

Institutional Master Plan  
Project Notification Form  
Emerson College  
12 Hemenway Street  
Boston, MA 02115

Submitted to:  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Submitted by:  
Emerson College  
Government & Community Relations  
120 Boylston Street  
Boston, MA 02116  
July 15, 2016



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Brian P. Golden  
Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

Re: Submission of Institutional Master Plan Project Notification Form for 12 Hemenway Street

Dear Director Golden:

Emerson College is pleased to submit this Institutional Master Plan Project Notification Form (IMP NF), to the Boston Redevelopment Authority in accordance with Article 80 of the Boston Zoning Code for 12 Hemenway Street located in the Fenway Neighborhood District.

The proposed project consists of temporarily leasing 12 Hemenway Street from fall 2017 through spring 2019 for approximately 115 students due to the closing of Emerson College's Little Building dormitory for renovations. The space is comprised of 42,868 square feet and includes 56 rooms, a commercial kitchen and a cafe on the first floor.

The College looks forward to working with the Boston Redevelopment Authority and other City agencies to implement this project. In conjunction with the approval of this project, the College will also seek approval from the BRA for an amendment to the College's Institutional Master Plan, approved by the BRA in April 2015.

Sincerely,

Margaret A. Ings  
Associate Vice President

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## **1.0 Projects Underway**

### **1.1 2 Boylston Place**

Currently under construction, the new residence hall will provide replacement housing for 380 students currently living in the Little Building. The new building will have a café located on the ground floor open to the public. The estimated completion date is summer 2017.

### **1.2 122 & 124 Boylston Street**

The College is currently renovating approximately 18,020 square feet of space over two floors into a new central dining facility to accommodate up to 550 students. The former retail tenant spaces of Walker Apparel and Remington's will be consolidated into one contiguous space that can be accessed from both Boylston Street and Boylston Place. The estimated completion date is summer 2017.

### **1.3 120 Boylston Street, Stairwell Project**

This project replaces the emergency stairwell from the 6<sup>th</sup> floor to the 10<sup>th</sup> floor of the Walker Building. The estimated completion date is September 2016.

## **2.0 Leased Property**

### **2.1 25 Avery Street (Due to the closing of the Little Building dormitory)**

The College has a lease for 2,900 square feet on the first floor and in the basement. The Equipment Distribution Center (formerly located in the Little Building) and a visual arts gallery programmed by the Visual & Media Arts (VMA) department will be located on both floors.

### **2.2 20 Park Plaza (Due to the closing of the Little Building dormitory)**

The College has a lease for 19,000 square feet of office space on the thirteenth floor of 20 Park Plaza for the Information Technology Department, Facilities & Campus Services, Administration & Finance, and Human Resources.

### **2.3 12 Hemenway Street** (Due to the closing of the Little Building dormitory)

The College proposes to temporarily lease space for approximately 115 students from fall 2017 through spring 2019 due to the closing of the Little Building dormitory for renovations. The space is comprised of 42,868 square feet and includes 56 rooms, a commercial kitchen and a cafe on the first floor. There are 3 parking spaces included with the lease.

### **2.4 50 Tufts Street**

The College has a lease for 16,000 square feet at 50 Tufts Street in Somerville for storage of theatrical backdrops, props, and other materials.

## **3.0 Proposed Future Projects**

### **3.1 80 Boylston Street, Little Building Renovation**

The Little Building dormitory is an existing 12 story structure built in 1917. The Building, originally an office building was converted to a dormitory and dining hall in 1995 by the College. The building façade consists of ornate cast stone on the Boylston and Tremont Street facades and brick masonry on the other two facades. Over time, areas of the façade in various locations have deteriorated and will require extensive repairs and replacement of those façade locations to protect the interior and the integrity of the building. More specifically, the conditions of the exterior cladding materials on the Little Building are integrally connected to the building's steel frame. Steel expansion caused by surface corrosion due to water infiltration through the mortar joints has resulted in cracking, displacement and loss in the surrounding cast stone, cast iron and brick. It is anticipated that new replacement cast material will be required from level 3 up-to and including the parapet. The cast stone below level 3 will be restored in place. The amount of replacement of existing steel supports remains unknown until the construction of the building envelope is underway.

A cast stone like material capable of replicating the ornate detail of the original façade has been approved by the Boston Redevelopment Authority. In 2010, Emerson College

engaged Existing Conditions surveyors to undertake a highly detailed three dimensional scan of the existing facades. The architects and the surveying team will replicate the original detail of the façade in a full scale digital model. The digital model will be used to create new molds for the process of casting replacement material. The extent of interior renovations will be significant. Two new pressurized code compliant egress stairs will replace the ‘grandfathered’ winders currently in place and a new fire alarm system will also be included in this scope of work.

Interior renovations will occur on floors 2-12 and a newly constructed 13<sup>th</sup> floor will be located entirely behind the 14’4” parapet. The current residential student population of 750 will increase to 1044 residential students which is an increase of 294 residential students. New common rooms and student social space will also be provided. The total existing gross square footage is 238,955 and the total gross square footage for the proposed project will be 275,900.

### **3.2 219 Tremont Street, Cutler Majestic Theatre Façade Repair**

Due to the Landmark status and age of the building, the College will work with a landmark approved preservation architect first to define the scope of work, match the existing materials and complete detailed drawings in order to complete the project. This phase is proposed to start in the fall of 2017 and be completed by the fall of 2018. Phase II, the restoration phase, is expected to start during the summer of 2019, and be completed in the summer of 2021. The estimated cost of this project is \$7,500,000.

### **3.3 120 Boylston Street, The Walker Building Façade Repair/Window Replacement**

This project entails repair and or replacement of some of the existing façade. All windows will be replaced with new energy efficient models that replicate the current windows. This project will be completed in phases over a three year period during the summer months due to the amount of classrooms and to minimize disruption caused by this type of work. This project is scheduled to start in late 2017 and is projected to be completed in the summer of 2020. The estimated cost of this project is \$5,000,000.

**3.4 100 Boylston Street, Colonial Building Façade Repair**

This project entails repairing and repointing certain areas of the facade. This project is expected to be completed over a two year period with a completion date in the summer of 2018. The estimated cost of this project is \$1,200,000.

**3.5 216 Tremont Street, Sidewalk Repair**

This project entails replacing the sidewalk immediately adjacent to the Union Warren Savings Bank building owned by the College. New structural steel and concrete will be installed along with resetting of the granite curbs. This project, approved by the Public Improvement Commission (PIC), is expected to start and finish in the summer of 2016. The estimated cost of this project is \$100,000.

**3.6 216 Tremont Street, Roof Replacement**

This project entails removing the existing rubber membrane roofing system and replacing it with a new PVC welded seam reflective roof. This project is expected to start in 2017 and be completed in the fall of 2018, with an estimated cost of \$600,000.

**3.7 180 Tremont Street, The Ansin Building Fire Pump Replacement**

This project will consist of removing the existing electric fire pump with a new model that has the same features as the current fire pump. This project is scheduled to start and be completed in the summer of 2017, with an approximate cost of \$500,000.

**3.8 180 Tremont Street, The Ansin Building Roof Replacement**

This project entails removing the existing rubber membrane roofing system and replacing it with a new PVC welded seam reflective roof. This project is scheduled to be completed by the fall of 2020, with an estimated cost of \$1,000,000.