

Perkins Eastman



# Perkins Eastman

## Dr. Martin Luther King, Jr. School Construction Project

Community Meeting

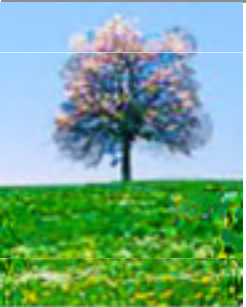
26.June.2013

Update: 12.December.2013

- Introductions – City of Cambridge
- Materials Presentation – Perkins Eastman
- Community Update – Rich-Caulfield
- Community Update – DPW
- Q&A

BUILDING AS A TEACHING TOOL:

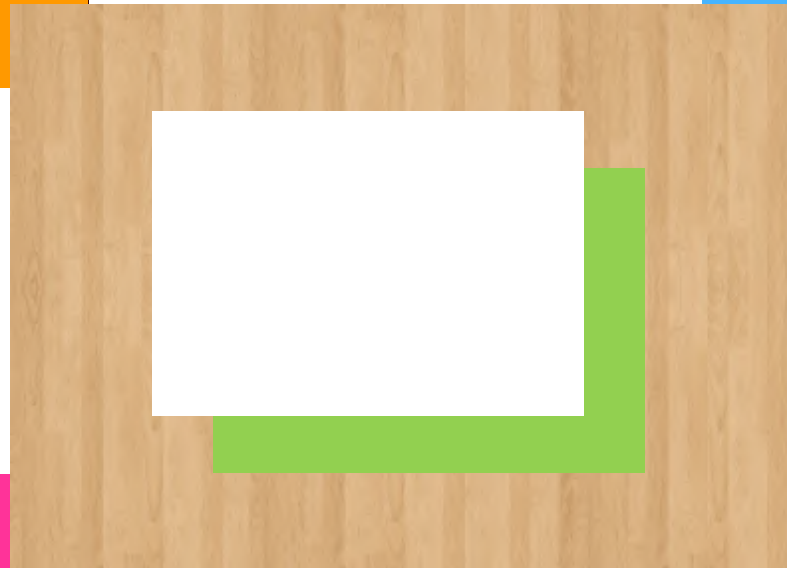
LEARNING THROUGH THE SEASONS



AUTUMN



WINTER

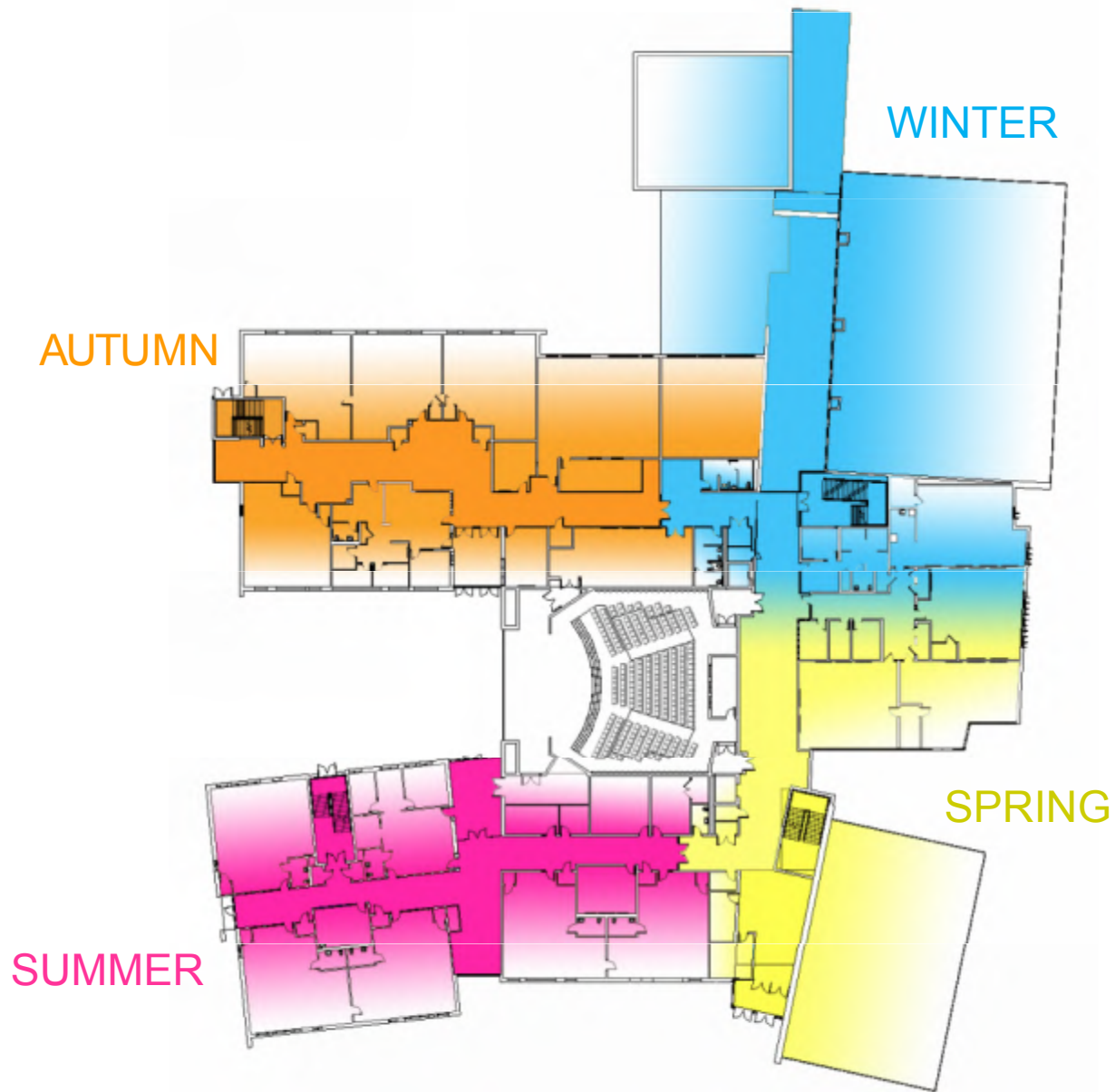


SUMMER



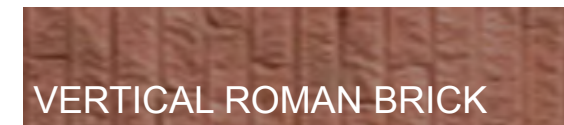
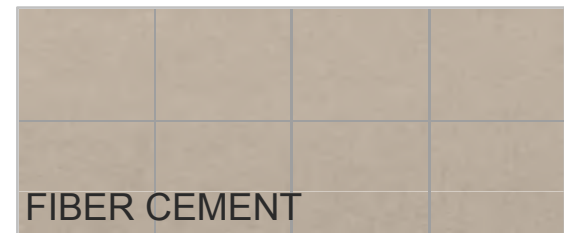
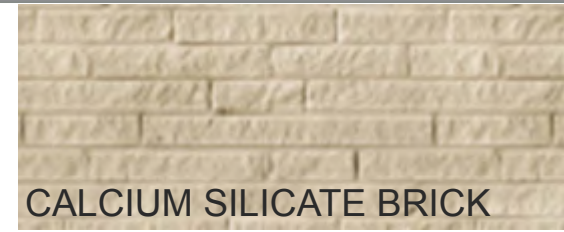
SPRING

# LEARNING THROUGH THE SEASONS





# MATERIALS



# PUTNAM AVE. & MAGEE ST. ELEVATIONS per PLANNING BOARD 04/16/2013



MAGEE STREET ELEVATION (SOUTH)



PUTNAM AVENUE ELEVATION (WEST)

# KINNAIRD ST. & HAYES ST. ELEVATIONS per PLANNING BOARD 04/16/2013

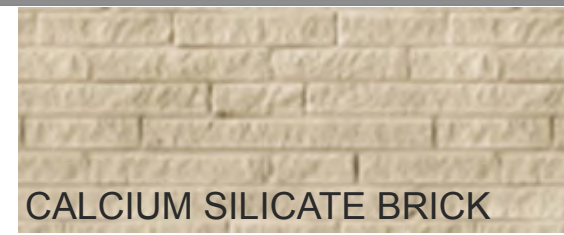


KINNAIRD STREET ELEVATION (NORTH)



HAYES STREET ELEVATION (EAST)



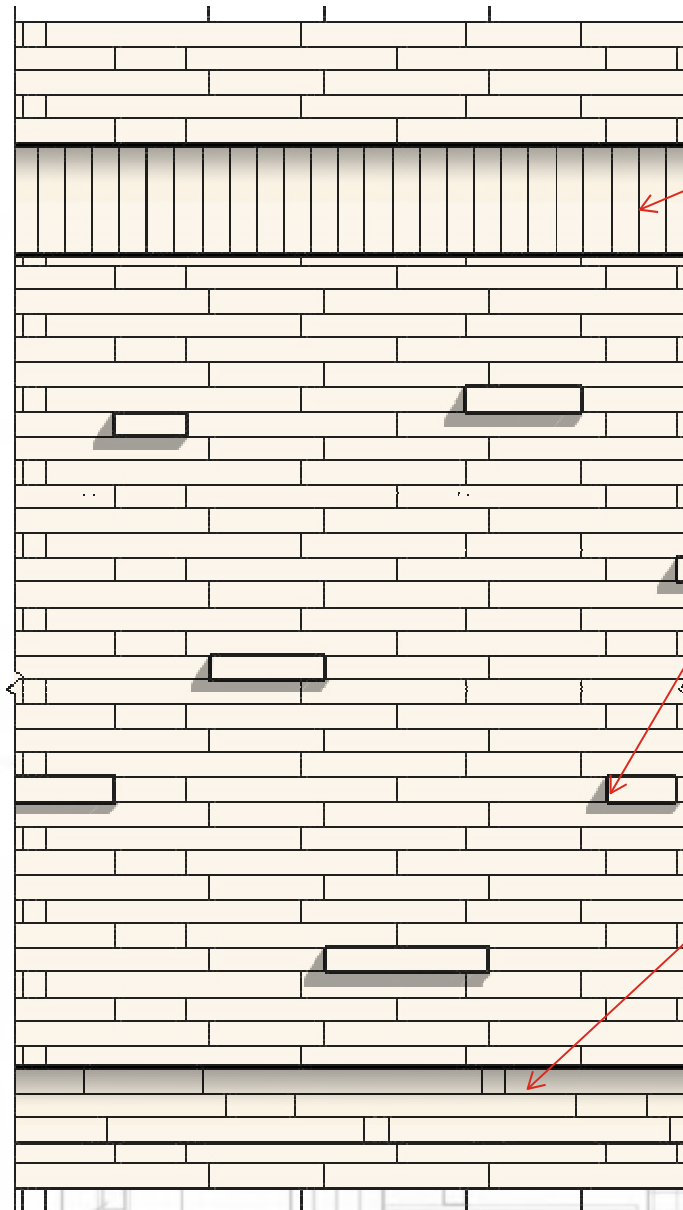




# PUTNAM AVENUE ELEVATION



# CALCIUM SILICATE UNIT COURSING per CAMBRIDGE COMMUNITY DEVELOPMENT 10/17/2013



**SOLDIER COURSE; SET BACK 1"  
1 SOLDIER COURSE EQUALS 4  
STANDARD COURSES**

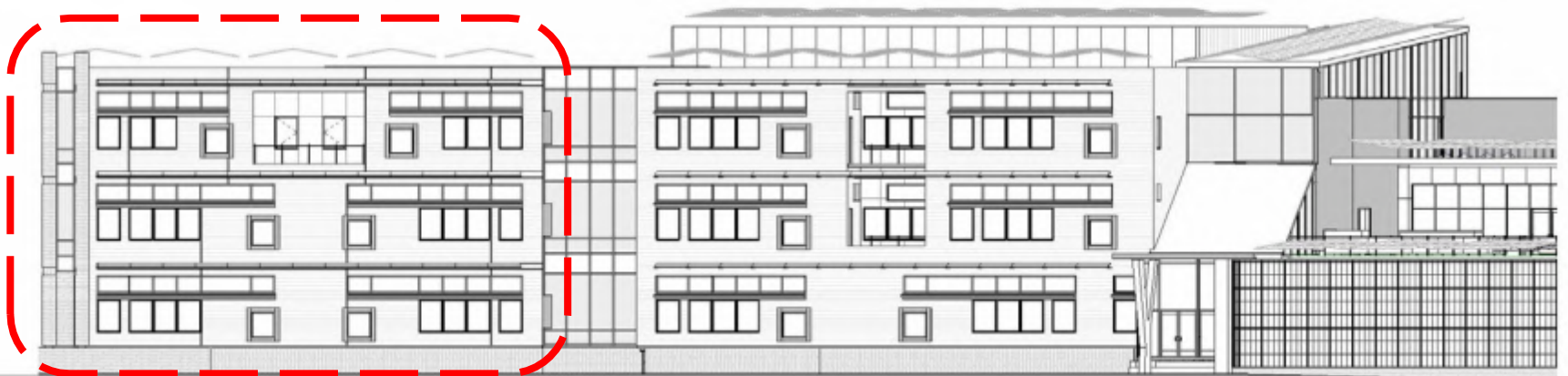
**HEAVY LINE INDICATES  $\frac{3}{4}$ "  
SQUARE PROJECTION OUT FROM  
WALL FACE; CORBEL TO ACCOUNT  
FOR 5% OF WALL SURFACE**

**3 COURSES; SET BACK 1"**



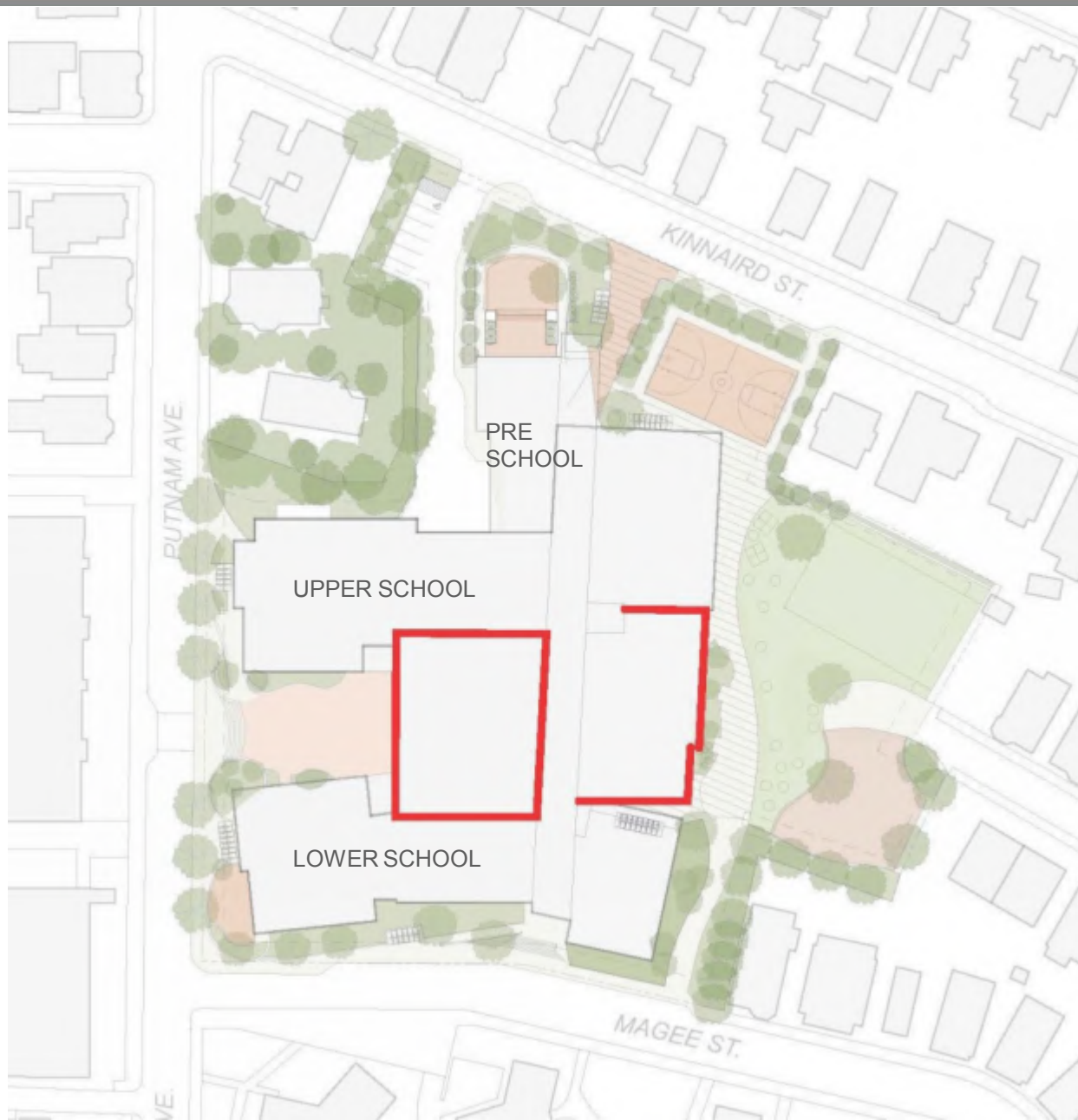


# MAGEE STREET ELEVATION





# MATERIALS

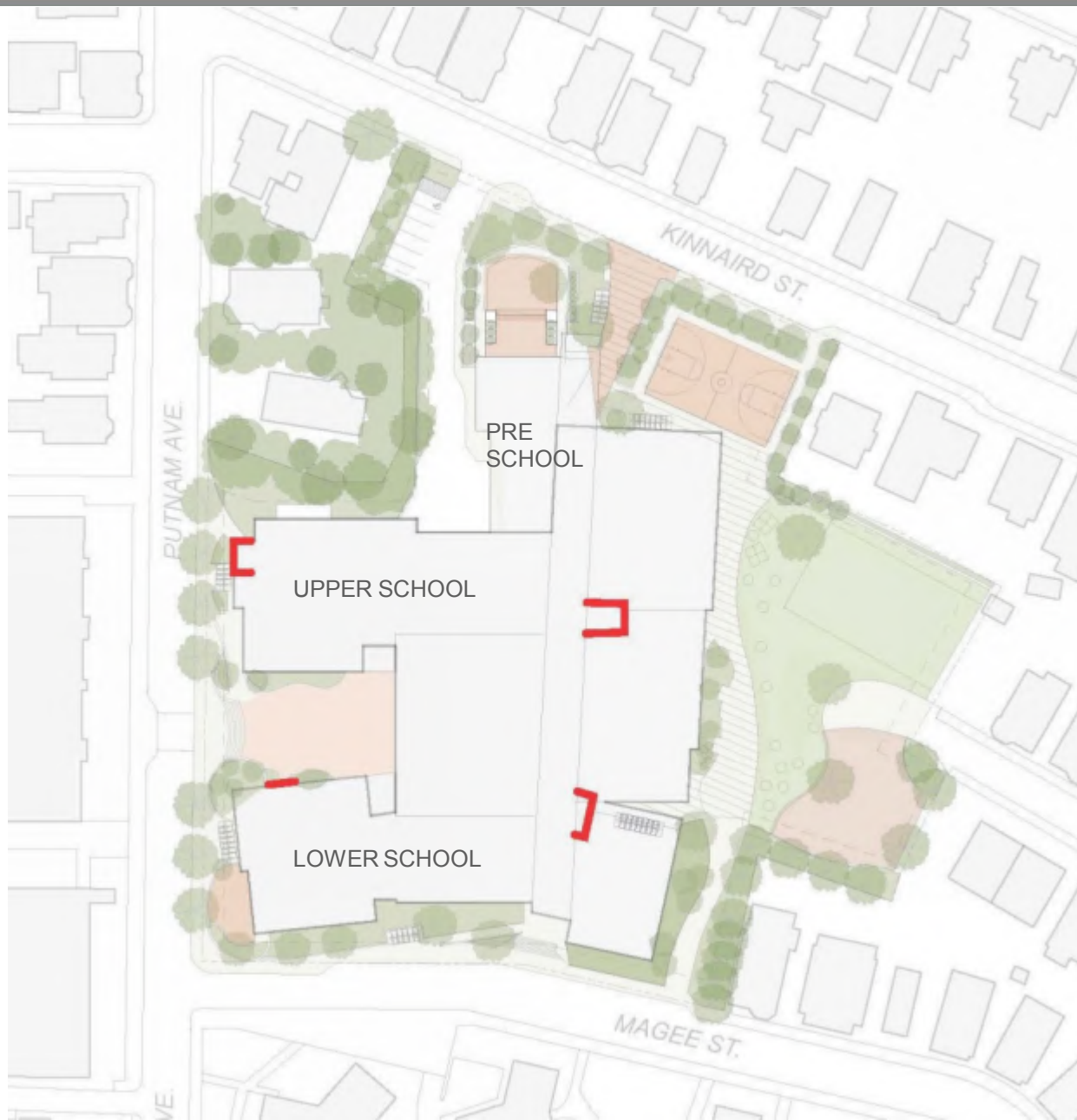




# HAYES STREET ELEVATION







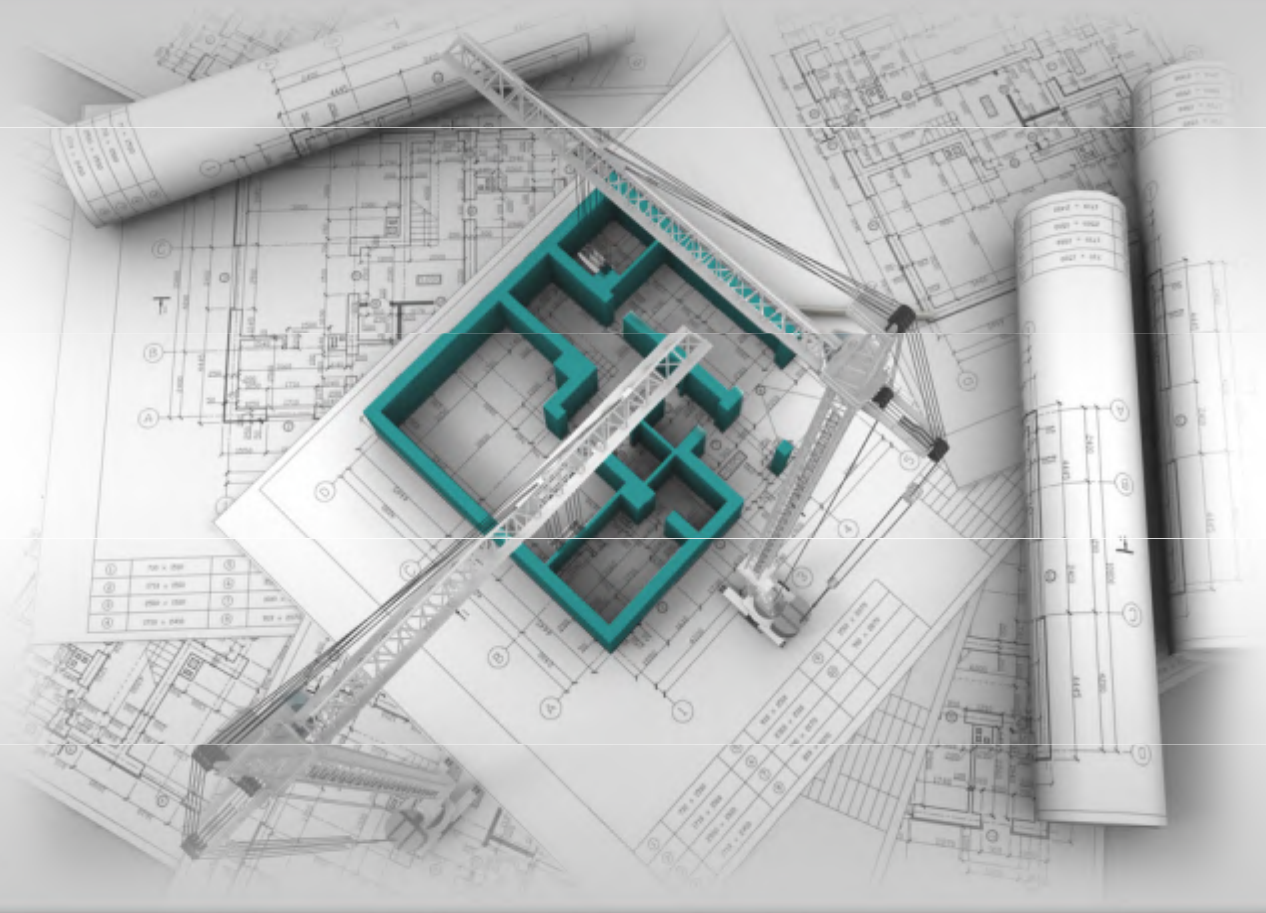
FORMED METAL WALL PANEL







W. T. RICH COMPANY, INC.



## Rich-Caulfield MLK Venture Community Update

Dr. Martin Luther King Jr. School Construction Project  
City of Cambridge, Cambridge, Massachusetts

December 12, 2013



# Schedule / Presentation Overview

- Demo / Abatement
- Geothermal
- Progress Design Documents
  - Bidding and Award
- Concrete Foundations
- Structural Steel
- Building Envelope / Overall Construction



3D Line Art - Courtyard View

# Demo / Abatement – Early Bid Package

- Demo / Abatement Work Ongoing
  - Slowed with Additional PCB Discovery
    - Latent condition
    - Interior of the building
- Exterior Panel & Window removal and disposal
  - Ongoing – Complete Early January 2014
- Target to start Roof removal and disposal
  - Ongoing – Complete Early January 2014
- Target to start Mass Building demolition and disposal
  - First Phase, Commencement Kinnaird Street December 16, 2013
  - Subsequent Phasing Working West towards Putnam
  - Target Completion Mid / Late February 2014



# Geothermal Wells – Early Bid Package

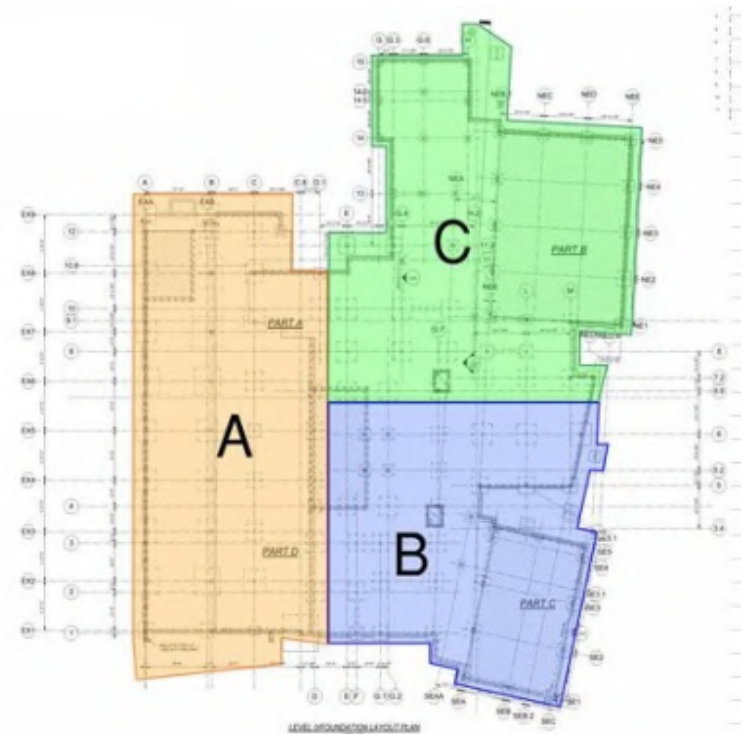
- Target to start Geothermal Drilling adjacent to Hayes Street (Phase 1)
  - Mid December 2013
- Target to start Geothermal Drilling adjacent to Kinnaird Street (Phase 2)
  - Early February 2014 Commencement
- Target to Complete Geothermal Activities
  - Mid April 2014

# Progress Design Documents / Bidding and Award Phase

- Release full Construction Document Set to public
  - November 13, 2013
  - Addendums and De-Scoping December and Early January
- Receive Bids for Full Scope of Work
  - End of January 2014.

# Concrete Foundations

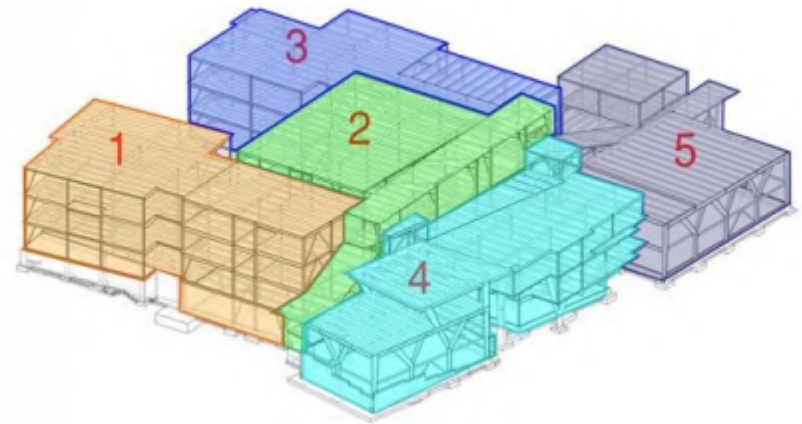
- Target to commence with concrete foundations
  - Early February
- Will start foundations along Putnam Ave and work our way towards Kinnaird Street
- Target to finish concrete foundations
  - Early May



Foundation Phases

# Structural Steel

- Target to commence with structural steel
  - Early May
- Will start erection along Putnam Ave and work our way towards Kinnaird Street
- Target to finish structural steel
  - Late September



Structural Steel Phases



# Building Envelope / Overall Construction

- Target to commence with Envelope and Enclosure
  - June 2014
- Target for enclosed structure
  - December 2014
- Target to finish
  - September 1, 2015



# CONSTRUCTION PROGRESS

## WESTERN AVENUE INFRASTRUCTURE IMPROVEMENTS PROJECT

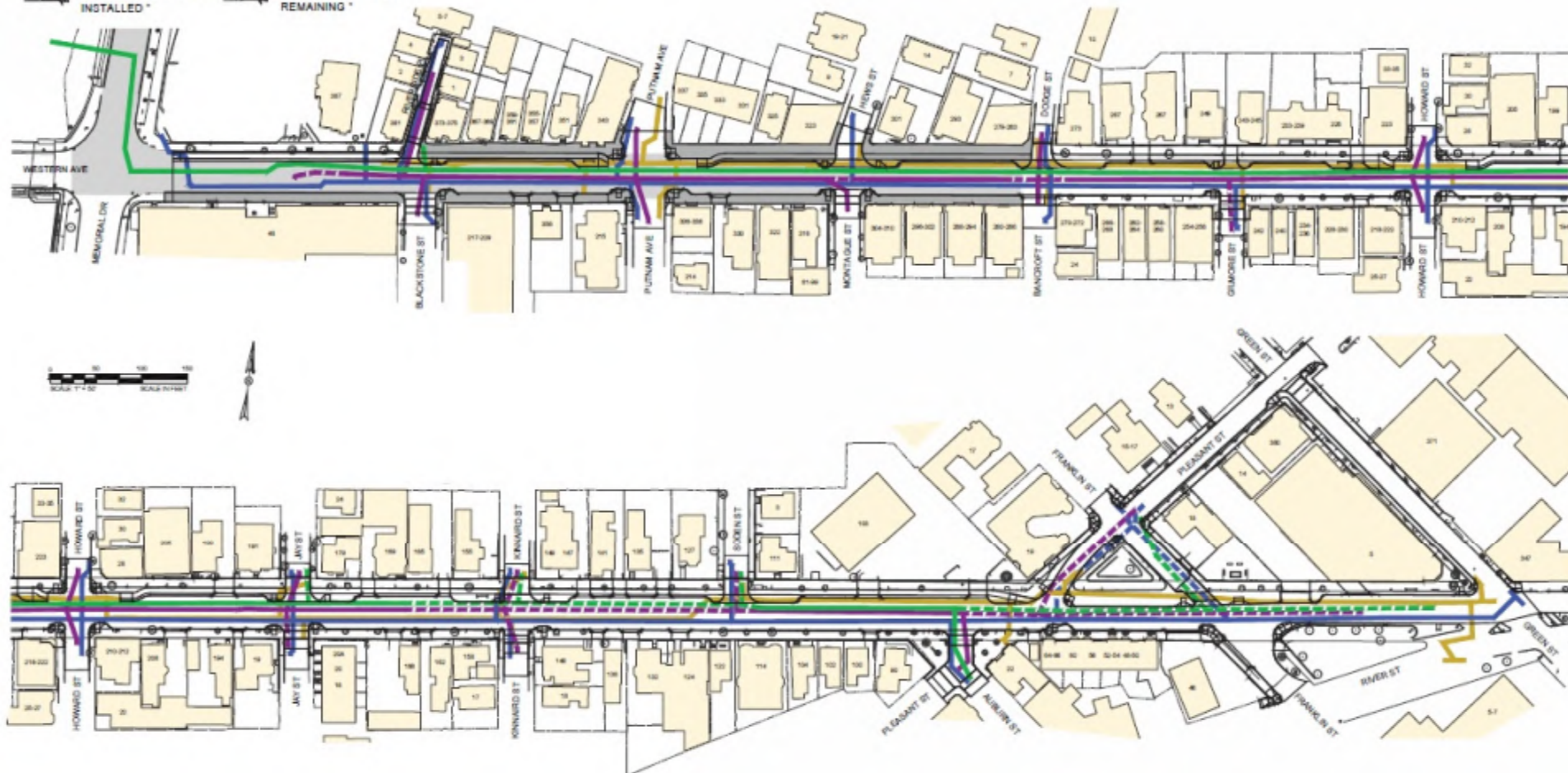
December 2013

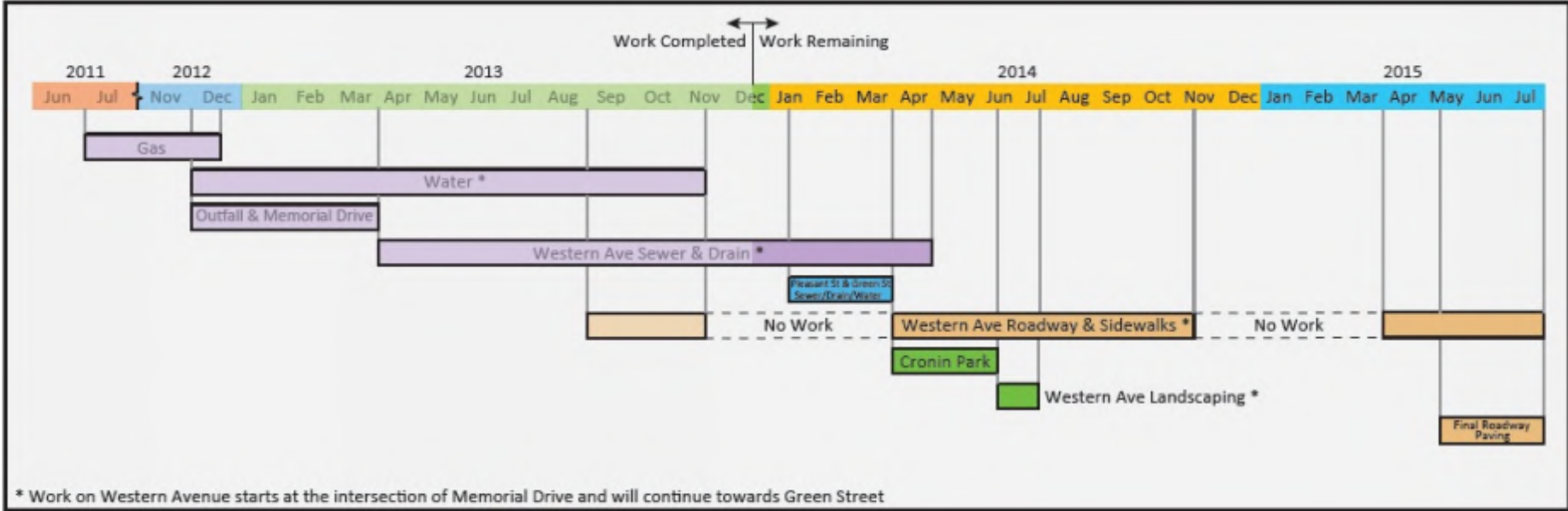
CAMBRIDGE  
DEPARTMENT  
OF PUBLIC  
**THE  
WORKS**

### LEGEND

	DRAIN INSTALLED		DRAIN REMAINING
	SEWER INSTALLED		SEWER REMAINING
	WATER INSTALLED		WATER REMAINING
	GAS INSTALLED		GAS REMAINING
	SIDEWALK/ROADWAY INSTALLED *		SIDEWALK/ROADWAY REMAINING *

\* Note:  
• Final paving to be installed in 2015.  
• For sidewalks, miscellaneous brick and landscaping work to be completed.





## Western Ave Infrastructure Improvements Estimated Construction Schedule



# Kinnaird St Construction



# Traffic Calming

Traffic calming is a way to design streets, using physical measures, to encourage people to drive more slowly, in order to provide a more livable environment and allow people to walk and bicycle more comfortably and safely.

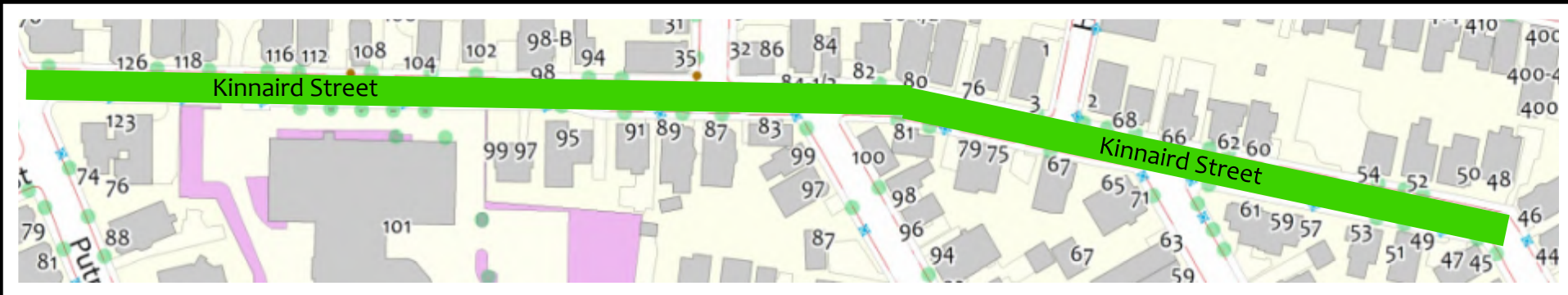
## Schedule

Community Process: To begin Spring 2014

Construction: To begin Summer/Fall 2014

# Kinnaird St Construction

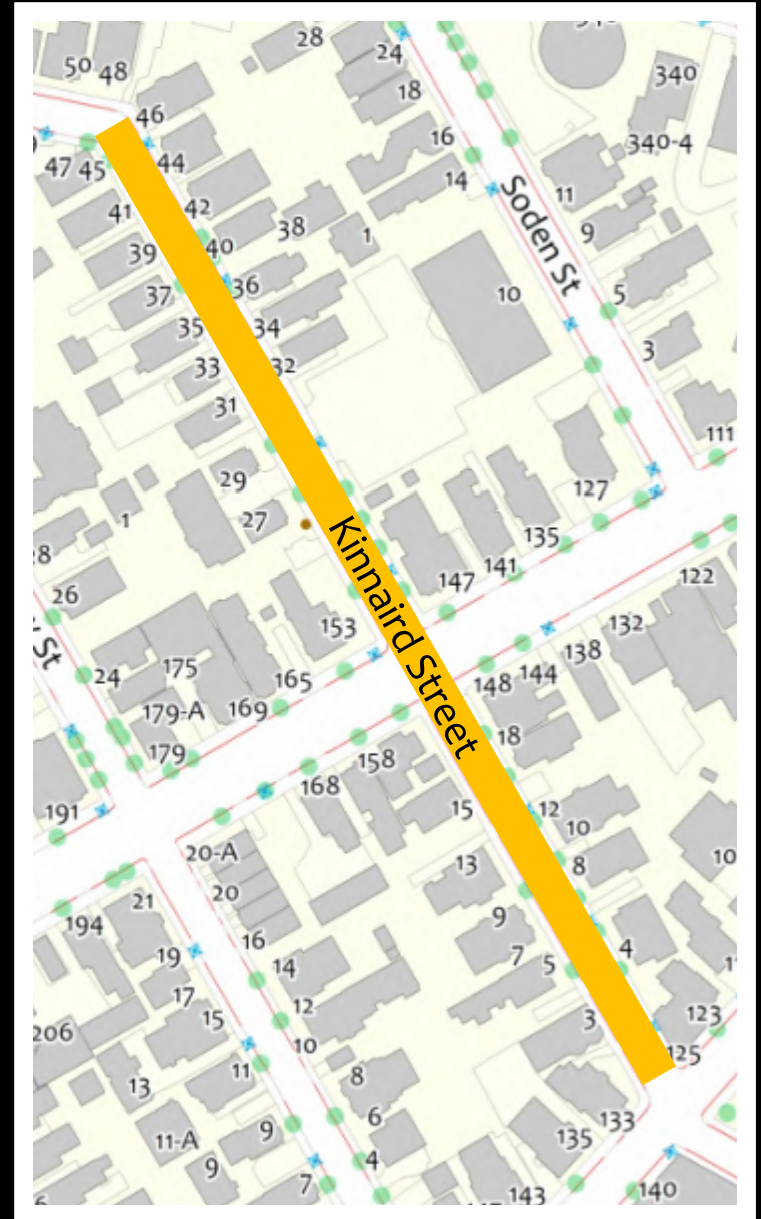
## ■ Phase One





# Kinnaird St Construction

■ Phase Two



# Kinnaird St Construction

■ Hayes Street



# Questions

