

The renovation and restoration of Gallatin Hall is a central element of Harvard Business School's update and expansion of on-campus student housing alternatives.

› Building Facts

- The original 1927 Georgian Revival building was designed by McKim, Mead, and White and completed as part of Charles McKim and Frederick Law Olmsted's competition-winning HBS master plan.
- The building is four stories tall with a basement, a total of 48,218 s.f. of space.

› Design Facts

- The original two-story dining room has been converted from office space to create a new house lounge, across which a new glass-paneled second floor bridge apparently floats.
- Its 347 new windows are designed to match the old ones but, with double glazing and insulation, are twice as energy efficient.
- The renovated residence hall has 73 bedrooms with private baths; 8 shared kitchens, one new stair (opposite the elevator), four group study rooms, and a lounge.
- The building is fully ADA compliant with accessibility to every room. The courtyard surface was raised by 18", making the Hall's main entrance universally accessible and allowing events in the lounge to spontaneously flow out onto the patio.
- The seven original chimneys that serviced the existing fireplaces were rebuilt and now provide fresh air intake and exhaust for the building's new mechanical system.

Sustainability Facts

- The renovation is on track to achieve LEED (Leadership in Energy Efficiency and Design) Gold certification from the US Green Building Council. Gallatin Hall will be the second residence hall and the fifth building at HBS to achieve LEED certification.
- As the project's energy audit reveals, the renovation has reduced nearly 700 metric tons of greenhouse gas emissions, equivalent to over 6 billion btus of energy or 1,000 barrels of oil.
- Dual-flush toilets, low-flow shower heads, and low-flow sink aerators reduce domestic water use by 30% compared to a standard building
- The Green Touchscreen, an interactive kiosk, will monitor electricity, heating hot water, domestic water, and chilled water use for Hamilton and Gallatin Halls. This will educate residents on the buildings' green features and show them how simple changes can affect overall energy consumption. All energy systems are tied into a central computer so that Operations can use system scheduling to maximize efficiencies.
- Window sensors are wired into the heating and cooling system and detect when windows are open and set back room temperatures accordingly. In addition, occupancy sensors have been installed to control temperature and lighting, setting back the temperature and turning off the lights when an occupant leaves the room.
- Preset sensors provide "daylight harvesting", adjusting indoor lighting in response to changes in available daylight. Occupancy sensors have also been installed in hallways, kitchenettes and lounges to reduce lighting loads in the building.
- The project is expected to achieve a 98% recycling rate for construction waste management. To date the project diverted over 1,500 tons from entering the landfill through salvage and recycling.



Construction Photo, 2007



Hallway construction framing



Hallway construction finishing

Harvard Business School

Shepley Bulfinch | Richard White Sons | Harvard

Gallatin Hall Renovation and Restoration | Boston, MA

Construction Facts

- The project will have taken 20 months from the start of schematic design until the students move in.
- As of the June 8, 2008, 86,000 construction staff-hours have gone into the project.
- The project's electrical components included 100,000' of wire and 1,000 light fixtures.
- The renovation project reused approximately 3,000 bricks.
- The only interior walls left from the original 1927 construction are those defining the two existing stairs and Lounge.

Project Timeline

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| Renovation contract awarded to Shepley Bulfinch | 5 December 2006 |
| Schematic design begins | 14 December 2006 |
| Demolition commences | 4 June 2007 |
| Design development package issued | 15 June 2007 |
| Construction documents package issued | 20 September 2007 |
| Furniture installed | 27 July 2008 |
| Gallatin Hall turned over to Owner | 1 August 2008 |
| Ready for students' move-in | 20 August 2008 |



Renovation photos courtesy Patricia DeLauri, AIA, LEED AP, Shepley Bulfinch