

# project of the month



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## cde Project of the Month

PROJECT TEAM INCLUDES RW SULLIVAN, GELLER DEVELLIS, CRABTREE MCGRATH, RF WALSH AND REFLEX LIGHTING  
**Tsoi/Kobus and Lee Kennedy complete Boston College High School campus addition/renovation project**

**QUINCY, MA** Situated on 40-acres on the Boston waterfront, Boston College High School (BCHS) undertook a campus-wide addition and renovation project to unify the campus with a single building and create a hub for campus life. As the first project on the campus in 50 years, this was an opportunity to enhance the school's reputation while enriching their long-standing tradition of academic excellence.

The new 65,000 s/f building, which houses science labs for chemistry, biology and physics, teaching classrooms, administrative offices, computer labs, a campus ministry center, and a 650-seat cafeteria connects three existing buildings and creates a public open space for students and faculty to interact. A terrazzo floor between the cafeteria and library is modeled after a maze in Chartes Cathedral, which is symbolic of the scholastic and spiritual journey students must follow to graduate.

The cafeteria, which is at the heart of the project, enables the school to seat more students and frees up the schedule. The previous undersized cafeteria and kitchen caused the need for five lunch periods per day, affecting the entire academic schedule. Overlooking Dorchester Harbor and the athletic fields, the new cafeteria has become a central gathering space.

Since three main academic buildings faced onto an open landscaped quad, it was determined that filling in that quad with new construction would be the first step in implementing the school's goals. However there were several issues to contend



with. First, the quad was traversed daily by 1,300 students and faculty at the change of each class period. Also, major teaching spaces and academic offices looked out into the quad and needed to remain active throughout construction. To make matters worse, fire exits opened out into this quad and a major underground utility ran through the site.

The new addition also had to become the connector for three building and multiple floors. The existing structures each had multiple floors and none of them lined up with each other. The design and construction team had to devise a way to connect all of these levels. Through a series of ramps, staircases and a new elevator, the team came up with a simple, clear connection concept that helps break-up what would normally be a vast open room. This design solution also brought the school up to compliance with all ADA laws.

The tight site created another challenge by having to make connections

among three existing buildings without disrupting the academic environment that surrounded it. Break-throughs into old buildings had to happen on holidays and after-hours, temporary walls installed, and coordination with the school administration occurred frequently to avoid disruption of teaching. In order to control distractions, all of the windows looking into quad were blocked up and sound controlled at the outset of construction. These existing windows and associated louvers were used for fresh air and ventilation so temporary HVAC solutions were incorporated into the phasing concept.

As an expression of their commitment to the Columbia Point neighborhood, Boston College High School also wanted to establish a new landmark for the area. The existing campus has a strong modernist aesthetic with horizontal metal windows and red brick. The new building is meant to complement the



present aesthetic and is held back from adjacent structures and in filled with metal panels. The same brick as the existing buildings was used in

order to integrate the addition into the campus setting. The windows on the new addition are an interpretation of the modern horizontal win-

dows of the existing campus.

The strongest design innovation is the long cafeteria space that is a glass box set between two existing buildings. The design team wanted to stretch the taught skin out towards the water and the views. By doing this, the spaces created are light and airy, but still give you glimpses of the past style of architecture of the existing campus. The front entry replays this expression, but it stretches upward rather than outward. A glass and masonry tower at the head of the main drive serves as a counterpoint to the existing historic tower at the front of McElroy Hall. The new tower is also a window into the school and allows students and visitors alike to see the diverse activity going on within. The first floor bookstore is topped by two floors of conference and seminar rooms. At night, the penthouse is lit from within and is a beacon of light shining over the campus.

## Boston College High School campus project team

Architect/Interior Design	Tsoi/Kobus
Project Manager	RF Walsh
General Contractor	Lee Kennedy Co.
Civil & Landscape Engineers	Geller DeVellis
Code Consultant	R.W. Sullivan Engineering
Foodservice Consultant	Crabtree McGrath Assoc.
MEP/Fire Consultant	TMP
Lighting Design Asst.	Reflex Lighting Group

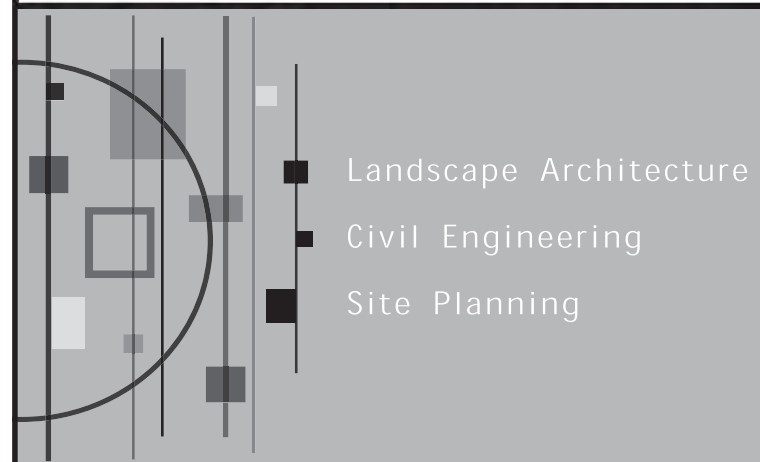
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## PROJECT MANAGER



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