



# Charles

# Commons

## Building Information

### General Information

Charles Commons is a new dormitory complex for JHU which is located at the corner of 33<sup>rd</sup> Street and St. Paul Avenue in Baltimore, Maryland. The dormitory is centrally located on campus because its full-service dining hall and bookstore will be used by the whole of the student body. The new dormitories feature a full-service dining hall, a bookstore, and a credit union. In addition, Charles Commons includes various offices, faculty apartments, computer rooms, fitness centers, and loading docks. The use groups are characterized as A-2 and A-3 Assembly, Mercantile, R-2 Residential, and Business.

The Charles building is 12 stories tall and 110,000 sf. The St. Paul building is 10 stories and 203,000 sf. Overall, Charles Commons provides 620 beds and 210 rooms for Johns Hopkins University students. The Charles building is 12 stories and the St. Paul building is 10 stories.

### Project Team



### Construction Information

The project started foundations on November 16, 2004 (at the conclusion of demolition). The projected date of substantial completion is June 8, 2006, wherein final completion is August 8, 2006. The University wants the building to be complete in time for the start of the fall session of classes in 2006.

The project is budgeted to cost \$57,996,484 in direct costs, \$3,302,516 (5.24%) in general conditions, and \$1,701,000 in fee (2.70%). The Design-Bid-Build, GMP contract total is \$63,000,000.

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## Architecture

Two buildings at ten and twelve stories tower over the campus streetscape of Johns Hopkins University. The ten story St. Paul building is U-shaped after the third floor to allow for a courtyard view for the housed students. The Charles building has a rectangular footprint that is continuous on all twelve floors. Both buildings have a variety of room layouts including housing units that have their own kitchen, living, and bathroom amenities.

In addition to student housing, Charles Commons features the following for their students: retail, lounges, computer labs, fitness centers, community kitchens, music rooms, a bookstore, and a full-service dining commons. In order to operate the two buildings, Johns Hopkins will also utilize the following: loading docks, laundry amenities, security offices, mail distribution center, housing and counseling offices, and faculty apartments. The exterior of both buildings are broken up into an architectural precast concrete façade for the first two floors and brick façade for the floors above. The roof for each building is flat and highlighted by a precast cornice.



The main access for both buildings are along 33<sup>rd</sup> Street and secondary entrances can be found on St. Paul and Charles Streets. The loading area for St. Paul's dining commons and bookstore is found in an alley to the North. Lovegrove Street runs between St. Paul and Charles buildings and serves as access to the North alley loading area and utility access.