

Tishman CM Builder for New England Conservatory Restoration in collaboration with NER Wessling Architects Designs



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November 2009

High-Profile COVER STORY: NEW ENGLAND CONSERVATORY BUILDING

Tishman CM Builder for Multiple Building Restorations on New England Conservatory Campus

Boston, MA - Some of Boston's most famous historic and stately buildings are located on the New England Conservatory campus.

During the past seven months, Tishman Construction Corporation overcame several out-of-the-ordinary challenges as it restored façades and roofs on four of the school's historic buildings.

The Conservatory is the oldest independent school of music in the United States, founded in 1867. Historic Jordan Hall, the centerpiece of the school, and three other buildings underwent an exterior renovation managed by Tishman, which was founded in 1898 and is known for successfully managing the complexities of historic restorations, innovative approaches to building, and sustainable-building leadership. Wessling Architects of Quincy is the architect for the project.

The four buildings are:

- Jordan Hall (290 Huntington Ave.) – This 1,013-seat hall, with extraordinary acoustics, has been central to the musical life of New England since 1903. The design and shop drawings for the building's restoration were reviewed by the Massachusetts Historic Commission to be sure they were in compliance with the National Historic Landmarks program.

- 295 Huntington Ave. – This building is on the National Register of Historic Places. Tishman removed and replaced the slate roof, added snow rails, and removed deteriorated wooden windows and replaced



295 Huntington Ave.

them with new energy-efficient, insulated aluminum windows with historic character.

- 241 St. Botolph Street – Tishman restored the original masonry and removed old wooden windows and replaced them with new energy-efficient, insulated aluminum windows with historic character. Similar to 295 Huntington Ave., this building is also on the National Register of Historic Places.

- 33 Gainsborough Street – Tishman repaired the original brick and stucco façade.

To complete the project, Tishman managed several challenges including directing the labor of 150 trades people spread over four buildings that had to remain op-

erational for students and faculty while the work went on. Tishman coordinated carefully with the Conservatory to schedule day-to-day operations while the buildings were used for classes and special events throughout spring, summer and fall.

During the planning stages, which began in April 2009, Tishman conducted sound mock-ups to allow the project team to coordinate the construction activities around New England Conservatory's active events and recording arts schedule. This ensured that the sounds of construction would have minimal impact on the musicians and daily life at this premiere school of music.

Officials at New England Conservatory commended Tishman for a job well done. "The top quality work Tishman completed with minimal impact on school operations and with thorough commitment to safety is a testament to what this company can do," said Tony Woodcock, president of the Conservatory. "We needed to protect these buildings, our most important asset, for the future as we train musicians from around the world and lead the concert life of New England. We chose Tishman because of

their depth of experience in the restoration of historic performance spaces."

One of the biggest challenges was working on buildings for which no original blueprints existed, requiring experience and knowledge on the part of Tishman and Wessling to handle the unforeseeable challenges posed by the aging buildings. Another challenge was finding marble to match the original African marble columns and rosettes on Jordan Hall's façade. Tishman was responsible for finding marble with similar grain and variation of color. After months of research, Tishman and its masonry subcontractor, NER, found the closest match in marble imported from Italy. Matthew Wessling, senior project manager for the architect, and the Massachusetts Historical Commission approved the marble before installation. The marble has been shipped and is now being cut and fabricated to fit the project.

In addition, the top three feet of terra cotta trim, with cornices, was removed and replaced with terra cotta manufactured in California. Tishman and Wessling visited the fabricator in California to verify the casting process and personally inspect the material for quality before shipment. Tishman also managed the replacement of damaged limestone, and the entire façade was cleaned to remove 100 years of grime. All of the masonry joints on the façade were either cut and repointed or given new sealants.

Wooden window replacement on Jordan Hall was another challenge. Windows located on the public façades facing Huntington Avenue and Gainsborough Street were restored in accordance with US Secretary of the Interiors/National Parks standards, which required them to be removed, restored and reinstalled, not replaced with new. Tishman managed the windows' removal and put up temporary sheeting to

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Close up of worker on the roof at 295 Huntington Ave.

Project Team for New England Conservatory

Construction Manager - Tishman Construction Corporation
Architect - Wessling Architects
Owner's Project Manager - Leggat McCall Properties
Structural Engineer - DM Berg
Mechanical, Electrical, & Plumbing Engineer - Avid Engineers
Masonry - NER

High-Profile COVER STORY: NEW ENGLAND CONSERVATORY BUILDING

Words from the Architect

"The synergy and collaboration between Wessling Architects and Tishman Construction was a key factor in the overall success of this very complicated multiple historic building envelope restoration. Tishman's team leadership and highly organized project approach enabled us to hit the ground running and work extremely efficiently throughout the project. Teamwork and coordination was in place every step of the way ensuring that the quality and integrity of the project was never compromised. Working with the New England Conservatory, Tishman Construction Corp., Leggatt McCall Properties, and Epsilon Associates, Inc., we secured all of the historic approvals and successfully completed the entire scope of historic restorations."

—Stephen J. Wessling, President/ CEO, Wessling Architect

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carefully protect the interior while the windows were restored off-site. The temporary protection had to allow natural light into the interior because the rooms were used during the day.

Tishman also managed the replacement of the roof with an energy-efficient white roofing system.

Tishman and Wessling collaborated extensively on speeding up the shop drawing approval process and seeking ways to save the Conservatory time and money. All of these efforts have resulted in revitalized buildings ready for the next century.

"New England Conservatory wisely invested in a capital improvements program to restore these façades, replace roofs, and protect these historic buildings for years to come," said Tom Erickson, Tishman Construction Senior Vice President. "We ap-

plied our extensive knowledge of successfully managing the complexities of historic renovation in urban settings to restore these important buildings."

Tishman's past historic renovations in the Northeast include the Wang Theatre (also known as the Citi Performing Arts Center), built in Boston in 1925, and renovation and historic rehabilitation of the Portland City Hall Auditorium, built in Maine in 1912. Nationally, Tishman is a leader in the building of new, and restoration of historic, performance arts spaces. Tishman provided project management services for the design and construction of the Strathmore Music Center, a 1,976-seat world-class theatre and arts education building in Montgomery County, Maryland. Tishman also managed the renovation and restoration of Carnegie Hall in New York City, and the construction of the Judy and Arthur Zankel Hall below the existing Carnegie Hall.



290 Huntington Ave (Jordan Hall)

NER at NEC

NER Construction Management Corporation ("NER") was awarded the \$4 million masonry restoration package for the Exterior Building Restorations project at the New England Conservatory Campus in Boston, Massachusetts. NER's responsibilities encompassed the restoration work at both Jordan Hall, which is located at 290 Huntington Avenue, and the St. Botolph Building, which is located at 241 St. Botolph Street.

NER's scope of work for these buildings included: cleaning (using EK Restoration Cleaner, an environmentally safe chemical) and sealing all of the masonry; repairing of all brick, granite and limestone; and replacing the marble pendants, panels and columns with matched marble imported from Italy.

NER removed Jordan Halls 918 piece terra cotta cornice, had these pieces remolded and duplicated to match the existing 1903 pieces, rebuilt the CMU back-up and then installed the new terra cotta. NER also disassembled, salvaged and stored offsite the brick and granite at the piers at 241 St. Botolph Street. NER then rebuilt the piers with new brick and the salvaged granite.

The project also required repair work to the brick, concrete and limestone surfaces of the buildings. This repair work involved brick crack repair and replacement, rebuilding of the parapets, removal and replacement of the loose and spalled concrete, concrete crack repair and sealing, and repairs to the palling limestone.



Terra Cotta that will be installed on 290 Huntington Ave.

Selected Subcontractors for New England Conservatory

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