to create housing precincts that befit the evolving student experience. Freshmen will be housed at the core of the campus in both Peet Hall and the LLRH6 Building. These buildings offer a living/learning component that provides a communal living experience and fosters academia outside the classroom. The renovated Hanson Plaza Housing gives new life to the existing Benson, Carlin and Clerc Halls. The suite-style housing arrangements are ideal for sophomore and juniors, who prefer to have greater privacy and more living amenities. Student apartments along the eastern edge of 6th Street provide much needed transitional housing to married students, graduate student and seniors. The apartments will be designed to prepare the more experienced students for post-college living experiences.

The final recommendation is to create a new MSSD school and student housing complex at the northern end of campus. The formal arrangement of buildings on level ground will be efficiently designed to accommodate the proposed student enrollment. The new design will provide a clearer identity for the MSSD, while still maintaining a strong connection to the university.

EXISTING BUILDING USE - 2012



PROPOSED BUILDING USE - 2022



CITY BIKE SHARE



NEW GEOTHERMAL FIELD AT OLMSTEAD GREEN



SUSTAINABILITY WORKSHOP PHOTOS

Sustainability Recommendations

Gallaudet University strongly values sustainability, and sustainability is an integral part of the 2022 Campus Plan. Through a series of inclusive, community-driven workshops, a series of sustainability goals for the Plan were developed:

1. Build a culture/ethic of sustainability on campus
2. Develop measurable and enforceable sustainability plan
3. Create aspirational and competitive targets
4. Ensure sustainability goals are achievable/consensus driven
5. Develop a comprehensive approach to sustainability

It is important to note that Gallaudet University has already achieved some significant milestones in terms of sustainability, including:

- Olmsted Geothermal Field
- LEED Silver certified building projects
- JCI Energy Conservation Measures
- 10 percent renewable energy purchasing
- Fuel-efficient transportation fleet
- Sustainable transportation options (Bikeshare, Zip Car)
- Single stream recycling program
- Community gardens
- Compostable take-out containers
- Water filters in campus offices
- Student organizations (Green Gallaudet, SBG)
- Sustainability-related courses

In addition to and as an expansion of the measures already underway, Gallaudet University has formally committed to the District of Columbia Mayor's College and University Sustainability Pledge (CUSP). This Pledge is an initiative to make the District of Columbia the "greenest college town in America," and each participating college or university selected five initial commitments. Gallaudet University has committed to:

- Achieve LEED Silver or equivalent in all new construction and major renovations.
- Reduce energy use in buildings by 3 percent per square foot compared to FY 2009 baseline year.
- Purchase or generate at least 13 percent of total energy consumed from renewable sources.
- Reduce potable water use by 3 percent per square foot compared to FY 2009 baseline year.
- Publish public sustainability report, including measurements of progress on CUSP goals.

In order to carry out the sustainability goals developed by the Gallaudet community as part of the campus planning process, the university will convene a Sustainability Council with diverse, campus-wide representation to develop the sustainability plan, oversee implementation of the plan and communicate about sustainability efforts with the campus community. This Council will be responsible for developing a plan that satisfies the requirements of the Mayor's CUSP, and ties sustainability to the Gallaudet Strategic Plan, academic activities, and learning outcomes. The commitments the Sustainability Council makes to the Mayor's CUSP will be achievable goals that strengthen current sustainability initiatives and incentivize new initiatives critical to long-term success.



Accessibility Recommendations

Gallaudet University is committed to accessibility, and accessibility improvements are a major component of proposed 2022 Campus Plan projects. Gallaudet is a historic campus with many buildings constructed before the advent of the Americans with Disabilities Act (ADA). Gallaudet is committed to ensuring that all new buildings constructed on campus meet or exceed ADA requirements, that all major renovations of existing buildings include accessibility upgrades and that annual accessibility upgrades are completed as needed year-to-year.

As part of the campus planning process, each building on campus received an accessibility rating as part of the Building Conditions Assessment (see Sections 3.11 and 3.12). In addition, through a series of inclusive, community-driven workshops, a series of accessibility goals for the Plan were developed:

1. Provide appropriate and fair access to buildings and campus spaces.
2. Ensure safe movement for all.
3. Establish wayfinding measures for all abilities.
4. Incorporate DeafSpace principles throughout campus.
5. Maintain accessible environment at all times.

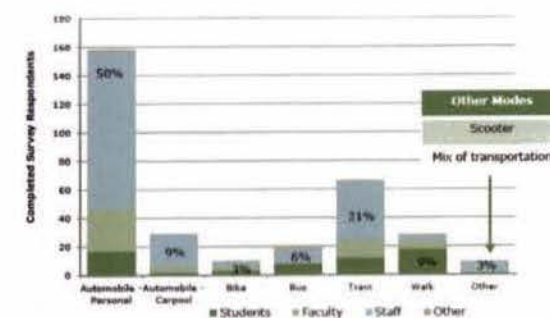
In order to carry out the accessibility goals developed by the Gallaudet community as part of the campus planning process, it is recommended that a campus-wide Accessibility Plan be developed and implemented by an Accessibility Working Group with broad representation from the Gallaudet University community.



TRANSPORTATION DEMAND MANAGEMENT STATISTICS

Currently, travel behavior or mode split on the campus can generally be described in terms of pedestrian, automobile and transit usage. Travel to/from the University is characterized by high levels of transit use via Metrorail, Commuter Rail (MARC/VRE) and Shuttle Bus.

Based upon recent commuter surveys to the campus, the following shares of travel are occurring:



Source: Gallaudet GO Green: Measurement and Analysis Presentation December 2, 2009

While transit use by commuters is high, a significant level of traffic continues to arrive at the gates to the campus via automobile:

Existing Vehicle Trip Generation	AM Peak			PM Peak		
	In	Out	Total	In	Out	Total
Florida Ave. & Main Campus Gate	106	27	133	64	145	209
West Virginia Ave. & Main Campus Gate	102	10	112	23	65	88
3rd Street & West Plaza (Campus Entrance)	50	31	81	21	62	83
Total	258	68	326	108	272	380

Pedestrian and bicycle activity remain at low levels.

Transportation and Parking Recommendations

The Campus Plan seeks to manage the parking and traffic needs of the university community and its guests, while promoting a barrier free, pedestrian oriented campus. From a planning and design perspective, this means prioritizing the pedestrian realm over the vehicular, and right-sizing campus space given over to parking.

Recent years have seen a decline in car ownership in DC with a heavier reliance on carpooling and other forms of transit. In support of this trend, the university provides a shuttle bus service to and from Union Station and the NoMA-Gallaudet University metro stop which can be used by students, faculty, teachers, and staff. Additionally, in recent years, several measures and strategies have been encouraged and are being promoted. These include:

- use of carshare programs - there are two zipcars on campus
- New Capital Bikeshare station at 8th Street and Florida Avenue

The goal is not only to reduce the impact of the automobile on campus but to reduce the ecological footprint of the university. To that end, the university is:

- Investigating addition of electric charging station on campus
- Encouraging TDM applications on Florida Avenue (by others)

The 2022 Campus Plan calls for no increase in on-campus parking and, in fact, suggests a small reduction in the number of surface lot parking spaces. This reduction is based on an analysis of current and future projected parking needs and the universities commitment to enhancing the pedestrian experience on campus. The Plan recommends that the university continue to look for ways to encourage its students, staff, faculty and guests to use alternate forms of transit.



EXISTING PARKING FACILITIES AND DEMAND

Location		Supply	Demand			
			April 24 11AM		April 25 2PM	
			Occupied	% Occupied	Occupied	% Occupied
General Campus	Field House Parking Garage	259	193	75%	207	80%
	Hanson Plaza Parking Garage	202	193	96%	183	91%
	Surface lots	173	179	103%	148	86%
	Other	31	29	95%	29	95%
Clerc Center	MSSD Parking Garage	196	112	57%	96	49%
	KDES Parking Garage	175	101	58%	83	47%
	Surface lots	74	70	95%	70	95%
6th Street	6th Street Parking Garage	271	122	45%	234	86%
Total (not including overflow)		1381	999	72%	1050	76%
	Overflow Parking (Off Campus)	207	0	0%	10	5%
Total		1588	999	63%	1060	67%

User	Supply	Existing Demand	Projected Growth	Future Demand
General Campus	496	448	0.39	623
Faculty/Staff Only Surface Lots	169	160	n/a	160
Clerc Center	445	283	0.23	446
6th Street Garage	271	234	0.39%*	281
Total	1381	1125	0.37	1511

*Conference center parking demand would not increase however student parking demand in the 6th Street parking garage would be expected to increase in the future. Thus 112 of the 314 spaces would increase by 39%.

Future Parking Needed Supply

User	Future Demand	Peak Parking Factor	Existing Supply	Future Supply Requirements	Additional Parking Needs
General Campus	623	62	496	685	-169
Faculty/Staff Only Surface Lots	160	16	169	176	-17
Clerc Center	446	45	445	491	-46
6th Street Garage	281	28	271	310	-39
Total	1511	151	1381	1662	

Utilization

Utilization of parking spaces was surveyed in April, 2012. Overall occupancy levels ranged between 65% and 80%. The 6th Street Garage was at capacity during the afternoon (due in part to a baseball game). The field house garage and the Hanson Plaza Garage were close to functional capacity. However, the KDES and MSSD garages had some capacity available.

In general, the surface lots are used most heavily in AM and the structured parking in the PM.

The surface lots have less than 10 percent vacancy at 11 AM. Structured parking at three of four largest garages has less than 15 percent vacancy.





Campus Image and Identity Recommendations

Gallaudet University is home to an extraordinary campus with iconic architecture and historic landscape elements. Since its inception, the campus has developed incrementally, and, therefore, opportunities exist to enhance coherency of campus image and identity. Elements of a comprehensive, integrated campus identity will include landscape, architecture, signage and wayfinding (both inside buildings and throughout the grounds), and artwork, all coordinated with the university's branding and promotional programs.

In order to develop a comprehensive campus identity, it is recommended to establish a:

1. Campus Image & Identity Task Force
2. Campus Image & Identity Master Plan



Phase I Planned Projects

SUMMARY

Phase I represents four projects, which were conceived before the 2022 Campus Plan effort began but will form the foundation of the campus plan and provide momentum to the implementation process. Capitalizing on the success of the Denison House living/learning community, the renovation of Ballard and Fay Houses will rejuvenate these two historic buildings and provide additional student living along the west side of Olmsted Green. The Dawes House renovation will provide an updated and accessible academic facility. The new residence hall facility at the Clerc Center strengthens the program by providing bright and vibrant spaces for students to live, learn and play. Finally, the new gate at the corner of Florida Avenue and 6th Street transforms the university by providing a new face and connection to the local community. These four projects reaffirm Gallaudet's commitment to student housing and campus life, academics, the Clerc Center and connections with the outside community.



RENOVATE BALLARD & FAY HOUSES

Duration: 1/13 - 8/13
Cost: \$3.5 Million
Size: 15,000 GSF

Summary:
As the first major project to come out of the 2022 Campus Plan, the renovations will restore these two houses built in the mid-1800s to student housing, adding two new living/learning communities along Olmsted Green. These new communities will join the existing living/learning community that was created in adjacent Denison House in 2011. The projects will involve full interior renovation-finish replacement, new ceilings, new bathroom fixtures, new lighting and new M/E/P systems- as well as selected exterior aesthetic improvements. The two projects will be the start of forming a strong residential presence on the west side of Olmsted Green, to be further complimented by the future student apartments along 6th Street.



RENOVATE DAWES HOUSE

Duration: 5/13 - 8/14
Cost: \$4.5 Million
Size: 11,132 GSF

Summary:
Built in the 1880s, Dawes House has never received a major renovation. The project will involve a complete interior renovation-new finishes, new ceilings, new bathroom fixtures, new lighting and new M/E/P systems, as well as selected exterior aesthetic improvements. The renovation will include the installation of an elevator provide access to all floors. The renovation will further strengthen the presence of academics along the east side of the Gallaudet Mall.



MSSD RESIDENCE HALL

Duration: 5/13 - 8/14
Cost: \$28 Million
Size: 55,000 GSF

Summary:
The new MSSD Student Residence Hall will provide a facility for all students on the Clerc Center campus. Currently the boys are housed in Ballard North on the university portion of the campus and the girls are located in MSSD RHB. The new residence hall will house 144 students in an arrangement of four beds sharing one common bathroom, and six one-bedroom staff apartments. The facility will also contain shared student common areas, lounges, kitchens and laundry rooms on each floor. This project also includes the demolition of the existing girls' residence hall and restoration of the site. Ballard North will be vacated returned to university use.



6TH STREET GATE / OLMSTED GREEN / 7TH STREET ENTRY

Duration: 8/14 - 7/15
Cost: \$7.1 Million

Summary:
When complete, this project will mark a major transformation for Gallaudet by creating the main campus gateway at the corner of Florida Avenue and 6th Street. The project also includes the construction of a new vehicular entrance near 7th Street at the existing gatehouse as well as the restoration of Olmsted Green. These projects mark a dramatic change in opening the campus to the community and embracing a physical connection to the adjacent neighborhoods.

SMALL PROJECTS

- Relocation of Gallaudet Interpreting Service
- Relocation of Gallaudet Research Institute and Institutional Review Board
- Relocation of Department of Transportation
- Survey and document all campus utilities
- Campus accessibility upgrades
- Building accessibility upgrades
- Campus security and lighting upgrades
- Campus signage and wayfinding
- IT infrastructure upgrades
- Campus landscape and lighting improvements
- Landscape improvements and parking reconfiguration at Dawes, Fowler and Kendall
- Landscape improvements at Clerc, Benson and Carlin
- Interior renovation of Fowler Hall
- Hanson Plaza landscape improvements
- Smoking pavilions and foodservice/grandstand upgrades

Phase II Planned Projects

SUMMARY

Phase II builds upon the construction of the 6th Street Gateway with three new facilities that showcase Gallaudet to both the local and global community. Flanking one side of the new entrance to the campus will be a new museum and visitors center building that highlights and teaches the public about the mission of Gallaudet. On the other side will be a facility that houses the Innovation Lab and Business Incubator. Student research and entrepreneurial ventures will now have a space directly accessible to the local community. Just north of the new gate will be a new mixed-use building providing ground floor retail space and student apartments above. The final step in transforming the face of the Gallaudet will be a new magnet building across Olmsted Green at the termination of the new 6th Street Gateway. This new Student Learning Commons provides a face to the community and to the Gallaudet Mall. Phase II represents major improvements to student housing, campus life, academics and the cultural mission of Gallaudet.



MUSEUM & VISITOR CENTER

Duration: 3/14 - 8/15
Cost: \$6.4 Million
Size: 10,000 GSF

Summary:

The new Museum and Visitor Center will combine these existing functions, which are currently located in multiple locations on campus into one central facility at the new campus gateway. The museum spaces in the SAC and in Chapel Hall will be relocated to this new facility. The Visitor Center which is currently in EMG, will be relocated to this building as well. The new facility will create a vibrant space of the university to showcase its mission to the perspective and enrolled students, visitors, faculty and staff and the community at large.



INNOVATION LAB & BUSINESS INCUBATOR

Duration: 3/14 - 8/15
Cost: \$6.7 Million
Size: 15,000 GSF

Summary:

The new Innovation Lab and Business Incubator, located at the new campus gateway, will offer the university the opportunity to showcase academic research and student entrepreneurial ventures to the adjacent community.



6TH STREET MIXED-USE STUDENT APTS

Duration: 3/14 - 8/15
Cost: \$65 Million
Size: 140,000 GSF

Summary:

This project will create a new mixed-use building along 6th Street between the new 6th Street Gateway and the existing 6th Street parking garage. The building will contain ground floor retail spaces with apartment style residences above for students. This apartment style housing will provide Gallaudet with 350 additional beds. The project is envisioned as a privately funded project.



STUDENT LEARNING COMMONS

Duration: 6/14 - 8/15
Cost: \$40 Million
Size: 90,000 GSF

Summary:

The new Student Learning Commons will be located on the EMG site between College and Peet Halls. This new building will serve as the terminus to the new 6th Street Gateway. This new magnet facility will house the function of the library, the deaf archives, the technology services helpdesk, selected technology services programs as well as a cafe, large shared student computer lab and various lounge and study spaces.

SMALL PROJECTS

- Data Center migration study
- Relocations of Admissions, Visitor Center, Office of Development and Technology Services from EMG
- Campus wide domestic water line upgrades. Develop plan for incremental replacement
- Kendall Elementary hot and cold water line replacement
- Replace all main electrical switchgear, feeder lines and transformers on campus
- Building accessibility upgrades
- Campus security and lighting upgrades
- IT infrastructure upgrades
- Campus landscape and lighting improvements
- Renovations and upgrades at Elstad Theatre

Phase III Planned Projects

SUMMARY

Phase III builds upon the success of the projects in Phases I and II with major investments into all aspects of the campus. This phase starts with a new facility for MSSD and new playing fields for the Clerc Center, which will promote and enhance student learning. A new academic building will be constructed to support the restructuring of academics as part of the Gallaudet Strategic Plan and to provide space for new and growing programs. Two projects will further enhance campus life at Gallaudet, a new student center and recreational gym. HMB will be renovated into a new student center complex and provide gathering space centrally located between academics and housing. Finally, the Gallaudet Mall will be restored to its original design with the removal of the Merrill Learning Center building. Phase III projects represent the culmination of the efforts by Gallaudet to support its strategic plan, reinvigorate the campus attracting new students, staff and faculty, and growing the annual student enrollment.



MSSD SCHOOL

Duration: 11/15 - 7/17
Cost: \$63.5 Million
Size: 100,000 GSF

Summary:

The new MSSD school will create a new and vibrant learning environment for the Clerc Center. The facility will house space for both the MSSD students and faculty as well as the National Outreach programs. The building will contain classrooms and other teaching spaces, administrative offices, library and media center, 300-seat auditorium, cafeteria and shared kitchen. This project also includes the demolition of the existing MSSD facility as well as the restoration of the site into green space.



CLERC CENTER PLAYING FIELDS

Duration: 5/16 - 7/17
Cost: \$4.5 Million

Summary:

This project will create new playing fields for the students attending school at the Clerc Center. The new fields will be located at the north end of the campus near the existing MSSD Gym. The project includes a new football field with synthetic turf, spectator bleachers and night-time lighting, as well as new softball fields, basketball and tennis courts.



PEET HALL REPLACEMENT

Duration: 2/16 - 7/17
Cost: \$23.4 Million
Size: 60,000 GSF

Summary:

The replacement residence hall at the Peet site will be modeled after the new LLRH6 residence hall. It will provide an additional live and learn environment with the first floor housing collaborative student learning spaces and the floors above contained 175 student beds. The facility will also contain a green roof.



ACADEMIC BUILDING

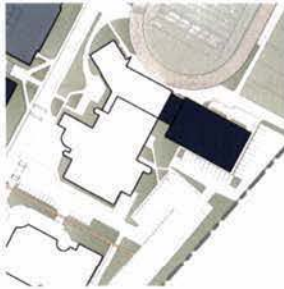
Duration: 8/17 - 8/19
Cost: \$63.3 Million
Size: 125,000 GSF

Summary:

This new facility will serve as the premier center for student learning and research. The building will support and enhance the recommendations of the Restructuring Academic Affairs (RAA) initiative and report. It will house a number of academic department spaces, shared classroom and laboratory spaces and research laboratories. It will provide modern and needed space to rapidly growing programs. The focus of the building will be on student learning, student and department collaboration, research and science, technology, engineering and mathematics (STEM).

SMALL PROJECTS

- Relocation of Student Center programs from Ely Center to Merrill Learning Center
- Relocation of graduate school programs from Kendall Hall
- Building accessibility upgrades
- Campus security and lighting upgrades
- IT infrastructure upgrades
- Campus landscape and lighting improvements



RECREATIONAL GYM

Duration: 8/18 - 8/19
Cost: \$11 Million
Size: 20,000 GSF

Summary:

The new recreational facility will provide a place for the campus and outside communities to gather for fitness related activities. The facility will add to the campus much needed space for intramural sports and non-collegiate team athletes and students. The building will house a full-size gymnasium, fitness center, aerobics studio and locker rooms with showers. Situated adjacent to the Field House along West Virginia Avenue, the location will allow for operations efficiencies as well as convenient community access.



STUDENT CENTER AT HMB

Duration: 8/19 - 8/20
Cost: \$78.1 Million
Size: 176,000 GSF

Summary:

This project will locate the majority of campus life programs to Hall Memorial Building (HMB). The building is centrally located between the south side of campus and the various administrative and academic program located there and the majority of the student housing located at Hanson Plaza. The building will house the university dining hall functions, retail dining, bookstore, post office, new ballroom, Student Organizations and Greek Life, Student Center and Academic Affairs administration offices, the Office of Diversity, Campus Ministries, various meeting rooms, a game room, student lounge and study spaces, the Student Health Center and Gallaudet Interpreting Services. A new addition will house the university dining hall kitchen and loading dock and will include a new ballroom space above.



RENOVATE KENDALL HALL

Duration: 9/19 - 8/20
Cost: \$3.8 Million
Size: 9,874 GSF

Summary:

The project involves the complete interior renovation of Kendall Hall and selected exterior aesthetic improvements. In addition, an elevator will be added providing access to all floors of the building. Once complete, Kendall Hall provide modern space for academic department use and further strengthen the academic functions located along the east side of the Gallaudet Mall.



DEMOLITION OF MERRILL

Duration: 9/20 - 1/21
Cost: \$3.8 Million
Size: 100,503 GSF

Summary:

Once the new student center at HMB opens up, the Merrill Learning Center (MLC) will no longer be needed for use as swing space. The building will be demolished to provide additional green space on campus and complete the restoration of the Gallaudet Mall. The project will also involve extensive site utility work and grading.



RENOVATION OF SAC/STUDENT UNION

Duration: 9/20 - 8/21
Cost: \$13.6 Million
Size: 53,467 GSF

Summary:

This project involves the complete renovation of the Student Union portion of the Student Academic Center (SAC). The programs located in this space are associated with student life and will moved to the new student center at HMB in 2020. The renovation project will provide new classroom space to accommodate the anticipated student growth as well as house a number of academic departments.



GALLAUDET MALL RESTORATION

Duration: 1/21 - 8/21
Cost: \$8.9 Million

Summary:

This park marks the culmination of the ten year campus plan and the complete restoration of Gallaudet Mall into its original formal design. The area where MLC is located will be turned into a public green space with terraced amphitheater style seating. The project also includes the addition of new walkways, nighttime lighting, landscape and trees and exterior furniture.

Project Implementation Schedule

TEN YEAR CAMPUS PLAN PHASING & SCHEDULE

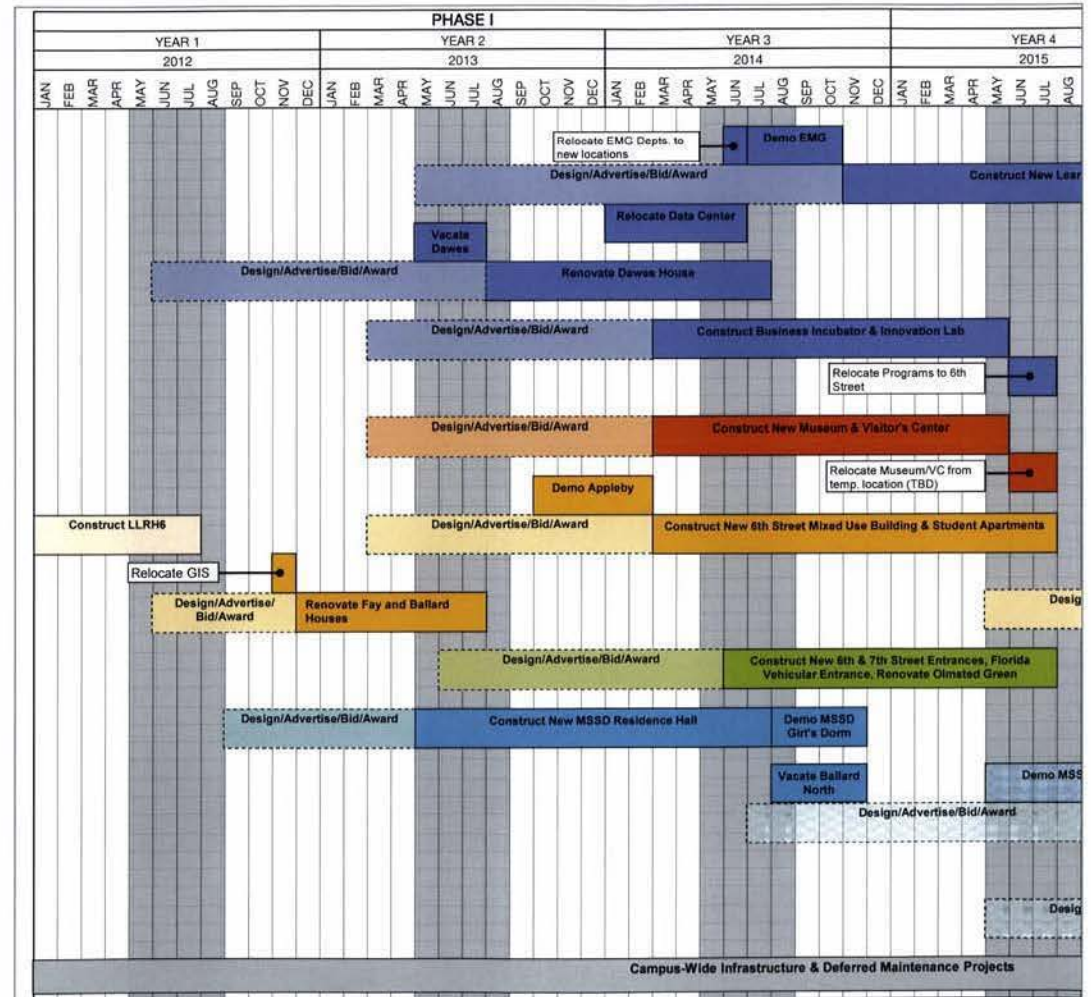
New construction and major building renovations often cause disruption to the academic operations of the campus; however, the overall campus fabric must remain viable as an educational institution and recruitment tool for future students. Therefore, it is recommended that the concurrent construction of large scale construction projects be limited to mitigate disruption to the students, faculty, staff and visitors. Gallaudet University should take advantage of the limited student enrollment during the summer months to accomplish multiple small project renovations and relocate academic departments. All departmental relocations should occur between semesters, either during the winter or summer recesses; therefore, all building renovation projects related to academic and administrative departments need to be timed for completion near the end of the university's spring semester so that they can be occupied over the summer and opened for use before the start of the fall semester.

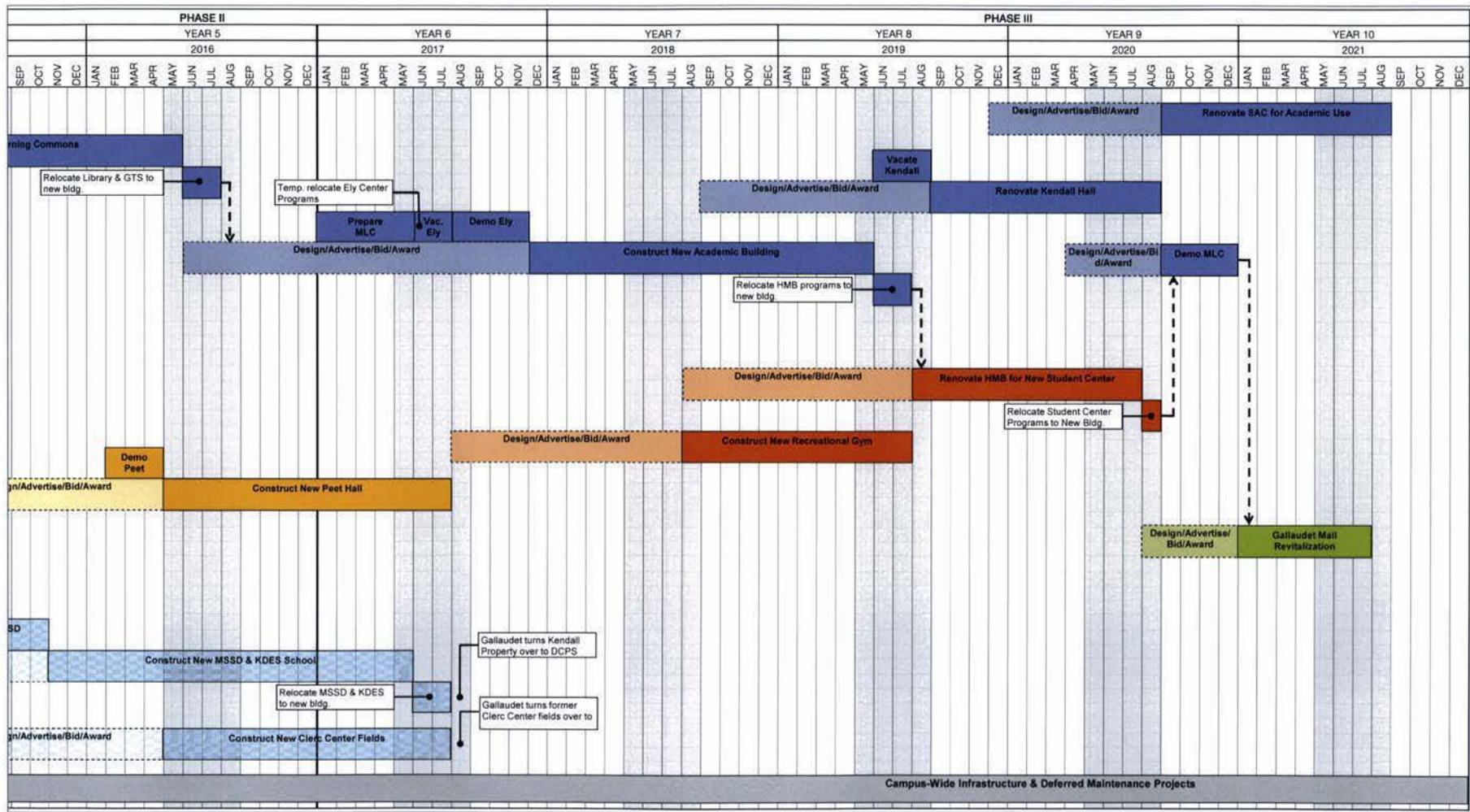
This phasing and implementation schedule will enable Gallaudet University to achieve the goals of the campus plan by identifying the sequence of projects that will facilitate the Gallaudet Strategic Plan. This schedule also illustrates how the campus plan meets the needs of the proposed academic departments, student life improvements, and the non-academic growth/upgrades. The projects shown on the schedule can be completed within the ten-year period. To accommodate these major projects a number of smaller departmental move project will have to occur. Those projects are shown in the phase by phase implementation breakdown contained later in this section.

This implementation schedule and the prioritization of projects has been designed to minimize the number of major department moves. In regard to the three major proposed projects-the new learning commons, the new academic building and the new student center at HMB-the arrows indicate a sequence that mitigates the number of times these departments have to move. The new Learning Commons will be constructed first which opens the Merrill Learning Center up as swing space and allows the SAC functions to relocate in preparation for the new academic building. This sequence facilitates the demolition of the Ely Center and the construction of the new academic building. The occupants of HMB will then move into the new academic building allowing HMB to be renovated into the new student center.

The schedule accommodates the staggering of residence hall projects so that an adequate quantity of beds remain to house the residential student population. The first few residential projects are new construction, which will increase the quantity of available beds on campus. This will allow for an existing residence hall to be temporarily taken off-line in the future for renovation without negatively impacting bed availability.

The schedule for the proposed projects is distributed equally between academic, residential and student life. Therefore, each goal from the Strategic Plan receives equal weight, and will be supported in the near, medium and long terms of the master plan.





Phase I Implementation

1. GALLAUDET INTERPRETING SERVICE RELOCATION

Project Duration: September 2012 - January 2013

Project Summary:

To prepare for the renovation of Ballard and Fay Houses, Gallaudet Interpreting Service (GIS) will be relocated temporarily until its permanent home in the new student center at HMB is completed in 2020.

5. ACADEMIC SPACE RELOCATES INTO DAWES HOUSE

Project Duration: August 2014

Project Summary:

Once the renovations to Dawes House are complete, a yet to be determined academic department will relocate to this location. The relocation will occur before the start of the fall semester.

9. VACATE BALLARD NORTH

Project Duration: August 2014

Project Summary:

Once the new MSSD Residence Hall is completed, Ballard North will be vacated and turned back over to the university for their use. The building could be used for temporary student housing as residence halls on the campus are taken off-line for construction or renovation.

2. RENOVATIONS TO BALLARD & FAY HOUSES

Project Duration: January 2013 - August 2013

Project Summary:

The two houses will be renovated into new living/learning communities. The project will involve full interior renovations-finishes replacement, new ceilings, new bathroom fixtures, new lighting and new M/E/P systems as well as selected exterior aesthetic improvements.

6. RELOCATION OF DEPARTMENT OF TRANSPORTATION

Project Duration: January 2013 - September 2013

Project Summary:

In order to implement the new campus entrance to the community at the corner of Florida Avenue and 6th Street, the Department of Transportation, currently located in the Appleby Building will need to be relocated. Gallaudet is currently searching for an off-site property near the campus to house this department.

10. DEMOLISH MSSD RHB

Project Duration: August 2014 - January 2015

Project Summary:

Once the new MSSD Residence Hall is completed, MSSD RHB will be demolished and the site restored into green space. The site will become the future location of the playing fields for the Clerc Center.

3. GALLAUDET RESEARCH INSTITUTE RELOCATION

Project Duration: January 2013 - May 2013

Project Summary:

The occupants of Dawes House-Gallaudet Research Institute and the Institutional Review Board-will be relocated temporarily in order to renovate the building. A temporary space will be prepared for these departments in HMB and they will be relocated at the beginning of the summer break.

7. 6TH & 7TH STREET GATEWAY & OLMSTED GREEN

Project Duration: June 2014 - August 2015

Project Summary:

The project involves the demolition of the Appleby Building to allow for the construction of a new pedestrian entrance to campus at the corner of Florida Avenue and 6th Street. The project includes a new entry plaza and walkway to Olmsted Green as well as the restoration of the walkways around Olmsted. Additionally, a new vehicular entrance to the campus will be added at 7th Street.

4. DAWES HOUSE RENOVATION

Project Duration: May 2013 - August 2014

Project Summary:

The building, which has yet to be renovated since its construction in the 1880s, will receive full interior and exterior renovations. An elevator will be added to the building to provide an accessible path to each floor.

8. MSSD RESIDENCE HALL

Project Duration: September 2012 - August 2014

Project Summary:

The new residence hall will consolidate the students currently located in Ballard North and in MSSD RHB. The new facility will contain 144 student beds and 6 staff apartments. There will also be shared student common areas, lounges, kitchens and laundry facilities on each floor.



Phase II Implementation

1. NEW MUSEUM & VISITOR CENTER

Project Duration: March 2014 - August 2015

Project Summary:

The new museum located at the corner of Florida Avenue and 6th Street will consolidate the existing museum exhibit space located in the SAC and the existing museum offices located in Chapel Hall to this new facility. The facility will also serve as the campus visitor center, which is currently located in EMG. The facility will open in time for the start of the fall semester.

2. RELOCATION OF MUSEUM OFFICES

Project Duration: August 2014

Project Summary:

The museum offices and support spaces currently located in the basement of Chapel Hall will be relocated to the new museum freeing up this space for other use.

3. RELOCATION OF MUSEUM EXHIBIT SPACE

Project Duration: August 2014

Project Summary:

The current museum space in the lower level of the SAC will be relocated to the new museum. The new museum will provide more space for display and other cultural programs.

4. NEW INNOVATION LAB & BUSINESS INCUBATOR

Project Duration: March 2014 - August 2015

Project Summary:

This new facility located at the campus gateway at 6th Street will provide space for student research and start-up business ventures to interact with the community.

5. MIXED-USE DEVELOPMENT AT 6TH STREET

Project Duration: March 2014 - August 2015

Project Summary:

The building will contain retail space on the ground floor along 6th Street and 350 bed student apartment style housing above.

6. STUDENT LEARNING COMMONS

Project Duration: June 2014 - August 2016

Project Summary:

This new magnet building located between Olmsted Green and the Gallaudet Mall will house the functions of the library, deaf archives, IT helpdesk and student computer lab (from the SAC).

7. RELOCATION OF LIBRARY & DEAF ARCHIVES

Project Duration: July 2016 - August 2016

Project Summary:

Once the new Learning Commons is completed, the contents of the Library and the Deaf Archives will be relocated to this new facility. The vacated space in the Merrill Learning Center will be used for university swing space, specifically for programs currently located in the Ely Center.

8. RELOCATION OF STUDENT COMPUTER FROM SAC

Project Duration: July 2016 - August 2016

Project Summary:

The large student computer lab in the SAC will be relocated to the new Learning Commons facility, freeing up that space for academic use.

9. RELOCATION OF TECHNOLOGY SERVICES FROM HMB

Project Duration: July 2016 - August 2016

Project Summary:

The IT helpdesk currently located in HMB will be moved to the new Learning Commons facility freeing up this space for conversion into academic use.



Phase III Implementation

1. RELOCATION OF ELY CENTER PROGRAMS

Project Duration: January 2017 - August 2017

Project Summary:

To prepare for the construction of the new academic building, the existing Ely Center will be demolished. The programs currently located in the Ely Center will be relocated to the Merrill Learning Center until the new student center at HMB is ready for operation.

2. PEET HALL REPLACEMENT

Project Duration: February 2016 - August 2017

Project Summary:

The project involves the demolition of the existing Peet Hall and the construction of a new 175 bed, suite style student residence hall in the same location. While this project is occurring, beds will need to be made available in either the student apartments at 6th Street or in Ballard North.

3. NEW MSSD SCHOOL / DEMOLISH MSSD

Project Duration: November 2015 - July 2017

Project Summary:

A new MSSD School will be constructed on the Clerc Center campus to replace the existing MSSD building. Once completed the existing building will be demolished and the site restored for use as playing fields.

4. CLERC CENTER PLAYING FIELDS

Project Duration: May 2016 - July 2017

Project Summary:

These new fields will occupy the site of the former MSSD residence halls and will later extend over the site of the former MSSD school. The fields will be constructed to open in conjunction with the new MSSD school.

5. RELOCATION OF KENDALL HALL PROGRAMS

Project Duration: May 2019 - August 2019

Project Summary:

The occupant of Kendall Hall will be temporarily relocated to the Merrill Learning Commons while the building undergoes renovation.

6. ACADEMIC BUILDING

Project Duration: August 2017 - August 2019

Project Summary:

This project involves the demolition of the existing Ely Center and the construction of a new academic building. The demolition and construction will be timed so that demolition begins during summer break and the new building opens for the fall semester.

7. RELOCATION OF ACADEMICS FROM HMB

Project Duration: July 2019 - August 2019

Project Summary:

Once the new academic building is complete, academic departments will be relocated to the new facility or other locations on campus. These moves will be timed, so that the academic departments are back in operation before the start of the fall semester.

8. RECREATIONAL GYM

Project Duration: August 2018 - August 2019

Project Summary:

The facility will be located to the east of the Field House along West Virginia Avenue allowing it to be shared between the campus and community. The building will provide much needed additional space for non-collegiate athletics, faculty and staff, and local community members.

9. RENOVATION OF HMB INTO NEW STUDENT CENTER

Project Duration: August 2019 - August 2020

Project Summary:

The HMB facility will be completely renovated for use as the campus student center. The facility will centralize all student organization activities, university board dining and kitchen, retail dining, the bookstore, the post office as well as add a new ballroom event space. An addition to the north corner of the building will house new kitchen space on the lower level with a ballroom multi-purpose space above.

10. STUDENT CENTER PROGRAMS RELOCATION TO HMB

Project Duration: August 2020

Project Summary:

Once HMB has been renovated, the student center programs which have been temporarily housed in the Merrill Learning Commons will be moved to the renovated facility. The completion of the renovation work and the opening of the new student center will occur before the start of the fall semester.

11. RELOCATION OF SAC PROGRAMS TO HMB

Project Duration: August 2020

Project Summary:

The retail dining facilities, the bookstore, the post office, the student center information desk as well as all meeting room space will be moved to the new student center facility at HMB. The move will free up space in the SAC for renovation into new academic classrooms and department offices.

12. RENOVATION OF KENDALL HALL

Project Duration: September 2019 - August 2020

Project Summary:

The renovations will include full interior upgrades included in new finishes and building systems as well as selected exterior renovation and restoration.

13. RELOCATION OF ACADEMICS TO KENDALL HALL

Project Duration: August 2020

Project Summary:

Once the renovations of Kendall Hall are complete, yet to be determined academic departments will be moved into the building.

14. SAC RENOVATION

Project Duration: September 2020 - August 2021

Project Summary:

The project will involve the full interior renovation of the SAC to prepare it for new academic department suites and classrooms.

15. MERRILL LEARNING CENTER DEMOLITION

Project Duration: September 2020 - January 2021

Project Summary:

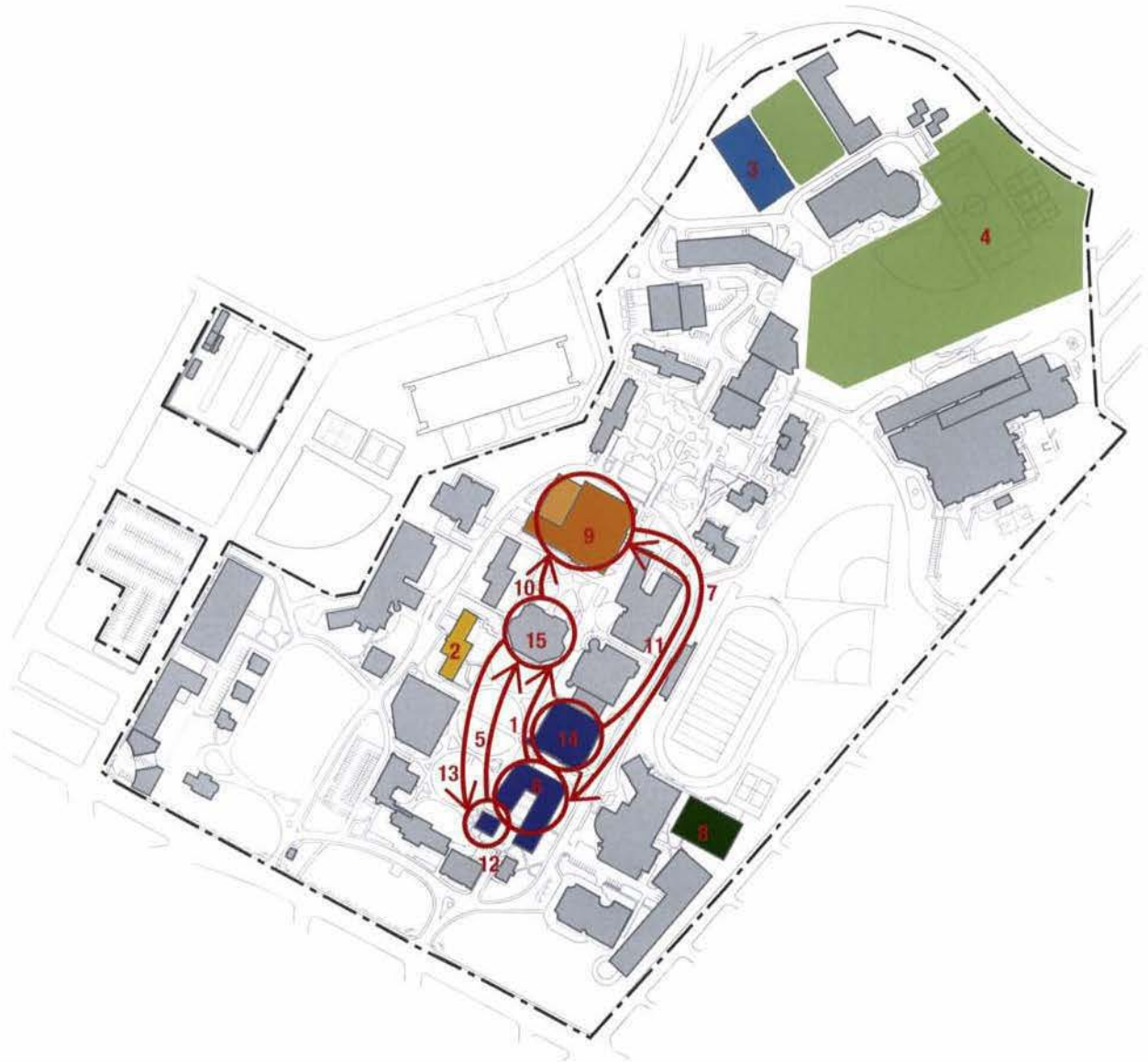
Once all departments have been moved out of the building, it will be demolished to make way for the restoration of the Gallaudet Mall.

16. GALLAUDET MALL IMPROVEMENTS

Project Duration: January 2021 - August 2021

Project Summary:

Once the demolition of the Merrill Learning Center is complete, the site will be filled and reworked to add green space to the mall and mark the completed of the mall improvements.



6th Street Gateway



6th Street Gateway

PROJECT BRIEF

PROJECT DURATION:

March 2014 - August 2015

PROJECT SIZE:

165,000 GSF + sitework

PROJECT COST:

\$85.2 million

PROJECT SUMMARY:

The 6th Street Gateway projects will transform the Gallaudet University campus. A new pedestrian entrance and ceremonial gate into the campus will be provided at the corner of 6th Street and Florida Avenue. The gateway will define the campus' western edge with the development of mixed-use student apartment housing on 6th Street. The gateway will also promote Gallaudet to the community and the city of Washington, DC. The 6th Street gate project includes a visitor Center, museum, and mixed-use retail/student housing. The visitor center will provide the initial Gallaudet experience for the potential student, first-time visitor or community member. The museum will exhibit the rich history of Gallaudet as well as recent works of art by Gallaudet students, faculty and staff. The mixed-use project will provide ground floor retail on 6th Street with student apartment housing above. This project will have a significant positive impact to Gallaudet University.

PROJECT SITE:

The gateway will be located at the corner of 6th Street and Florida Avenue on the current Appleby Building site. The mixed-use development will be located on 6th Street north of the Appleby Building.

PROJECT JUSTIFICATION:

The new Learning Commons project will displace the visitor center at the EMG Building, thus requiring a new location for the visitor center. The visitor center will act as the "first stop" for potential students, visitors and the community. Gallaudet has a wealth of museum-quality material, including the largest collection of deaf archives. Gallaudet currently does not have a proper facility to showcase these materials to the outside community. Gallaudet has been in need of apartment-style housing for many years as seniors, graduate students and married students have been requesting more privacy and greater amenities. Many of these students have sought housing off-campus in lieu of residing in the on-campus traditional housing. The highest and best use of buildings along 6th Street is to have the apartment housing on the upper floors with retail on the ground floor. The retail will aid in revitalizing the streetscape, and can also have a connection with the university academic departments through an innovation lab or business incubator/start-up opportunities.

PROJECT IMPLEMENTATION:

The implementation of this project requires a number of preliminary steps be taken to understand the full implications on the campus. The steps are outlined below:

1. Relocate Transportation Department

To prepare for the demolition of the Appleby Building, the Transportation Department will need to be relocated. Gallaudet is in the process of locating a nearby off-site property for this function. The relocation move should be timed to minimize the impact on the department and the community at large.

2. Demolish Appleby Building

The demolition of the Appleby Building is required to begin construction on the gateway project. Given the building's location, the demolition activities will need to be coordinated with the city and may involve extensive utility work and possible soil remediation given its current and past uses.

3. Construction of New 6th Street Gateway

This portion of the construction involves creating a new pedestrian entrance and ceremonial gateway from the corner of Florida Avenue and 6th Street into the campus between Ballard House and the President's House. The site is located away from the main campus population and should have little impact on campus activities. Sitework and grading activities will occur near both buildings and should be carefully plan to minimize the impact on both of these historic facilities. The opening of the gateway will need to be coordinated and staged in conjunction to the three building projects at the gateway and along 6th Street.

4. Construction of New 7th Street Vehicular Entrance

A new vehicular entrance to the campus will be created at the current pedestrian gate at 7th Street. This project will need to be carefully coordinated with the other projects in this phase to ensure an adequate and convenient pedestrian entrance to campus is maintained. Coordination with the city is important for this project as well as this new entrance will require sidewalk and traffic control improvements. The project should be staged to occur over the university's summer recess.

5. Olmsted Green Construction and Improvements

This project involves the improvement of the walkways around Olmsted Green and the

reconfiguration of the surface parking lot in front of College Hall. The amount of parking spaces will be reduced and reconfigured and campus drive will be shifted east towards College Hall to provide more green space at Olmsted Green restoring it closer to its original design. This project should also occur over the university's summer recess.

6. Construction of New Museum and Visitors Center

This facility will be constructed along the Florida Avenue side of the new gateway. The building is located relatively close to the President's House and the street. Its construction should be staged to minimize its impact on both of these locations.

7. Construction of New Innovation Lab and Business Incubator

This facility will be located along 6th Street and most likely attached to the mixed use student apartment building discussed below.

8. Construction of New Mixed-Use Student Apartment Building

This will be a large construction project along 6th Street with tight site constraints. To the north is the 6th Street parking garage, which will need to remain operational throughout the whole construction; to the east are the historic Ballard and Fay Houses; to the south is the construction for the gateway and the new museum facility and to the west is 6th Street, a relatively busy thoroughfare. There is little staging area for this project. For the most part, the distance of the construction site should help to minimize the impact of the project on the campus community.

PLAN



New Student Learning Commons



New Student Learning Commons

PROJECT BRIEF

PROJECT DURATION:
June 2014 - August 2015

PROJECT SIZE:
90,000 GSF

PROJECT COST:
\$40 million

PROJECT SUMMARY:

The new student Learning Commons will serve as the new hub for student learning and research. The building will house the function of the library, the Deaf Archives, the IT helpdesk, selected technology services programs as well as a cafe, large shared student computer lab and various lounge and study spaces. The new building will embrace and showcase the archives to the campus community as well as the outside community. The design of the building and its systems will accommodate the necessary environmental conditions to support the new campus data center and preserve the materials of the Deaf Archives. This new jewel of a building will foster a new era of learning, collaboration and research on the Gallaudet campus.

PROJECT SITE:

The EMG building site was chosen for the new learning commons due to its proximity to both the Olmsted Green and the larger community beyond the campus and the Gallaudet Mall. The building site directly across the Olmsted Green from the planned 6th Street Gateway. The building conditions assessment identified the EMG building as needing major upgrades both to the exterior, interior finishes and building systems.

PROJECT JUSTIFICATION:

The existing Merrill Learning Commons, which currently houses the library and a number of Technology Services programs, is nearing the end of its useful life. The building conditions assessment has identified numerous issues such as water leaks (as most of the building is below grade) and M/E/P systems in poor condition. The design of the building and the conditions of the building systems can no longer support the sensitive environmental requirements necessary for library, archive and advanced technology programs. In addition, the design of the building and the quality of the spaces throughout does not promote a vibrant collaborative student learning environment nor are they able to keep pace with the ever changing library trends and technologies.

PROJECT IMPLEMENTATION:

The implementation of this project requires a number of preliminary steps be taken to understand the full implications for the campus. The steps are outlined below:

1. Commission Data Center Study

The EMG currently houses the main data center for the entire campus. All IT connections to the campus and the other buildings on the campus come into this building and travel through the data center located in the basement. Before starting planning for the new learning commons the university will need to study and develop a plan for accommodating the data center during the construction process as well as implementation of the new data center.

2. Relocate Building Occupants

EMG currently houses the visitor center, Admissions Department, Office of Development and Gallaudet Technology Services. All of these occupants will need to be relocated to other locations on campus before the project can begin. Refer to the phase by phase implementation phasing plans for the proposed department relocations.

3. Demolish EMG

The demolition of EMG is included in this project and is a necessary step before construction of the new learning commons can begin. The demolition should be planned to minimize the impact on the campus and students' learning.

4. Construction of New Learning Commons

The construction of the building will need to be carefully staged due to its prominent location on the campus. A detailed plan will need to be developed to minimize the impact of construction on the Gallaudet Mall, Olmsted Green, the campus drive and adjacent College Hall, Ole Jim and Peet Hall.

5. Relocate programs to New Learning Commons

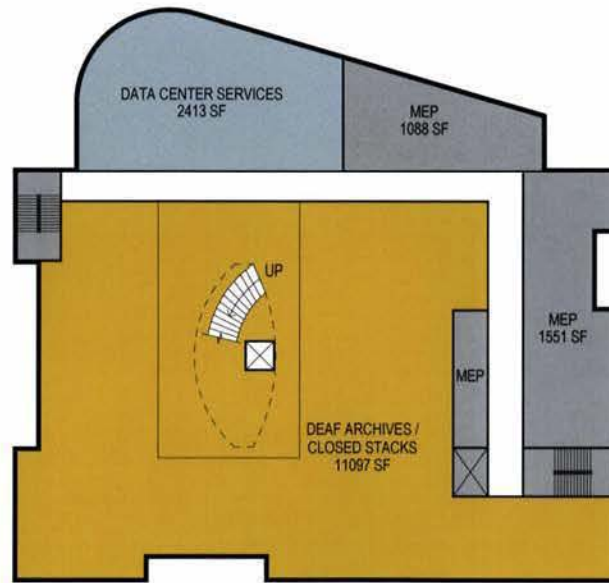
The primary relocation of programs will occur from the Merrill Learning Center, but programs will also be relocating from HMB (HelpDesk) and the SAC (GTS computer lab). Before the general library stacks are moved, they will need to be purged to allow for consolidation into the new facility. The staging of the Deaf Archives move should be planned carefully to mitigate any damage to the archives' materials. All of these moves are planned during the summer months so that the impact on the campus is minimal and so the facility can be open for the fall semester.

PROJECT PROGRAM:

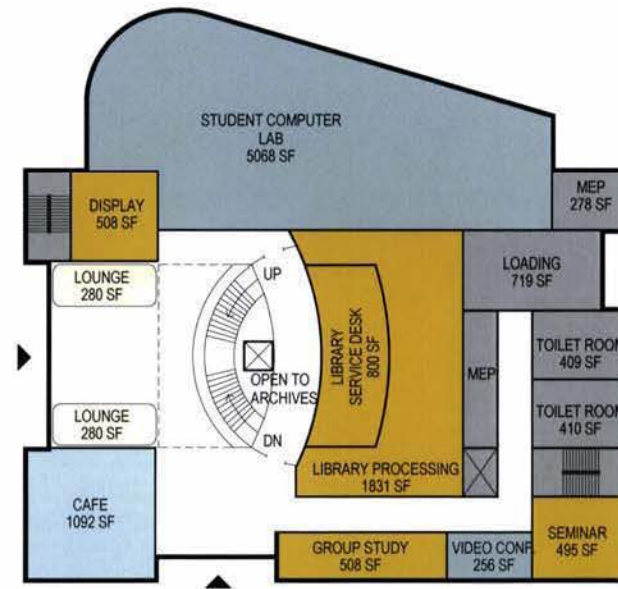
Department	Proposed SF
Library	42,282 SF
Gallaudet Technology Services	16,662 SF
Dining (Cafe)	500 SF
Shared (Lobby)	1,200 SF
Building Support (Loading Dock)	500 SF
Total NSF	61,244 SF
Net-to-Gross Factor (1.45)	27,560 SF
Total GSF	88,804 SF

DEPARTMENT PLAN - BASEMENT & LEVEL 1

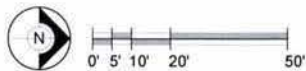
- BUILDING SUPPORT
- DINING
- LIBRARY
- SHARED
- TECHNOLOGY SERVICES



BASEMENT



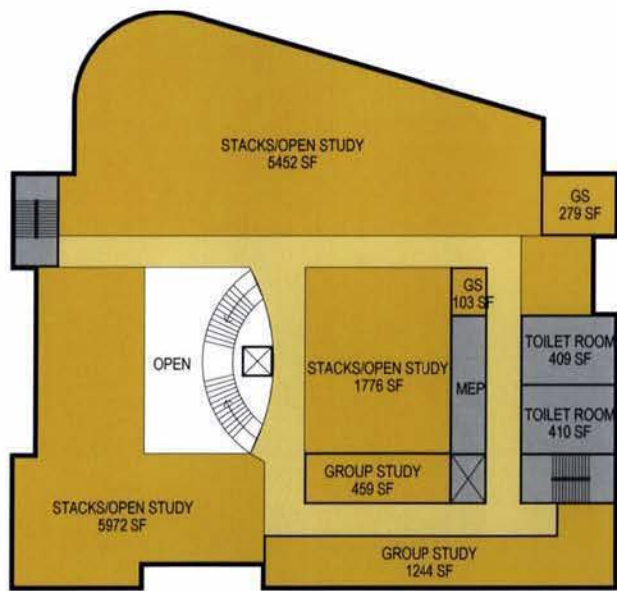
LEVEL 1



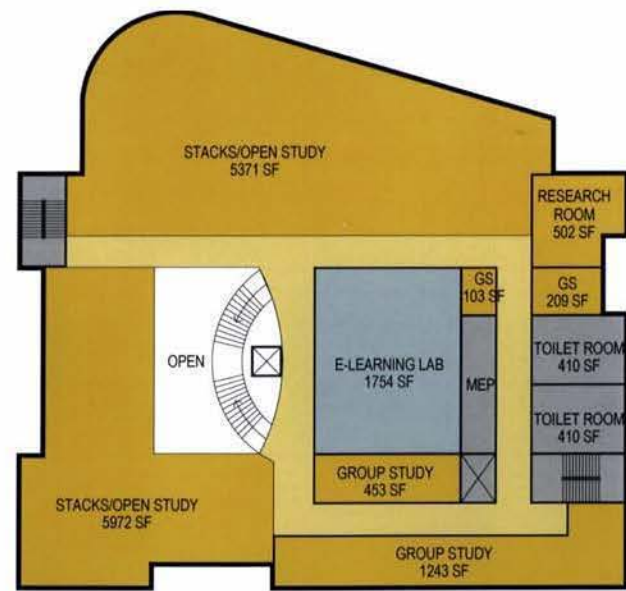
New Student Learning Commons

DEPARTMENT PLAN - LEVEL 2 & LEVEL 3

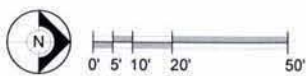
- BUILDING SUPPORT
- DINING
- LIBRARY
- SHARED
- TECHNOLOGY SERVICES



LEVEL 2

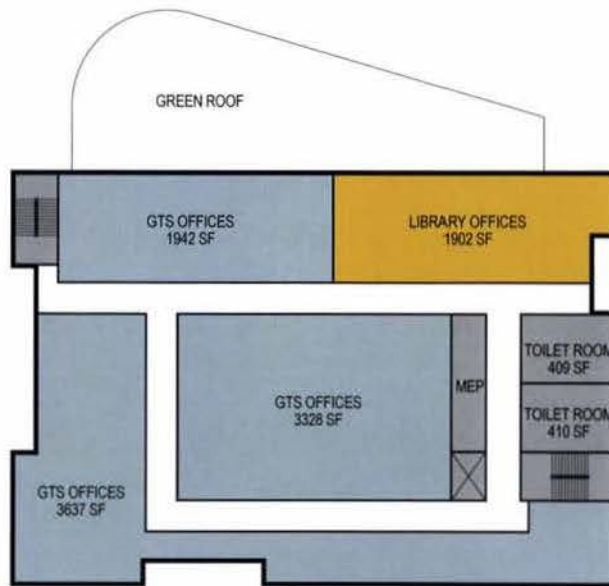


LEVEL 3

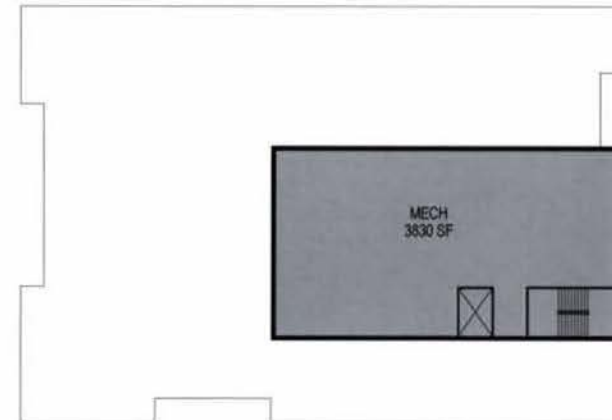


DEPARTMENT PLAN - LEVEL 4 & LEVEL 5

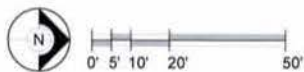
- BUILDING SUPPORT
- DINING
- LIBRARY
- SHARED
- TECHNOLOGY SERVICES



LEVEL 4



LEVEL 5



New Academic Building



New Academic Building

PROJECT BRIEF

PROJECT DURATION:

August 2017 - August 2019

PROJECT SIZE:

125,000 GSF

PROJECT COST:

\$63.3 million

PROJECT SUMMARY:

This new facility will serve as the premier center for academic learning and research. The building will support and enhance the recommendations of the Restructuring Academic Affairs (RAA) initiative and report. It will house a number of academic department spaces, shared classroom and laboratory spaces and research laboratories. The will provide modern and needed space to rapidly growing programs. The focus of the building will be on student learning, student and department collaboration, research, and science, technology, engineering and mathematics (STEM) programs.

PROJECT SITE:

The Ely Center site has been chosen for the location of the new academic building. The site is located along the Gallaudet Mall between the SAC to the north and Kendall Hall and Dawes House to the south. This location will create a strong bar of academic buildings along the east side of the Gallaudet Mall. The new building will also located directly across the mall from the new Learning Commons.

PROJECT JUSTIFICATION:

The new academic building will replace HMB as one of the primary academic facilities. Originally constructed in the 1950s with subsequent additions in the 1970s and last renovated in the early 1990s, the facility has outlived its purpose for supporting new and growing academic programs and departments. The building structural proportions and floor to floor heights impede the upgrades that need to occur to accommodate growing programs, especially in the sciences.

PROJECT IMPLEMENTATION:

The implementation of this project requires a number of preliminary steps be taken to understand the full implications on the campus. The steps are outlined below:

1. Relocation of student center programs from Ely Center

The Ely Center currently houses the Department of Student Affairs, Student Organizations, Greek Life, Residence Life, Campus Ministries and other student center programs and offices. These departments and programs will be relocated to the Merrill Learning Commons until the new student center at HMB is ready.

2. Demolition of Ely Center

The demolition of the Ely Center is included in this project and is a necessary step before construction of the new academic building can begin. The demolition should be planned carefully to minimize the impact on the campus and the surrounding buildings.

3. Construction of New Academic Building

This relatively large building is situated on a rather tight site with two historic buildings to its south and a high-use student activities building to the north. The site is also bounded by the main campus drive and the Gallaudet Mall. The building will require major site work and utility upgrades as well as connections to other buildings in the area since this building is planned to have a small supplemental utility plant to help solves some of the utility capacity issues at that part of campus. The construction will need to be carefully stage to minimize the impact to the campus.

4. Relocate programs to New Academic Building

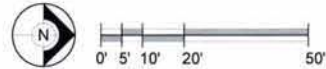
The majority of the programs relocating to the new building will come from HMB but may come from other buildings as well. The building will also house shared classroom and lounge space as well as the academic department suites with offices and support spaces. The moves should be arranged so that they occur over the summer break to allow the departments to be operational before the start of the fall semester.

PROJECT PROGRAM:

Department	Proposed SF
Academic Departments	66,311 SF
Shared Classrooms	25,900 SF
Total NSF	92,211 SF
Net-to-Gross Factor (1.36)	33,196 SF
Total GSF	125,407 SF

DEPARTMENT PLAN - BASEMENT

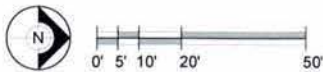
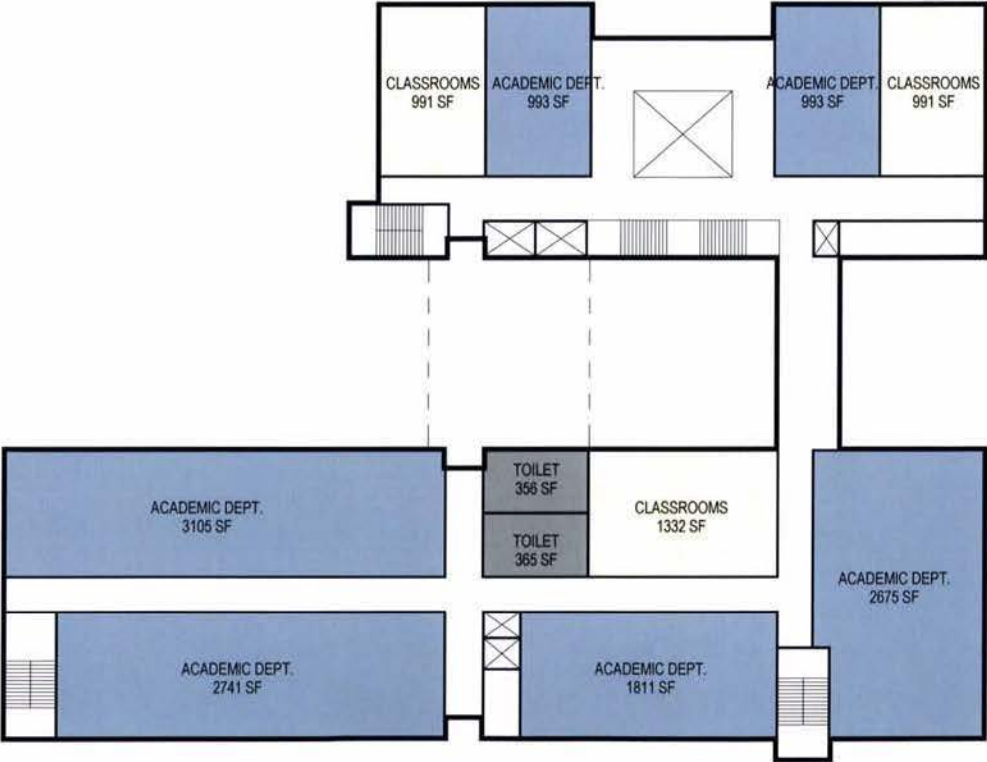
- ACADEMIC DEPARTMENTS
- BUILDING SUPPORT
- SHARED



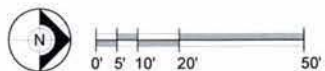
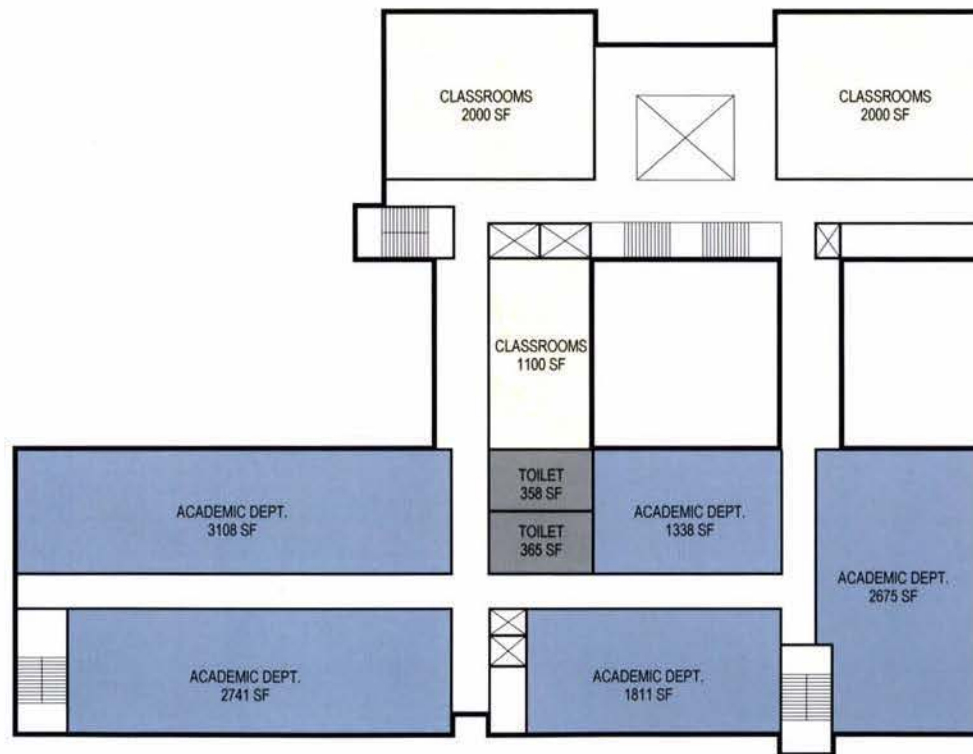
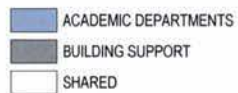
New Academic Building

DEPARTMENT PLAN - LEVEL 1

- ACADEMIC DEPARTMENTS
- BUILDING SUPPORT
- SHARED



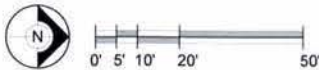
DEPARTMENT PLAN - LEVEL 2



New Academic Building

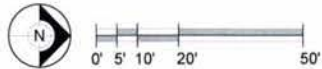
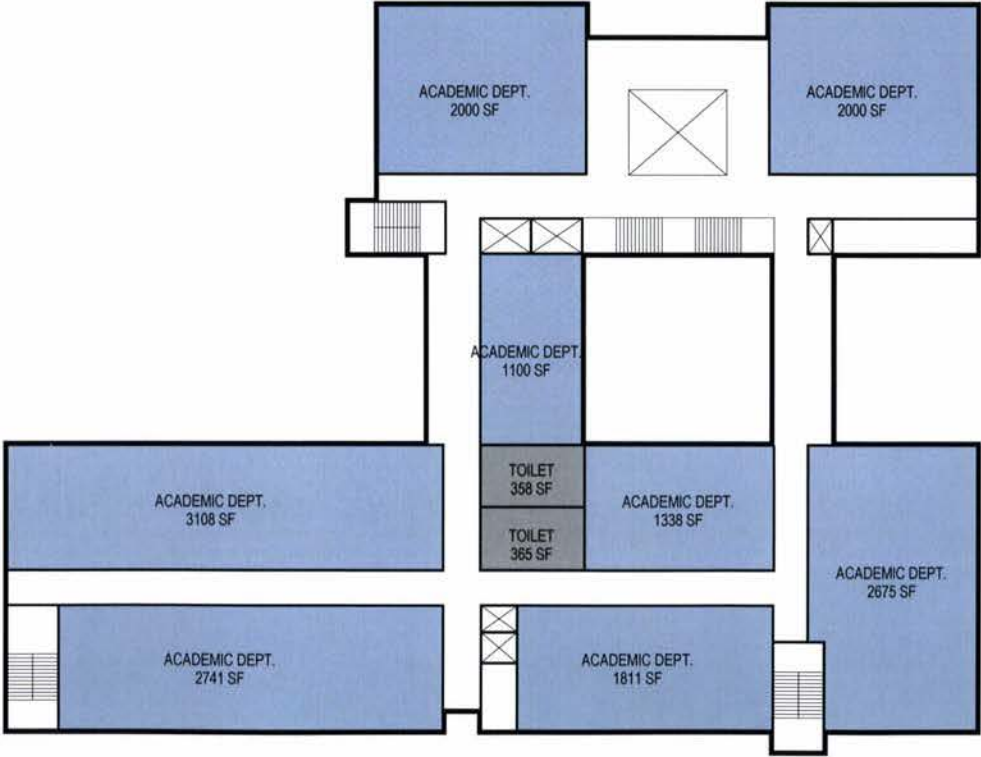
DEPARTMENT PLAN - LEVEL 3

- ACADEMIC DEPARTMENTS
- BUILDING SUPPORT
- SHARED



DEPARTMENT PLAN - LEVEL 4

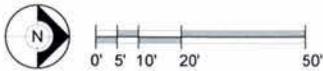
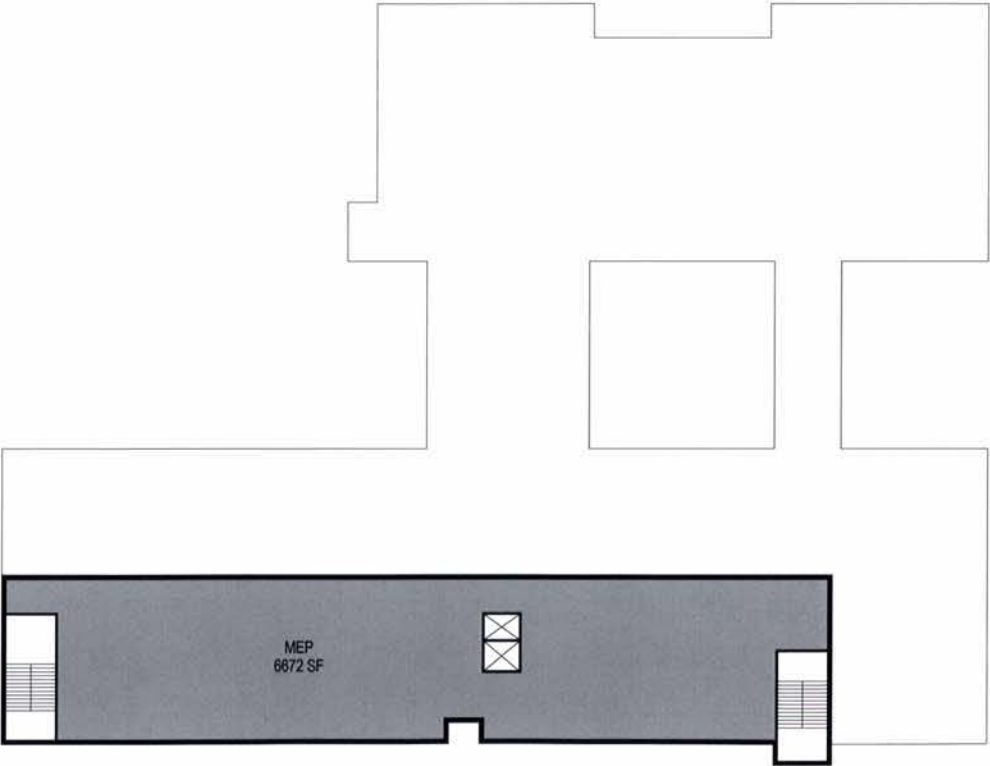
- ACADEMIC DEPARTMENTS
- BUILDING SUPPORT
- SHARED



New Academic Building

DEPARTMENT PLAN - LEVEL 5

- ACADEMIC DEPARTMENTS
- BUILDING SUPPORT
- SHARED



New Student Center at HMB



New Student Center at HMB

PROJECT BRIEF

PROJECT DURATION:

August 2019 - August 2020

PROJECT SIZE:

176,000 GSF

PROJECT COST:

\$78.1 million

PROJECT SUMMARY:

HMB will be fully renovated with an addition to become the consolidated student life hub for Gallaudet. Consolidating all of the student life components into one facility will enable staff to operate more efficiently as well as encourage greater interaction amongst the students and faculty and staff. The majority of the proposed student life programs fit within the existing structure of the HMB Building. The proposed multi-purpose event space and kitchen require specialized space and column free space, so these areas will be located within the building addition on the western edge of the HMB Building. The HMB site is ideal for a student center. This project will greatly improve the student life experience at Gallaudet.

PROJECT SITE:

Student centers have the unusual requirement of having to be near student housing and classrooms for meal service, and be near vehicular access for large deliveries. HMB's location on the Campus Mall and its geographical centralized position on the campus are befitting of a student center. Classrooms are nearby allowing both students and faculty a brief walk to have lunch, and the majority of proposed student housing is also a short walk for breakfast and dinner. The existing loop road will provide adequate service access for large truck deliveries. The HMB ground floor will be revitalized for public entrance to the south facing the Mall and to the north facing the Hanson Plaza residence halls.

PROJECT JUSTIFICATION:

The Ely Center is considered to be the building with the poorest physical condition on campus. The existing facility was a former residence hall that was retrofitted to become the student center. This adaptive re-use has had a negative impact on the student life experience at Gallaudet. The existing Board Dining Hall, while in relatively good physical condition, is located towards the north end of campus. Faculty and staff do not eat in this facility because of the travel distance. This is unfortunate as faculty/staff eating meals with students is considered a positive out-of-classroom experience. Lastly, the HMB building is in need of a full renovation requiring the academic departments to completely vacate the facility. The logical solution is to relocate the existing HMB occupants to a new academic facility, then renovate HMB as a student center.

PROJECT IMPLEMENTATION:

The implementation of this project requires a number of preliminary steps be taken to understand the full implications on the campus. The steps are outlined below:

1. Commission Feasibility Study

At the master plan level of study, the HMB site is a great local for a centralized student center facility and based on a preliminary space plan review can accommodate the required program. A detailed feasibility study should be conducted to determine the best method for implementing this project. Although, a full renovation with an addition seems to be the most cost-effective option at this time, a study could determine that a completely new building is more effective.

2. Relocate Building Occupants

HMB currently houses the majority of the academic departments and shared classrooms for the campus. Before renovation can occur all occupants must be move out. Most occupants will have moved to the new academic facility, but some occupants may need to find a temporary home while the renovation occurs.

3. Renovate HMB and Construct Addition

Careful consideration to construction staging will need to be given as this building is located deep within the campus and adjacent to a major north-south thoroughfare from the Gallaudet Mall to Hanson Plaza. In addition the site is bordered on two sides by the main campus drive. The addition will be constructed in the existing parking lot on the northwest side pushing construction further out towards the campus drive.

4. Relocate Programs to New Student Center

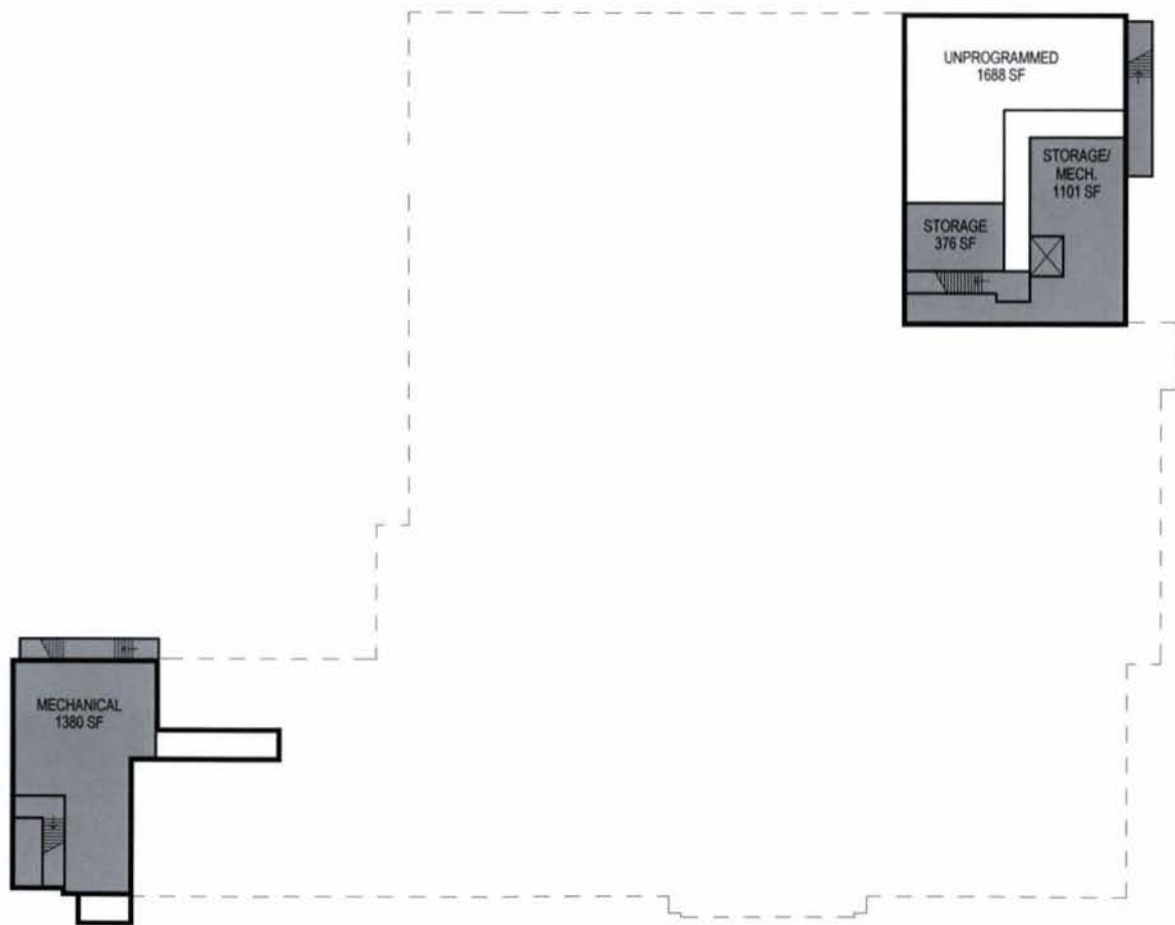
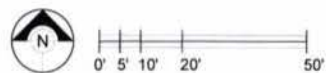
Once renovations are complete and the new addition is finished, the student center programs that have been housed in the Merrill Learning Center over the past few years will be relocated to the new facility. The first floor will contain both university dining and retail dining along with a shared kitchen, bookstore and post office. The second floor will contain offices for Residence Life, Student Affairs, Student Organizations, Greek Life, Office of Diversity and the ballroom event space. The third floor houses shared meeting rooms, additional student center programs and offices and some yet to be programmed space. The south wing of the fourth floor will be the location of GIS and the north wing will be the location of the Student Health Center.

PROJECT PROGRAM:

Department	Proposed SF
Campus Ministries	1,886 SF
Chapel	909 SF
Student Affairs Office	2,064 SF
Student Affairs Organizations (Buff and Blue Magazine, Bison TV & Tower Clock, Yearbook, Student Body Government, Graduate Student Assoc.)	3,521 SF
Student Organizations (Greek Life, Asian Student Assoc, Black Deaf Student Union, Latino Student Union)	5,100 SF
Residence Life Office	3,600 SF
University Dining, Servery and Kitchen	22,022 SF
Retail Dining, Servery and Kitchen	12,224 SF
Bookstore	7,512 SF
Post Office	3,876 SF
Student Center Programs & Services	5,595 SF
Campus Activities Offices and Info Desk	2,349 SF
Meeting Rooms, Student Kitchen, Lounge	9,654 SF
Office of Diversity and Equity for Students (Multicultural Student Affairs Office and Programs, Keeping the Promise, LGBTQA Office)	3,723 SF
Student Health Center	7,169 SF
Multi-purpose event space/Ballroom	7,000 SF
24 hour lounge space	1,000 SF
ID Card Service Center	500 SF
Game Room/Entertainment Area	1,500 SF
Copy Center	200 SF
Gallaudet Interpreting Service (GIS)	10,200 SF
Unprogrammed	6,108 SF
Total NSF	117,712 SF
Net-to-Gross Factor (1.6)	65,896 SF
Total GSF	183,610 SF

DEPARTMENT PLAN - BASEMENT

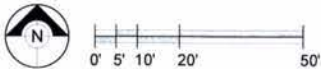
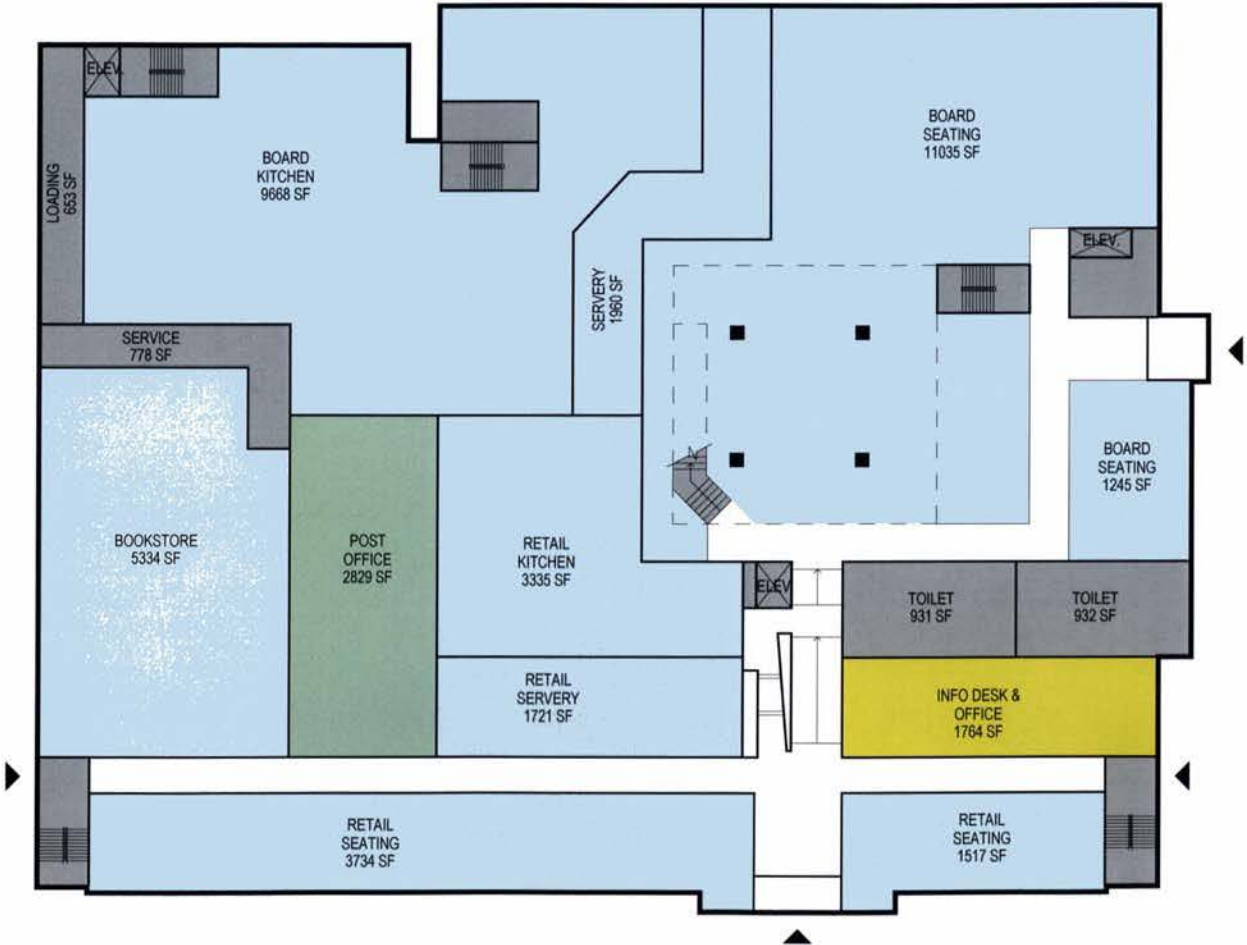
 BUILDING SUPPORT



New Student Center at HMB

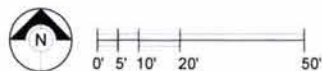
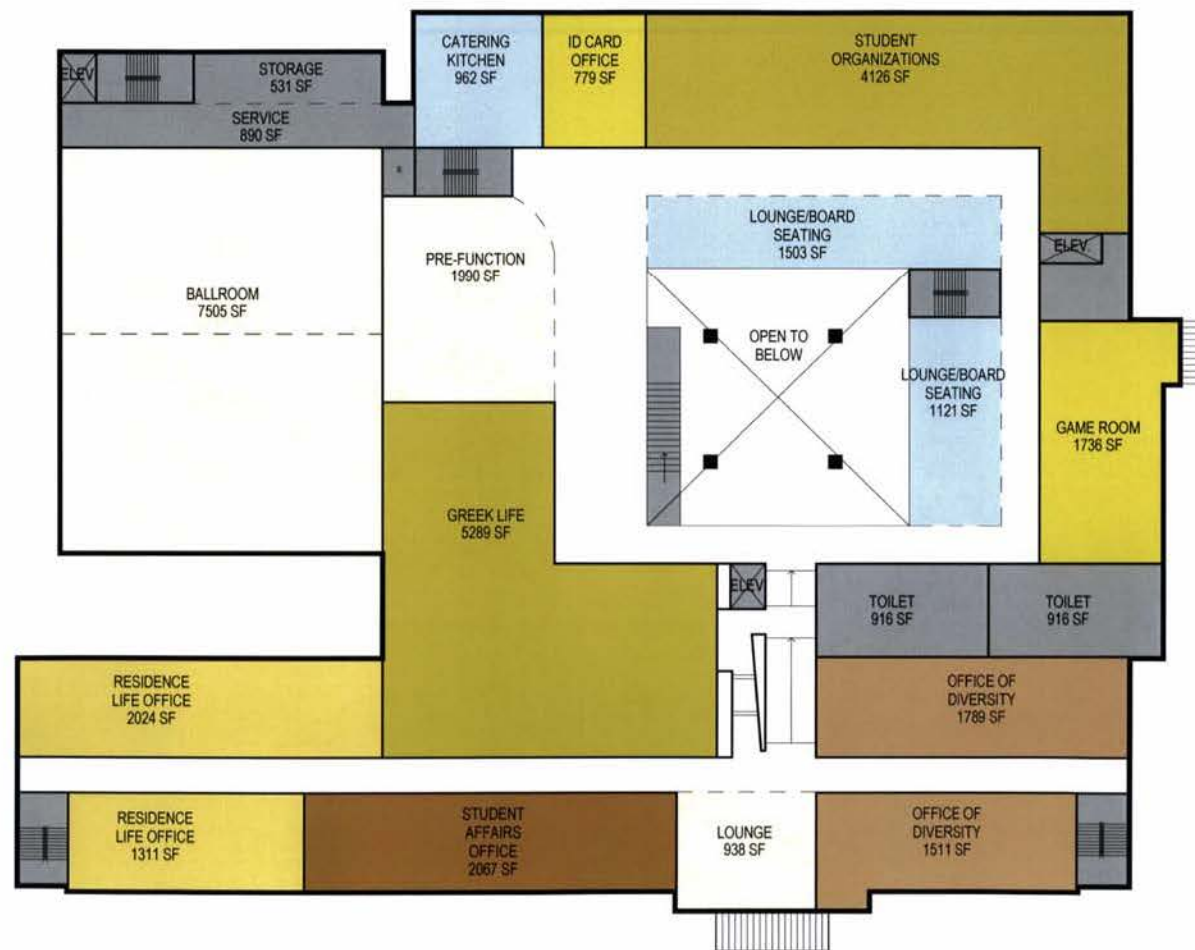
DEPARTMENT PLAN - FIRST FLOOR

- BOOK STORE
- BUILDING SUPPORT
- DINING
- POST OFFICE
- STUDENT CENTER PROGRAMS & SERVICES



DEPARTMENT PLAN - SECOND FLOOR

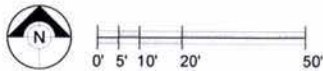
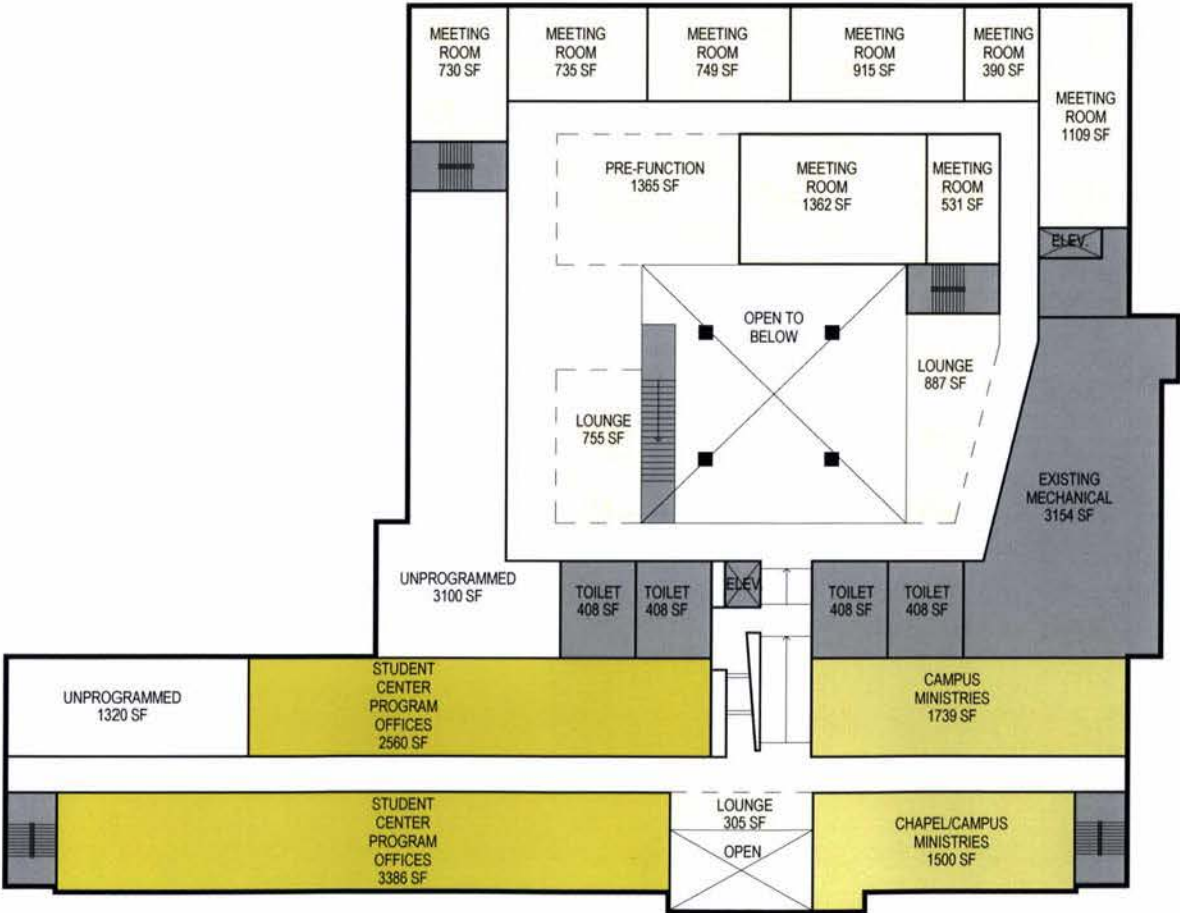
- BUILDING SUPPORT
- DINING
- OFFICE OF DIVERSITY AND EQUITY FOR STUDENTS
- RESIDENCE LIFE
- SHARED
- STUDENT AFFAIRS
- STUDENT CENTER PROGRAMS & SERVICES
- STUDENT ORGANIZATIONS



New Student Center at HMB

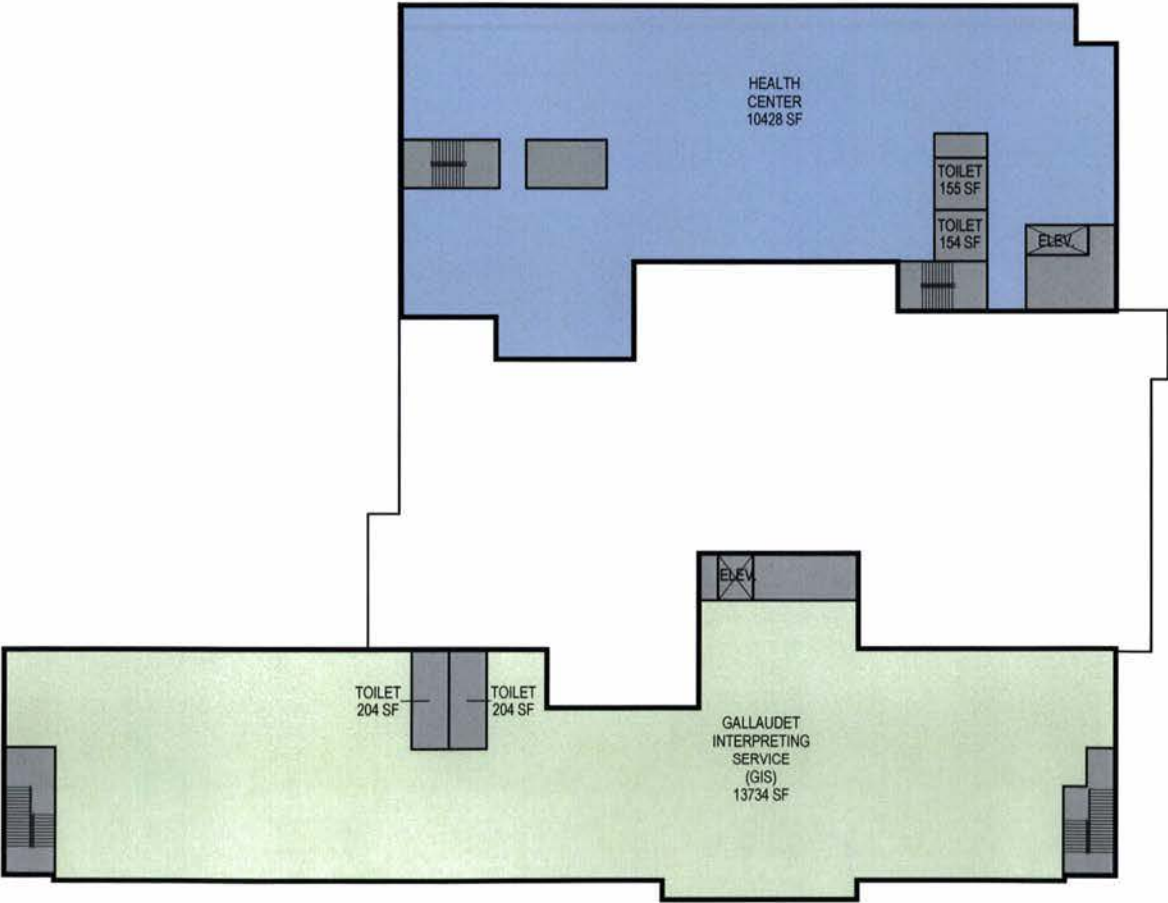
DEPARTMENT PLAN - THIRD FLOOR

- BUILDING SUPPORT
- CAMPUS MINISTRIES
- SHARED
- STUDENT CENTER PROGRAMS & SERVICES



DEPARTMENT PLAN - FOURTH FLOOR

- BUILDING SUPPORT
- GALLAUDET INTERPRETING SERVICE
- STUDENT HEALTH SERVICES



Gallaudet Mall



Gallaudet Mall

PROJECT BRIEF

PROJECT DURATION:
January 2021 - August 2021

PROJECT SIZE:
n/a

PROJECT COST:
\$8.9 million

PROJECT SUMMARY:
The Campus Mall is the literal and social center of Gallaudet University. During the academic semesters, students are often seen socializing between classes in the outdoor areas between buildings. The mall is traditionally designed with important buildings facing a central open plane. The removal of the Merrill Learning Center will provide a visual and physical connection from the mall to the HMB and SLCC buildings. With the completion of this project, the mall will have academic, residential, student life, administration and library functions surrounding the green space. The refurbishment of the mall will reinforce the “sense of place” to the campus, will improve student retention, act as a recruitment tool for future students, and add to the overall student experience.

PROJECT JUSTIFICATION:
The relocation of the Merrill Learning Center (MLC) to the EMG site will require a repair to the mall landscaping. The MLC is situated in the north center of the mall, separating HMB and the SLCC buildings from the rest of the mall. The relocation of Merrill to the EMG site will enable these facilities to have an address on the mall. The recently constructed LLRH6 building and the Learning Commons will have created new pedestrian thoroughfares and nodes that will require the mall to be reconfigured. Finally, the new construction on the mall, paired with the demolition of the MLC will require underground utility infrastructure modifications within the existing mall.

PROJECT IMPLEMENTATION:
The implementation of this project requires a number of preliminary steps be taken to understand the full implications on the campus. The steps are outlined below:

- 1. Campus-wide utility survey and study**
Long before this project begins, the university will need to commission a study and survey of the location and condition of the main campus utility grid. This study will not only inform the scope of work required for the mall improvements, but for each new building project located adjacent to the mall.
- 2. Demolition of Merrill Learning Commons**
This project has been listed separately throughout the 2022 Campus Plan, but is a necessary step to restoring the Gallaudet Mall to its original design. Once the new student center at HMB is operational and all other departments have been moved out of the building, the demolition can begin. Removing the remains of the building from the center of the mall will require truck access along one or more of the existing buildings. This demolition will need to be carefully planned and staged to reduce its impact on the students and the campus community.
- 3. Gallaudet Mall Improvements**
The construction required to restore the mall involves major utility rework and upgrades, site grading, sidewalk work, exterior lighting and landscape elements. All this work will need to be coordinated and phased to ensure students can still travel safely and conveniently between buildings located on the mall.

PLAN

