

March 1, 2018

Mr. H. Theodore Cohen, Chairman
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

RE: EF III Building Design Update (SP #328)

Dear Chairman Cohen and Members of the Board,

On behalf of EF Education First and Wilson Architects, we look forward to presenting an update on the design of the EF Education First Expansion Project at North Point (EF III – Special Permit #328) on Tuesday, March 6, 2018.

We have continued to work closely with Suzannah Bigolin and the Cambridge Community Development Department through the design development & construction process to ensure that the building's design stays consistent with the principles you outlined as part of the Special Permit.

The project is on an aggressive schedule to be able to accommodate the arrival of the 2019 Hult International Business School class of students. SKANSKA broke ground in October 2017 and completed environmental remediation of the site in early January 2018. We finished driving piles on February 26th and we anticipate steel construction beginning in early April. We are on track for a completion date of late spring 2019.

Design Updates

We have used three guiding principles from the Planning Board as the design of the building has evolved:

1. The ground floor should be open, inviting, active and have an indoor/outdoor connection
2. There should be an emphasis on warmth in the materials chosen and a focus on “base, tower and top” per the Cambridge Design Guidelines
3. We should aim to achieve maximum energy efficiencies (LEED v4 Gold design)

With that in mind, we have fine-tuned the design of the building in two main areas:

I. Upper exterior and windows:

- We have specified a unitized curtainwall system which has enabled us to eliminate the exterior metal snapcaps, create a larger, more open span of glass and create a greater depth in the articulation of the façade.
- The unitized system performs better both acoustically and thermally for energy performance.
- The windows and two-story precast panels are staggered throughout the upper portion of the building creating greater visual interest.



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- We have increased the amount of gold metal panels adding color to the building.

2. Ground floor base and lobby:

- With a focus on creating an indoor/outdoor connection, we have specified a charcoal mullion at the base level to create an emphasis on the interior colors and spaces.
- This refinement in the design helps to emphasize the different components of the building: base, middle, top.
- The sandblasted precast at the base works well in conjunction with the charcoal mullion and helps to conceal the metal louvers.

The enclosed packet provides graphic representation of these updates. We look forward to discussing with you on Tuesday evening.



Best regards,

A handwritten signature in black ink, appearing to read 'Chris Martin', with a large, sweeping flourish on the left side.

Chris Martin, Wilson Architects, on behalf of EF Education First

CC: Suzannah Bigolin, Cambridge Community Development Department
Shawna Marino, EF Education First
Rich McKinnon, The McKinnon Companies



EF EDUCATION FIRST EXPANSION (EF III)

DESIGN UPDATE

06 MARCH 2018

EF III DESIGN UPDATE • MUSEUM WAY VIEW



Charcoal Mullions at Building Base

EF III DESIGN UPDATE • MUSEUM WAY VIEW COMPARISON



Charcoal Mullions



Gold Mullions



8/2017 Planning Board Meeting

EF III DESIGN UPDATE • UPPER FACADE DETAIL VIEW



Structurally Glazed Windows with Enhanced Metal Panel Accents

EF III DESIGN UPDATE • UPPER FACADE DETAIL VIEW COMPARISON



Current



8/2017 Planning Board Meeting

EF III DESIGN UPDATE • ENTRY VIEW



Charcoal Mullions at Building Base

EF III DESIGN UPDATE • ENTRY VIEW COMPARISON



Charcoal Mullions



Gold Mullions



8/2017 Planning Board Meeting

EF III DESIGN UPDATE • MULTI-USE FIELD VIEW



Charcoal Mullions at Building Base

EF III DESIGN UPDATE • MULTI-USE FIELD VIEW COMPARISON



Charcoal Mullions



Gold Mullions



8/2017 Planning Board Meeting