

Dear Board of Directors and Trustees,

I am excited to share a pivotal update on The Children's Inn renovation and expansion project, more commonly known as The Inn of Tomorrow. After years of [strategic planning](#) under our #INN2025 framework, we are approaching a significant milestone, as construction is set to start this winter, with preparatory work beginning in November.

The National Institutes of Health is currently reviewing the final design development drawings, which were submitted in July by [Perkins&Will](#), the global design firm leading our architectural efforts. While timelines for large-scale construction projects can shift, we anticipate the following two phases of construction:

1. **Phase 1 – November 2024 to January 2026 (first image below):** Preparations for renovating the north side of our existing facility (Building 62) will begin in November. Construction for this phase will span from January 2025 to January 2026.
2. **Phase 2 – January 2026 to Summer 2027 (second and third images below):** This phase will focus on the renovation of the south side of our existing facility (Building 62A) and the expansion of our facility, with completion expected by summer 2027.



Phase 1: Building 62



Phase 2: Building 62A



Expansion

In parallel, we are renovating the Young Adult Residence across the street from The Children's Inn. The Young Adult Residence will be an extension of The Inn and provide six additional guest rooms, along with living, dining, and kitchen spaces for young adults. This project is already funded and on track for completion by early 2026.

These collective efforts will increase our capacity by 25%, enabling us to serve 3,000 families annually with 71 fully redesigned guest rooms.

Throughout this project, The Inn will remain fully operational 24 hours a day, seven days a week, as we have successfully done during previous construction projects. Our primary focus is minimizing disruption to families and staff during construction, with their safety and comfort as our highest priority, and we are carefully phasing construction to maximize room availability and preserve community spaces. Attached to this email is a list of FAQs, and we will continue to keep you informed as the project progresses.

Thank you for your ongoing support and engagement. Together, we are bringing The Inn of Tomorrow to life – an essential step in our mission to reduce the burden of illness on families, make childhood possible, and advance clinical research.

With gratitude,

A handwritten signature in black ink, appearing to read 'Jennie Lucca'.

Jennie Lucca, CEO
The Children's Inn at NIH

The Inn of Tomorrow Construction Phasing FAQs

How many guest rooms will be available during Phase 1?

During Phase 1 (i.e., the renovation of Building 62/north side of building), there will be **34 total guest rooms** available – 23 guest rooms in Building 62A and 11 in off-site apartments for families. Phase 1 is expected to begin in November 2024.

How will reservations be impacted?

Beginning in early November, we will reduce the number of reservations based on available guest rooms (see above).

How will common areas for families be impacted?

- The main entrance for families will be temporarily relocated to the lower tower on the south side of the building, along with the Welcome Desk and Resident Services Managers.
- The E-wing community kitchen, dining room, and sunroom will remain open for families and volunteer dinners.
- Thoughtful Treasure boxes will be relocated to the lower tower.
- A section of the Multipurpose Room will be available for meetings and family activities.

How will outdoor spaces be impacted?

- The sport court, gardens, and playground will be closed to families during Phase 1.
- Construction fencing will be installed around parking lots and the perimeter of Building 62 (i.e., the north side of the building).
- The outdoor sign at The Inn's entrance will be removed to accommodate construction vehicles. A new entry sign will be installed towards the end of Phase 2.
- Parking will be limited, with priority given to families. Alternate parking arrangements will be offered to staff.

How will staff be impacted?

All staff and volunteers on the north side of the building will be relocated to the art room, teen lounge, and rear administrative office area on the south side of the building.

How will volunteers be impacted?

- Parking limitations will affect volunteers, and we are exploring options to provide parking during this time. We will update you with details as soon as they are finalized.
- Volunteer schedules and on-site meetings may be adjusted due to space limitations. We will communicate any necessary changes ahead of time.
- The Gingerbread Gift Shop and holiday donations will be relocated for November and December. Plans for the new location and storage will be finalized soon, and we will share details in the coming weeks.
- Volunteer access to supplies for Thoughtful Treasures and kitchens will be relocated to the caverns on the south side of the building.