

Simpson Hall RFI - Exhibit A

The following seven (7) requirements are non-negotiable construction related items that must be met by any proposal.

1. In conjunction with a Circulation and Land Use Study completed by Storrow and Kinsella Associates, and by the approval of the Indiana School for the Deaf (ISD) School Board; the following alterations to the campus (a-e) must be made in regards to the bus traffic and circulation of traffic on the campus.
 - a) New drive on the far west side of campus, will run parallel with the Monon Trail (Red line). This road will serve as the access point for Simpson Hall as well as bus traffic for the School for the Deaf. The Indiana State Fair will also use this road as they maintain property to the North and South of the school campus.
 - b) New parking lot that will serve the tenants of Simpson Hall (Blue square). Parking would need to accommodate the proposed use of the building and meet current ADA standards and lighting specifications.
 - c) Widening of the road that borders the North end of campus (Yellow line). This road will serve as an entry/exit drive for school bus traffic. Improvements will also need made to make the entry/exit point at Ralston Ave. serviceable.
 - d) New drive bisecting the school track/football field from the main campus (Orange line). This drive will serve as an exit path for school bus traffic.
 - e) Installation of transponder-controlled gates (Red circles) at all school bus entry/exit points (4).



2. Installation of a decorative, 8' tall, fence around the perimeter of the campus that is to be carved out for the Simpson Hall development/usage (Yellow line). The perimeter is as follows;

South perimeter:	42 nd Street
West perimeter:	Monon Trail
North perimeter:	Northern end of Simpson Hall
East perimeter:	Continuous line between the southeast corner of Simpson Hall and the ISD entry point on 42 nd street.

***Requirement 1 denotes where the entry/exit points will be located on the gate line.



3. Removal of existing pavement of road that runs north/south on the West side of Simpson Hall (Red line). This areas should be returned to green space when applicable.



4. Relocate existing water and sewer line (Blue line) from the west side of Simpson Hall, to the East side of Simpson Hall. The current waterline (Blue line) is approaching 80-90 years old and runs from 42nd street, parallel with Simpson Hall, to Building 11, as denoted on the map. From Building 11 the water is distributed throughout the campus. Prior to the water line reaching Building 11, there is a direct connection with Simpson Hall. As Simpson Hall is to be a stand-alone structure, it will need a dedicated waterline, not linked with the School for the Deaf. It is recommended the entire existing line be removed (Blue line) and replaced with two separate lines; one serving Simpson Hall (Red line), and one serving the campus of the School for the Deaf (Orange line). Both connections will run from 42nd street with the starting points being within the property lines described in Requirement 1. The new lines should include fire hydrants and meet current requirements.



5. Structures

- A. Monon Trail Entrance; this is an ornate entry point from the campus to the Monon Trail that is managed by the school. Consideration will need to be given on how ISD retains access to this point.
- B. ISD Greenhouse; this will need re-located to the North, or East, of the perimeter fence detailed in Requirement 2, new utilities will need ran to the new location as well.
- C. Outdoor Lighting Poles; remove current poles within the proposed lease/development area, ISD will use these poles for future repairs/replacement.



6. There are three separate tunnels (A,B,C) currently leading to Simpson Hall from three different buildings. The proposal requests access to Simpson Hall be completely eliminated with the three tunnels being demolished and filled in.



7. Once completed, Simpson Hall should also have a separate utility hook-up. This building needs to be a stand-alone structure with no ties to the ISD campus.