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Consigli and HMFH Architects begin second phase of 400,000 s/f Cambridge Rindge & Latin renovation

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Consigli Construction Co., Inc. and HMFH Architects, Inc. have begun the second phase of construction improvements at the Cambridge Rindge and Latin School. The \$85 million multi-phase renovation program will revitalize 400,000 s/f of the high school's academic space, originally constructed in 1933.

The phasing of the project was specifically designed to maximize activity during student vacations and minimize interruptions to the daily activities of the school. Consigli and HMFH designed a program of fast-track renovations in Phase 1 that also laid the groundwork for the second phase of improvements.

In Phase 1A, the team concentrated on the library space, performing a complete renovation of finishes and building systems. Covering two floors, the work consisted of installing new casework and finishes, as well as making numerous building systems improvements to enhance efficiency. These included new light fixtures, a new high-efficiency HVAC system with roof-top units and new high-efficiency boilers in the building's boiler room. In addition to a partial renovation of the boiler room, the initial phase of work also included a new roof.

"Through comprehensive phasing and a team experienced in fast-track renovations, Phase 1A produced important improvements for the Cambridge Rindge and Latin School," said Jim Hervol, project executive for Consigli.

The team is currently engaged in the second phase, which takes place in buildings B, C & D in the Rindge Building and in the Arts Building. In the Rindge Building, the team will renovate classroom spaces with new walls and floors, as well as install new light fixtures, plumbing systems, ceilings, windows, sprinklers and high-efficiency HVAC systems. In the Arts Building, improvements include a new roof and roof-mounted HVAC units. Concurrent to the interior construction, the team will also oversee the stone façade restoration to restore and preserve the exterior surfaces of limestone and concrete.

"From the outset, this project has presented daunting challenges in terms of safety of students and staff during construction, impacts on the neighborhood, constructability on a tight urban site, and budget," said George Metzger, AIA, senior principal of HMFH and principal in charge of the project. Throughout the project, the team will incorporate sustainable materials, such as Forest Stewardship Council-certified timber, low VOC paints and flooring containing recycled materials. The project is targeting LEED Silver certification from the USGBC.

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