

## HIGH-PROFILE FOCUS: RESTORATION/RENOVATION FACILITIES DEVELOPMENT NEWS

## Renovate Around Us

by Janet Morra



Janet Morra

Coordinating a renovation can be tricky business under ideal circumstances, but renovating a space while occupying it increases the logistics considerably. Sometimes companies don't have the luxury of having extra "swing space" to use during renovation. Often the rent on temporary or swing space, if it is available, is cost-prohibitive. The only option: "renovate around us."

Two Boston-based companies have experience with "renovating while occupying" and took different approaches to achieving the same outcome: a newly designed and renovated office.

Fiduciary Trust Company made the decision to coexist with the inconvenience of construction on 45,000sf of office space while operating the financial services company. Fiduciary's primary goal for the general contractor was to eliminate disruptions to the business. Construction needed to be organized and discreet so that clients wouldn't know that work was under way. The renovation was complex and planned in three phases. It helped immensely that the landlord agreed to provide temporary office space elsewhere in the building and that empty space on one of Fiduciary's floors could be used as "swing space" before it too was remodeled. Everyone had to move at least once to accommodate the phased schedule. Noisy construction activities had

to be performed during nights and weekends to reduce disturbance to Fiduciary's business as well as to neighbors in the building. The renovation was accomplished without completely shutting down the business, and no one had to leave the building.

The renovation of 22,000sf of existing office space for Linedata, a global solutions provider dedicated to the investment management and credit community, required careful planning as well. The office design was updated and renovated while Linedata continued to occupy the space, and construction was tightly coordinated in three phases of two weeks each. The strategy: to have employees work from home for two weeks at a time as their part of the office was renovated. Without the use of swing space, the various contractors came in three times to complete the project scope, which included new workstations, furniture, finishes, and lighting, as well as boardroom and reception upgrades and the addition of a videoconferencing room. While this approach can sometimes add to the cost of the project, the rent on temporary or swing space would have been considerable as well. Linedata was very flexible, understanding, and accommodating in regard to the disruption, and the renovation was completed in about six weeks.

With a phased and careful planning of the design and tight coordination of the construction, it is possible to renovate a space while the client occupies it. It may not be the ideal approach to a renovation or restoration project, but in this tight economy it gets the job done.

Janet Morra, AIA, LEED AP, is a principal at Margulies Perruzzi Architects.

## RDK Completes Terminal Project



The project team for the cruiseport included (l-r): Kim DeYoung, Mariluz Sencion, Jim Montalbano, project manager Abigail Day, Chris Mann, principal in charge Bob Persechini, Vinny Bettano, and Nancy Medeiros.

Boston - RDK Engineers joined forces with Massport, Architerra, and Consigli Construction to work on the renovation and expansion of the Boston Black Falcon Cruiseport.

The project team worked closely together to design a terminal that would make the boarding process more welcoming and convenient for travelers - and keep pace with the increasing popularity of the cruise industry.

RDK provided mechanical, electrical, plumbing, fire protection, telecommunications, and security design for interior renovations in the baggage, ticket, security, and waiting areas and the installation of air conditioning on the third floor.

The project team kept the needs, requirements, and budget of Massport in mind while upgrading the vintage World War I military warehouse into a colorful, modern, and easily navigable waiting area.

Multicolored lights brighten up the interior, and RDK performed electrical systems work for escalators, elevators, and electrical systems for ticket areas as well. The design team also streamlined the embarking and disembarking processes — passengers now embark on the third level and disembark on the second, making it easier to travel through security, ticketing, and baggage areas.



The interior of the newly renovated and expanded Massport Black Falcon Cruise Terminal

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- MIT Koch Center – William Berry
- MGH – Building for the Third Century – Turner Construction
- Temple Beth Elohim - Richard White Sons
- Princeton University Chemistry – Turner Construction
- Brown Creative Arts Center – Shawmut Design and Construction
- Isabella Stuart Gardner Museum – Shawmut Design and Construction
- Appleton Mill – CWC Builders
- Russia Wharf – John Moriarty and Associates
- Cambridge Rindge and Latin – Consigli Construction
- Harbor Park Pavilion – Turner Construction
- Dana Farber – Walsh Brothers
- Dorchester Ave Improvements – McCourt Construction
- Johnson and Wales University – Johnson and Wales
- Linden Square Improvements – Federal Realty
- Boston College Weston Jesuit Housing – Lee Kennedy Company
- Logan Conrac Enabling – Suffolk Construction
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