

Institutional Master Plan Amendment

Emerson College

The Little Building Renovation

80 Boylston Street

Boston, MA 02116

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
November 14, 2014



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

RE: Submission of Institutional Master Plan Amendment for the Little Building Renovation

Dear Mr. Golden:

Emerson College is pleased to submit this Institutional Master Plan Amendment to the Boston Redevelopment Authority in accordance with Article 80 of the Boston Zoning Code for the Little Building Renovation located at 80 Boylston Street in the Midtown Cultural District.

The proposed project consists of replacing the significantly deteriorated façade through a combination of repair, replacement, and restoration. Interior renovations will occur on floors 2-12 and a newly constructed 13th 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, student social space, and an updated/renovated dining facility accommodating 450 students 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.

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 November 2012, and an approval of a three year extension and renewal of the College's current Institutional Master Plan until November 2017. The College also seeks a waiver pursuant to Section 80B-5(3)(d) of the Boston Zoning Code, of the requirements of subsection 4 and subsection 5 of said Section 80B-5 for the filing with and review by the BRA of a Draft Project Impact Report ("DPIR") and a Final Project Impact Report ("FPIR").

Sincerely,

Margaret A. Ings
Associate Vice President

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1.0 Proposed and Potential Future Projects

1.1 Projects completed since IMP Amendment Approved November 2012

1.1.1 180 Tremont Street (Ansin Building)

The College completed the upgrade to the fire alarm system in September, 2013.

1.1.2 120 Boylston Street (Walker Building)

Elevator Project: The College completed the elevator modernization project in September 2014.

Front Entry Doors: The College replaced the front doors of the Walker Building as part of the campus-wide entry door access card project. This project was completed in August 2013.

HVAC System: The College completed an upgrade to the HVAC system in the Walker Building on floors 3, 7, 8, and 9 in September 2013.

1.1.3 219 Tremont Street (Cutler Majestic Theatre)

The College completed repairs to the substructure of the roof in August, 2013.

1.1.4 Campus-wide Entry Door Card Access Project

The campus-wide entry door card access project was completed in September 2013. This upgrade allows after hour access with enhanced security.

1.1.5 Emerson College Los Angeles

The College opened its permanent facility for its Los Angeles internship program in January 2014. This facility includes classrooms, faculty offices, an auditorium, residence hall, and underground parking.

1.1.6 216 Tremont Street (Union Warren Savings Bank)

The College completed an upgrade to the HVAC system in October 2014. The upgrade to the fire alarm system has been deferred until 2015.

1.1.7 80 Boylston Street (Little Building)

The College completed an upgrade to the fire/life safety system in August 2014.

1.2 Leased Property

1.2.1 160 Boylston Street

The College leases space on the fourth floor of 160 Boylston Street for the Emerson Engagement Game Lab. This lease expires in August 2018.

1.3 Projects Underway

1.3.1 1-3 Boylston Place

Emerson College purchased 1-3 Boylston Place in March 2010. Currently, 1-3 Boylston Place consists of the following: The Estate nightclub at 1 and 2 Boylston Place, and Sweetwater Tavern at 3 Boylston Place. The construction of this residence hall for approximately 376 students will require the demolition of 1 and 2 Boylston Place and the building at 3 Boylston Place with the exception of the façade which will remain and be preserved. The College is in the process of mobilizing the site to start demolition and construction of the project in April 2015.

1.4 Proposed Future Projects

1.4.1 The Little Building Renovation

The Little Building dormitory is an existing 12 story structure built in 1917. The building originally was an office building and 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 condition 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.

Currently the design teams are researching the most appropriate materials to accomplish the above façade repairs. However it is anticipated that a cast stone like material capable of replicating the ornate detail of the original façade will be used. 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 13th 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, student social space, and an updated/renovated dining facility accommodating 450 students 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.

1.4.2 122 & 124 Boylston Street

The College proposes to convert this ground floor retail space to a secondary dining facility, if necessary, to be operated by Sodexo, the College's authorized food service vendor.

1.4.3 120 Boylston Street (The Walker Building)

The College plans to replace the emergency stairwell from the 6th floor to the 10th floor in the summer of 2015.

