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HMFH and Consigli complete phase 2 of Cambridge R&L project; \$85 million multi-phase renovation of 400,000 s/f academic space

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HMFH Architects, Inc. and Consigli Construction Co., Inc. have completed Phase Two construction at the Cambridge Rindge and Latin School (CRLS). Over the course of two years, this \$85 million multi-phase renovation will revitalize 400,000 s/f of the high school's academic space, originally constructed in 1933 and expanded in 1978. Final renovations will be completed in time for the 2011 school year.

CRLS is expected to be LEED Silver certified when it is completed.

At the Rindge Building, the team renovated classroom spaces with new walls and floors, and installed 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. The stone façade was restored to preserve the exterior surfaces of limestone and concrete. Throughout the project, the team incorporated sustainable materials, such as Forest Stewardship Council-certified timber, low VOC paints and flooring containing recycled materials.

"This has been a challenging project that was initially driven by specific building system replacement needs and expanded to address operational, educational and community needs," said George Metzger, AIA, president of HMFH Architects. "CRLS serves an important role in the Cambridge community and we are pleased to have played a part in revitalizing this landmark educational environment."

During Phase One, which was completed in the fall of 2009, HFMH and Consigli 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 rooftop 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.

HMFH recommended high-efficiency building systems and secured grants from the Mass. Technology Collaborative's (MTC) Renewable Energy Trust, such as a \$100,000 design and a \$300,000 installation grant for a 30 kW photovoltaic rooftop panel array that will provide energy acquisition data for educational uses.

The CRLS project shares its site with the Cambridge War Memorial Recreation Center, which was renovated by HMFH and reopened in early 2009. Built in the 1950s, the renovated facility includes three pools, a gymnasium with basketball and volleyball courts, a state-of-the-art fitness room, a multipurpose room and separate locker room facilities for school and public use. Serving more than 2,000 students daily, this recreation center also functions as Cambridge's central community athletic

facility. The War Memorial Recreation Center earned LEED Silver certification from the United States Green Building Council (USGBC) under the new construction and major renovation program. "Important improvements for the Cambridge Rindge and Latin School have been achieved through comprehensive phasing conducted by a team experienced in fast-track renovations," said Jim Herval, project executive for Consigli. "We're proud to be a part of the team responsible for creating an educational resource for the city of Cambridge."

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