



Carnegie Mellon University

**Hamerschlag House
Renovation &
Margaret Morrison Street
Neighborhood Commons**

Gladstone Neighborhood Meeting
April 12, 2023

Margaret Morrison Street Neighborhood Commons





Project Scope

- Construction of Margaret Morrison Street Neighborhood Commons on the plaza level between & underneath the two student room wings
- Conversion of five student rooms to study rooms
- Update to residence hall entry sequence, including accessibility improvements
- Refresh of the residence hall “Schlounge”
- Addition of air conditioning to residence hall interior

Context & Neighborhood Commons Concept

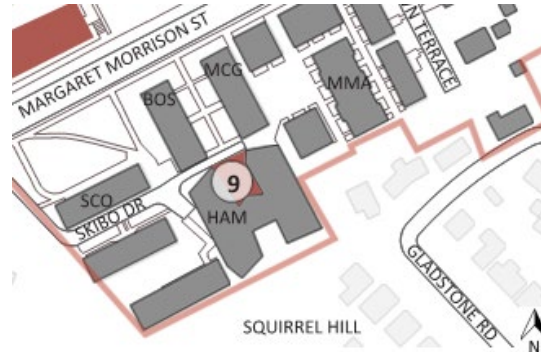


- 6,000 SF addition to serve all residents of the Margaret Morrison Street-area dormitories, as well as faculty, staff, and other students.
- Part of a network of community engagement spaces to foster a vital Carnegie Mellon experience everywhere on campus.
- A “3rd place” - different from residence halls or academic spaces for to form community, participate in organized program activities, and experience play, relaxation, and rejuvenation.
- Development of outdoor/indoor spaces with visual and improvement of physical connections to nearby student residences

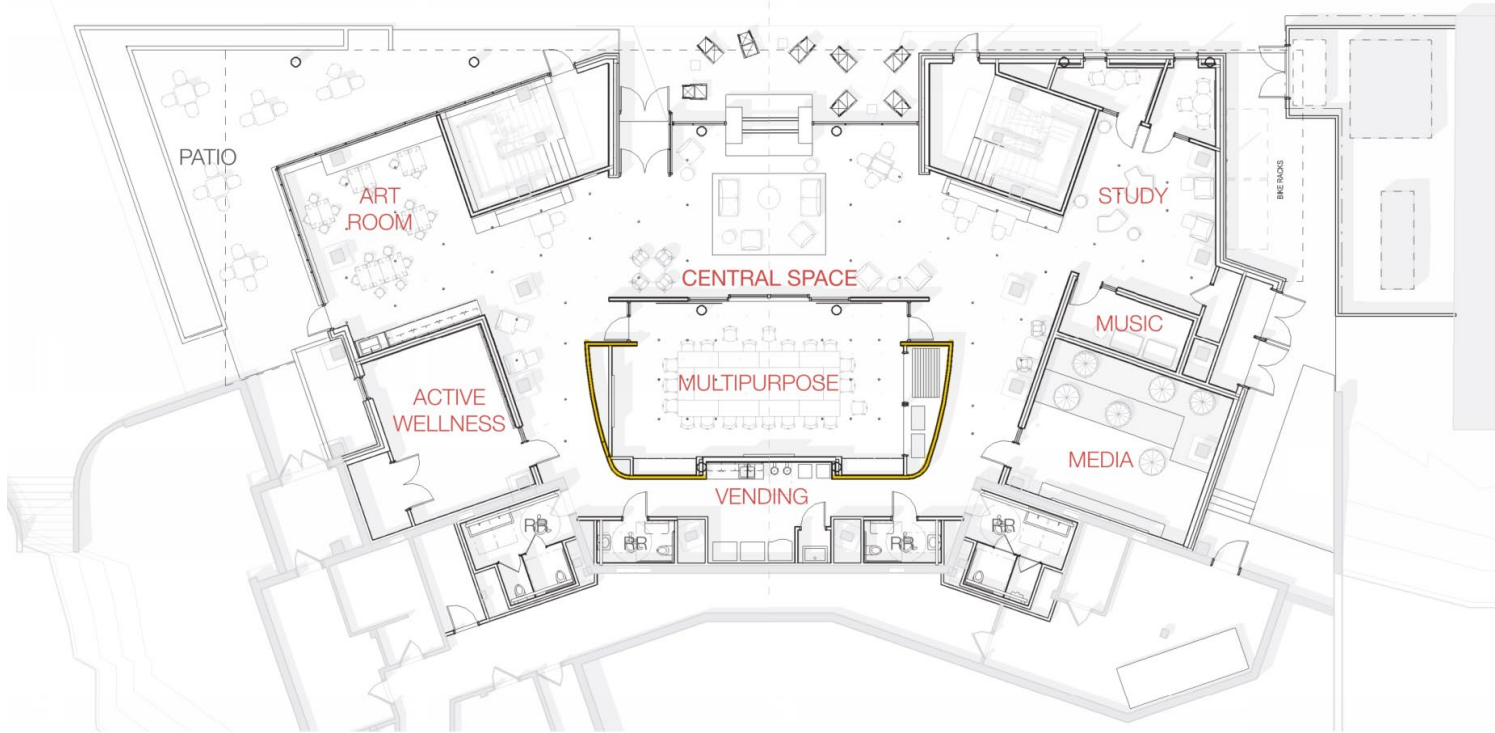
2022 Institutional Master Plan – Site 9

9. Student Support Expansion

DESCRIPTION	Infill ground floor for student support
USES	Office, Meeting Space
SQUARE FEET	6,000 gsf
HEIGHT	1 story / 20 ft from Skibo Dr
STEPBACKS	None
SETBACK	North: align with existing building north face South: existing building East: align with existing building east face West: align with existing building west face
MOBILITY	None
PUBLIC REALM	New student residential Commons Student courtyard enhancements



Margaret Morrison Street Neighborhood Commons



View South from Boss & McGill Courtyard



View East along Skibo Drive



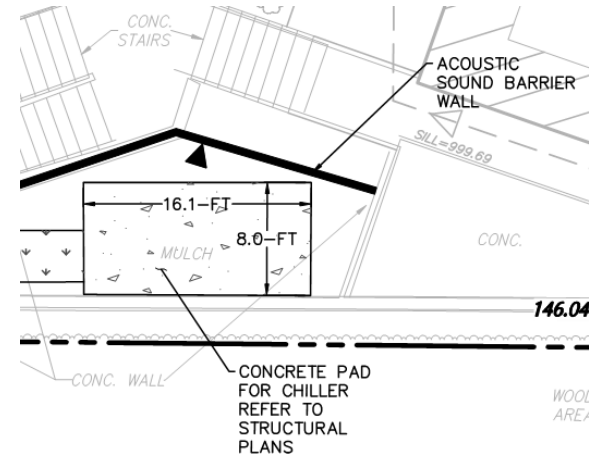
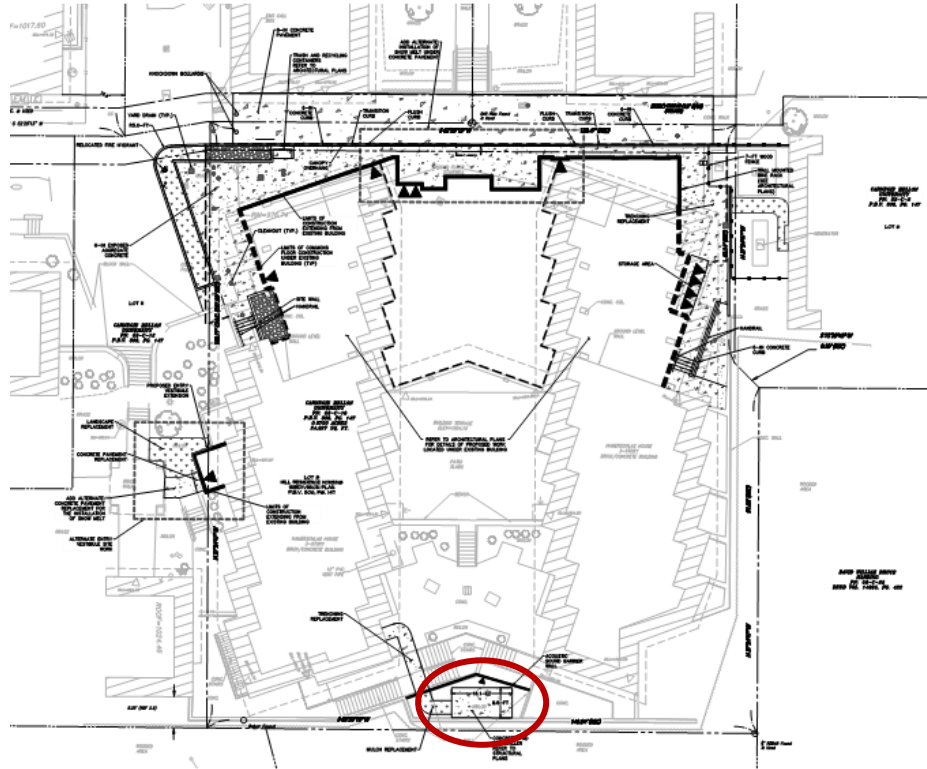
View Southeast at Front Patio



New Air-Cooled Chiller



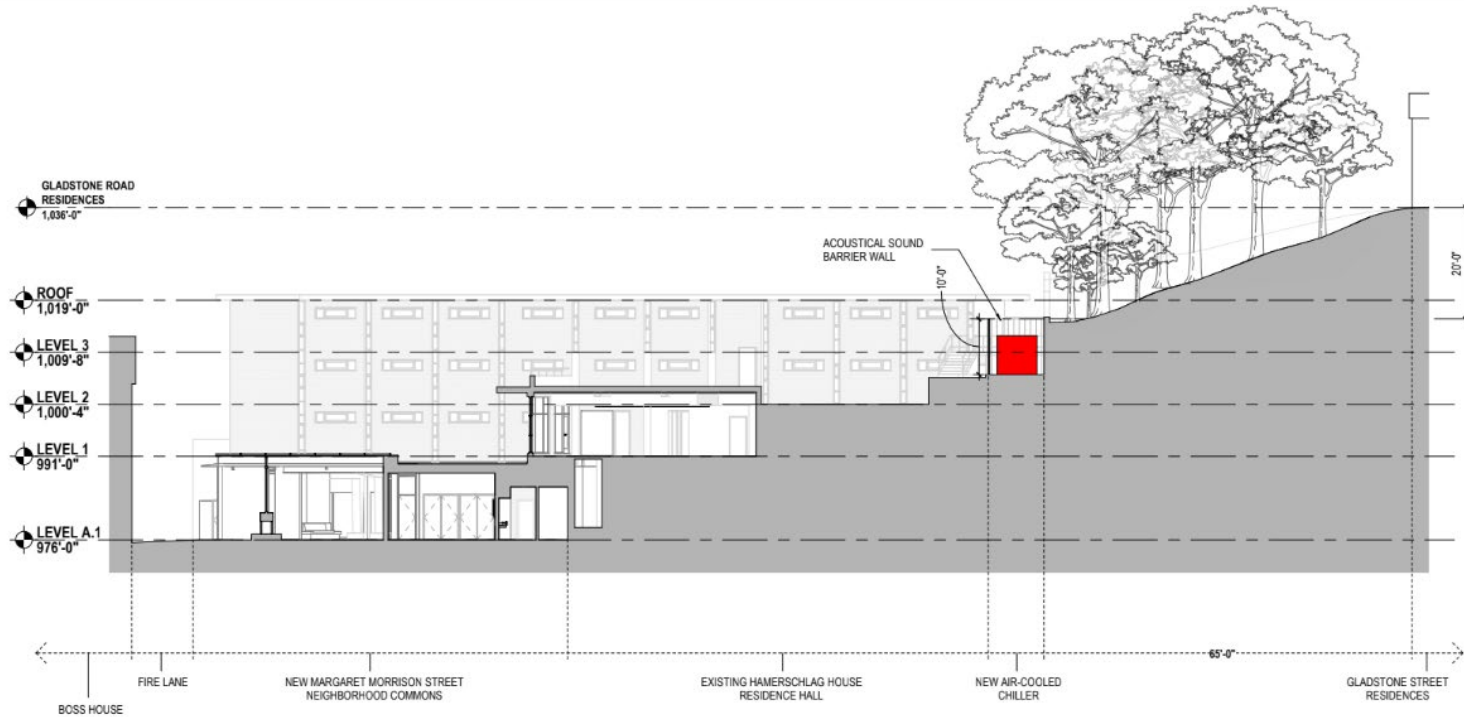
New Air-Cooled Chiller



New Air-Cooled Chiller



New Air-Cooled Chiller



New Air Cooled Chiller – Acoustic Testing



- Request to place measuring device at 204 & 206 Gladstone Road to measure current sound levels.
- Measurements will provide a baseline of existing sound levels to better understand impact of construction.
- Will require brief visit by two employees of Babich Acoustic Consultants, on one afternoon and one early evening.
- Equipment includes tripod and sound level meter. measurement is entirely non-invasive and does not record any audio.

Schedule Review - Construction

Construction Deliverable	Start Date	Concluding Date
Demolition	May 22, 2023	
Exising Building Construction	July 7, 2023	May 30, 2024
Commons Construction	July 7, 2023	June 27, 2024