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Acentech Inc. provides consulting and design services for Wilbur School Apts.

August 05, 2010 - Owners Developers & Managers

Acentech Inc., a nationally recognized multi-disciplinary acoustics, audiovisual systems design, and vibration consulting firm, provided consulting and design services for the newly completed Wilbur School Apartments, a 75-unit, mixed-income, sustainably designed apartment building.

Developed by Beacon Communities Development LLC, a Boston-based housing developer, and designed by Cambridge-based architecture firm Prellwitz Chilinski Associates, the Wilbur School Apartments project entailed the renovation of a historically significant, abandoned school building that was built in 1921, as well as the construction of a new 56,000 s/f addition. The energy-efficient project, located downtown, is seeking certification under the LEED for Homes program from the U.S. Green Building Council.

Acentech was selected by Beacon Communities to implement effective sound isolating constructions for the project. During the architectural design phase, the goals for acoustical privacy were established between apartment units, both side-to-side and up-and-down. The firm maximized the sound isolating performance of constructions for floor/ceiling and wall assemblies in order to set a higher acoustical privacy standard that would satisfy future tenants, thereby minimizing complaints and maximizing lease renewals for the developer. The Wilbur School Apartments project exceeded the applicable minimum sound isolation requirements that are mandated by the Massachusetts building code.

"Tenant turnover is a significant cost for landlords, and high on the list of issues that make tenants unhappy is poor sound isolation between apartments," said Chris Savereid, president of Acentech Inc. "The enhanced sound isolation of Wilbur School Apartments will result in better acoustical privacy between neighbors, and help to reduce tenant turnover."

An incremental additional construction cost equal to about 2% of the base contract achieved the better sound isolation results at the Wilbur School Apartments, compared to the construction costs of typical wood frame apartments. After construction was complete, Acentech visited the Wilbur School Apartments and measured the as-built sound isolation. In all cases, the project goals were met, and in most cases, exceeded by noticeable margins.

Keith Construction served as general contractor for the project.

About Acentech

Acentech Inc. is a multi-disciplinary acoustics, audiovisual systems design, and vibration consulting firm providing a wide range of services to a diverse group of clients. With offices in Cambridge, Massachusetts; Treviso, Pennsylvania; and Westlake Village, California, the company's professional staff of more than 50 consultants has broad and deep expertise in acoustics and audiovisual systems design consulting. Having celebrated its 60th anniversary in 2008, Acentech is one of the oldest and largest organizations of its type: an unequalled resource to engineers,

architects, and designers worldwide. For more information, please visit www.acentech.com.

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