



# EDWARDS SCHOOL RENOVATION

## FOR THE HORACE MANN SCHOOL AND THE WARREN-PRESCOTT SCHOOL

Design Update  
February 29, 2024



Mayor Michelle Wu



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City of Boston  
Public Facilities



**CITY OF BOSTON**

*Public Facilities Team*

**DION IRISH** *Chief of Operations*

**KERRIE GRIFFIN** *Director*

**CARLETON JONES** *Deputy Director*

**ELLEN MCDONOUGH** *Chief of Staff*

**ROHN MACNULTY** *Assistant Director*

**SUSAN PHILLIPSON** *Project Manager*

**SCOTT GEELMUYDEN** *Clerk of the Works*



# AGENDA

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- Welcome & Introductions
- Schedule Overview
- The Edwards – Project Overview
- Outdoor Areas
- Q&A



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# MEETING NORMS

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- Ways of Being
  - Be Present
  - Be Respectful
  - Be Open
  - Be Mindful
  - Be Engaged
- Allow for the interpretation to conclude before proceeding to a new topic.
- Address the Deaf person directly, interpreters will speak in first person.
- Look directly at the Deaf person, it may be funny as you hear the voice of the interpreter.
- Participants state their name before speaking so that the interpreter can follow.
- Participants raise their hands and avoid talking at the same time.



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# WELCOME

Horace Mann School Community  
Warren-Prescott School Community



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# INTRODUCTION

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- For today's conversation we are going to focus on some of the renovations to the Edwards School, and share some new updates on this project.
- The City of Boston Public Facilities Department (PFD) in partnership with BPS and the architectural firm Machado Silvetti is performing a renovation of The Edwards School. The renovation includes a number of accessibility and code upgrades, new mechanical, fire protection, lighting, visual public address system and finishes as well as four new exterior play areas. The building will house the Horace Mann School on levels two and three and the first level will be shared by the Horace Mann School and the Charlestown Warren-Prescott Pre-K program.



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# TEAM INTRODUCTIONS

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- **Boston Public Schools**

Mary Skipper, Superintendent  
Sam DePina, Deputy of Operations  
Teresa Neff-Webster, Chief of Operations  
Delavern Stanislaus, Chief of Capital Planning  
Christine Landry, Region 4 School Superintendent  
Enrico Laing, Capital Planning Senior Project Manager

- **Horace Mann School**

Dr. Michele Eissan-Smith, Head of School  
Jennifer Greenfield, Assistant Head of School  
Mary Simmons, ASL teacher  
Melissa Brown, Elementary Director  
Kate Angoff, Secondary Program Director  
Mr. Charlie Kim, HMS Parent

- **Warren-Prescott School**

Tommy Welch, School Superintendent Region 1  
Michele Davis, School Leader  
LaTasha Hunter McCaskill, Director of Operations  
Laraine Zanatta, ABA Strand Specialist  
Karen Elias, K2 Teacher

- **Boston Public Facilities Department**

Dion Irish, Chief of Operations  
Kerrie Griffin, Director  
Rohn MacNulty, Assistant Director for Construction  
Michael Soucy, Senior Review Architect  
Susan Phillipson, Project Manager

- **Design Team**

Stephanie Randazzo Dwyer, Principal, Machado Silvetti  
Emily Ashby, Associate, Machado Silvetti  
W Gavin Robb, Associate, Machado Silvetti  
Sharon Komarow, Associate, KMDG  
Jeffrey Mansfield, Deaf Specialist



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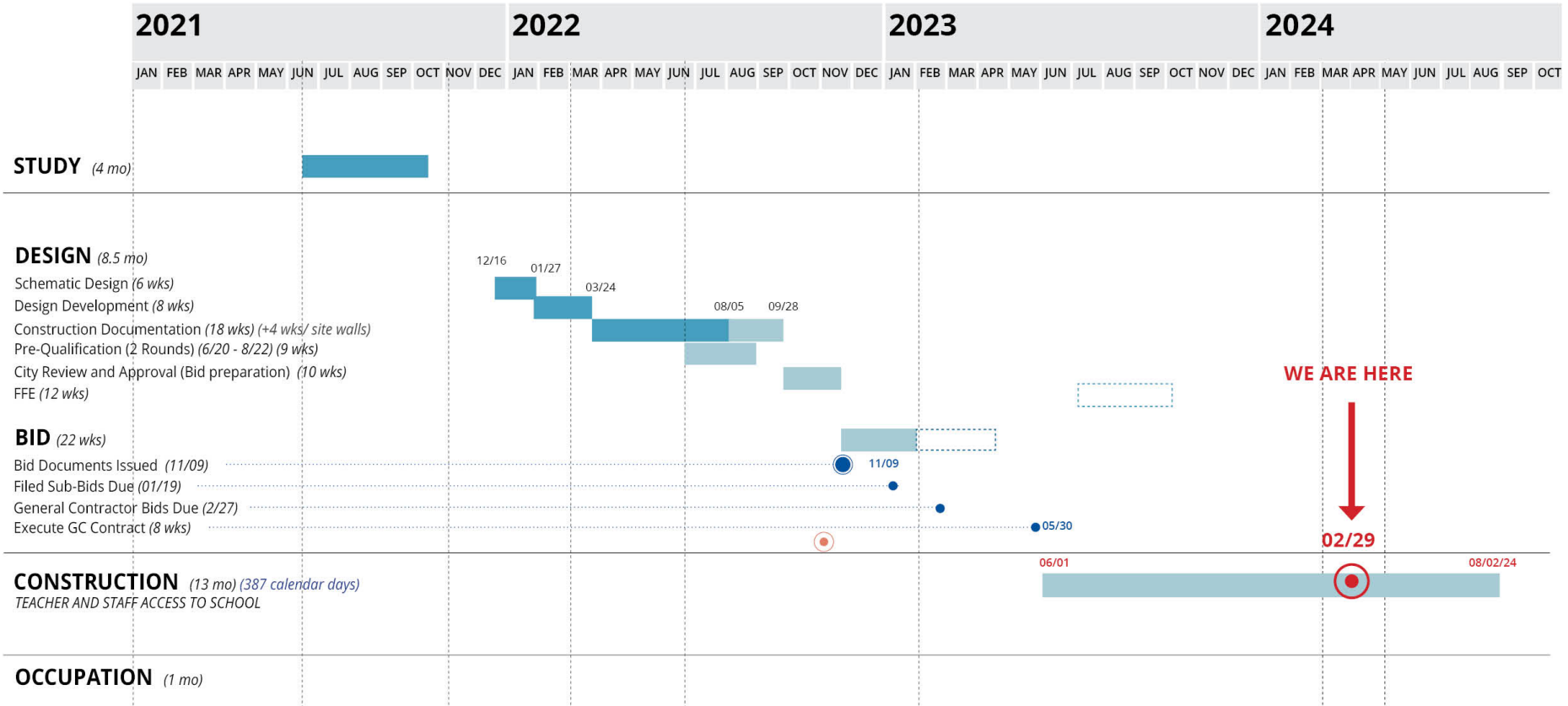


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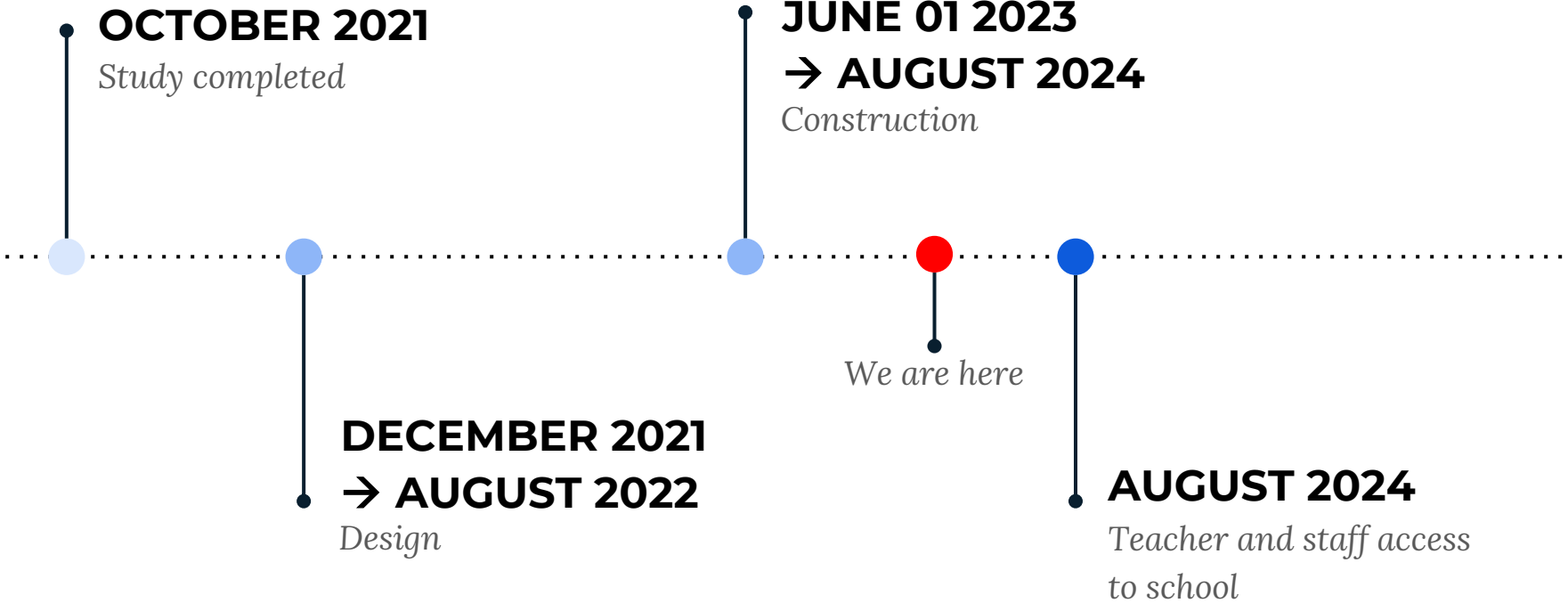
# SCHEDULE





# SCHEDULE

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# SCHEDULE IMPACTS

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- **Continuing deterioration of building and systems after bidding completed**

  - Wood floor damage

  - Existing Hot Water Heater and piping needed replacing

  - Existing steam system – required additional testing, repair and re-work

  - Existing storm and sanitary pipes in need of repair

- **Unforeseen Conditions after opening of the third-floor existing ceiling**

  - Existing concrete roof slab required repairs

  - Discovered existing terracotta tile at exterior walls – needed to selectively remove/repair to create safe condition

  - Masonry walls between classrooms did not continue to roof slab – required additional bracing

- **General Unforeseen Conditions**

  - Ejector/sump pumps not in working order and required replacement

  - More thorough abatement process on roof installation required

  - Existing pipes (originally covered in insulation) were discovered as brass – which required special fittings

  - Existing crawlspace less accessible than anticipated – requiring additional floor hatches and the removal of soil for new plumbing work

  - Drainage system in crawl space below gym needed repair

  - Existing rear parking lot's sub-surface material unstable, did not withstand construction activity – required full replacement & new storm

  - Encountered more contaminated soil that needed to be removed than anticipated for new site work

  - Need temporary generator due to coordination and schedule impacts with Eversource



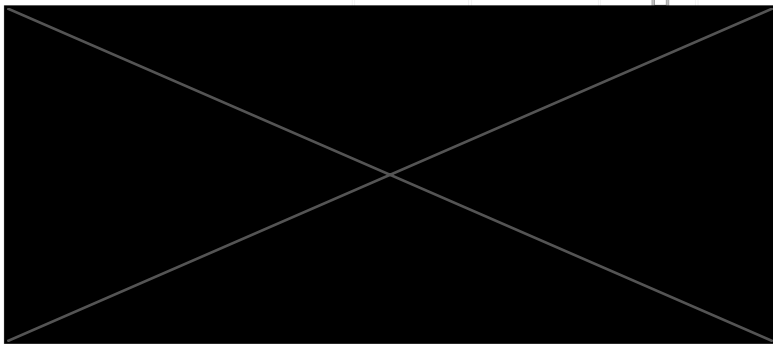
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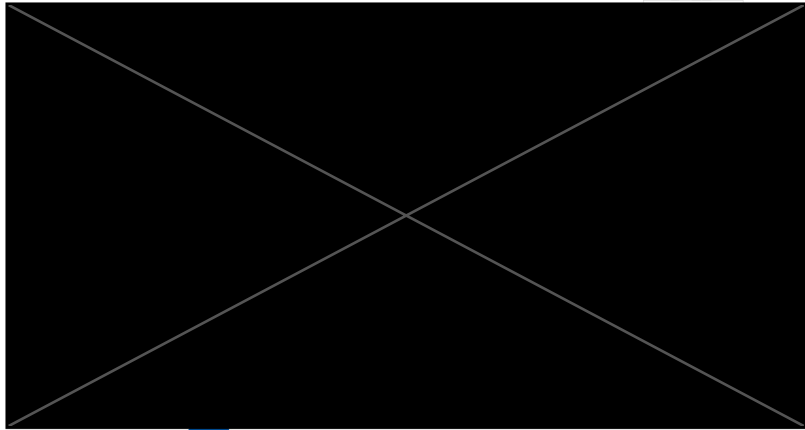
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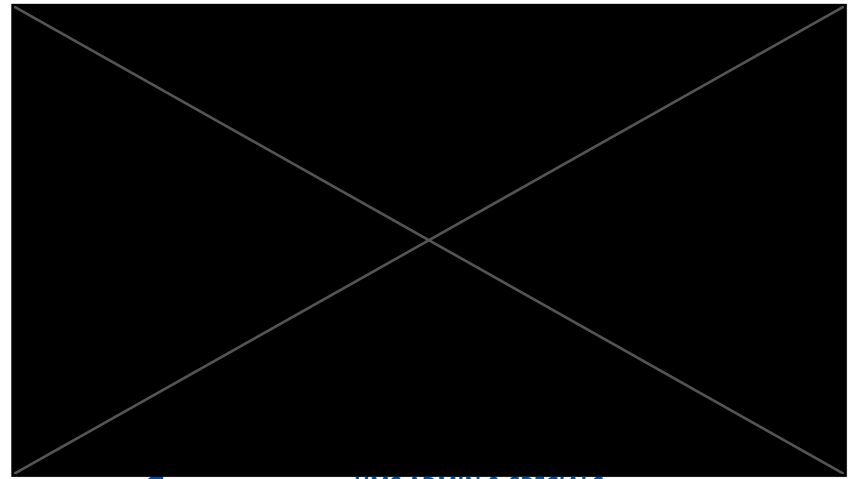
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LEVEL 3



LEVEL 2



LEVEL 1

HMS ADMIN & SPECIALS



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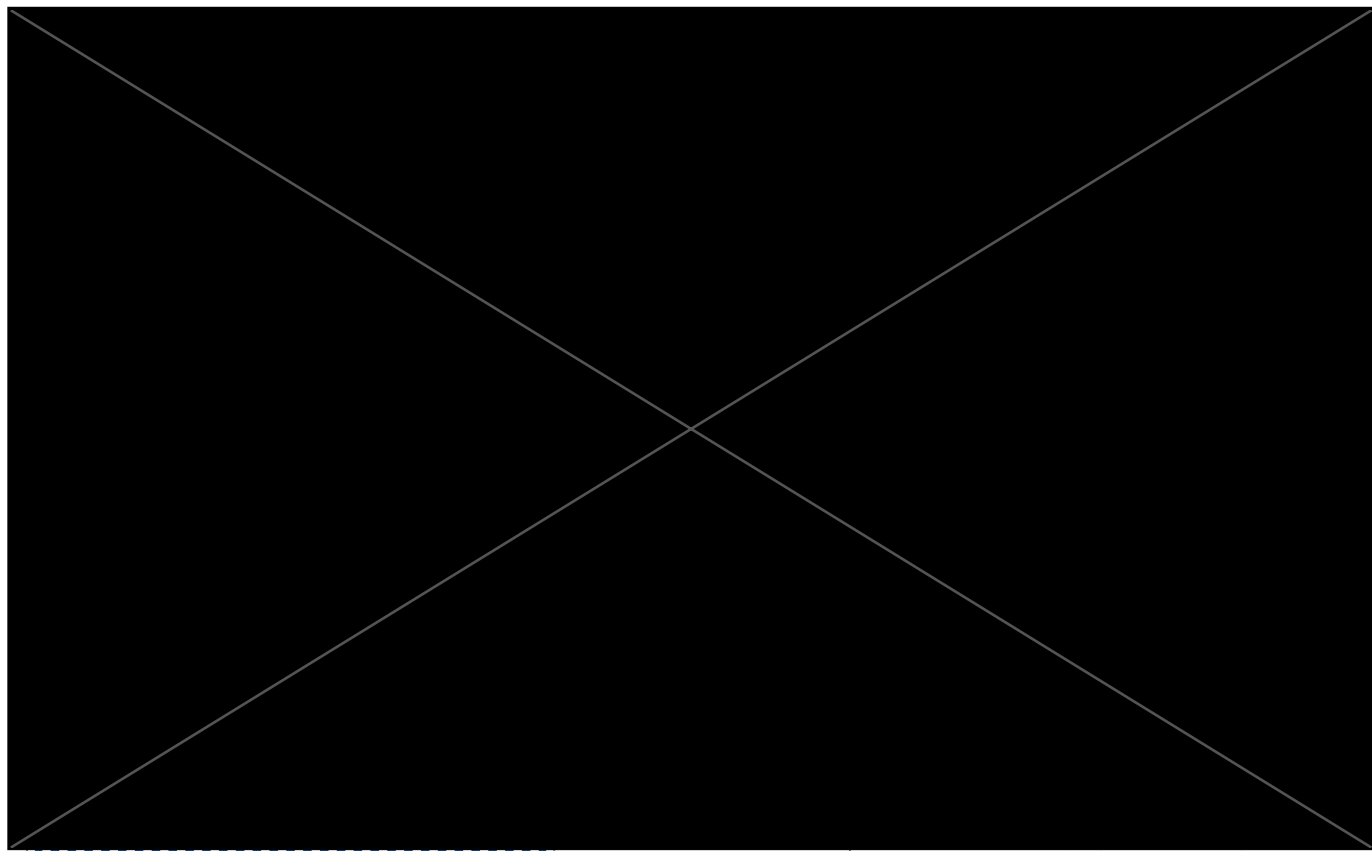


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- HS Classrooms
- MS Classrooms
- EL Classrooms
- PS Classrooms
- Support
- Administration
- Extracurricular/Special
- Storage
- RR/Mechanical
- Charlestown PS

# LEVEL 1

## HMS ADMIN & SPECIALS



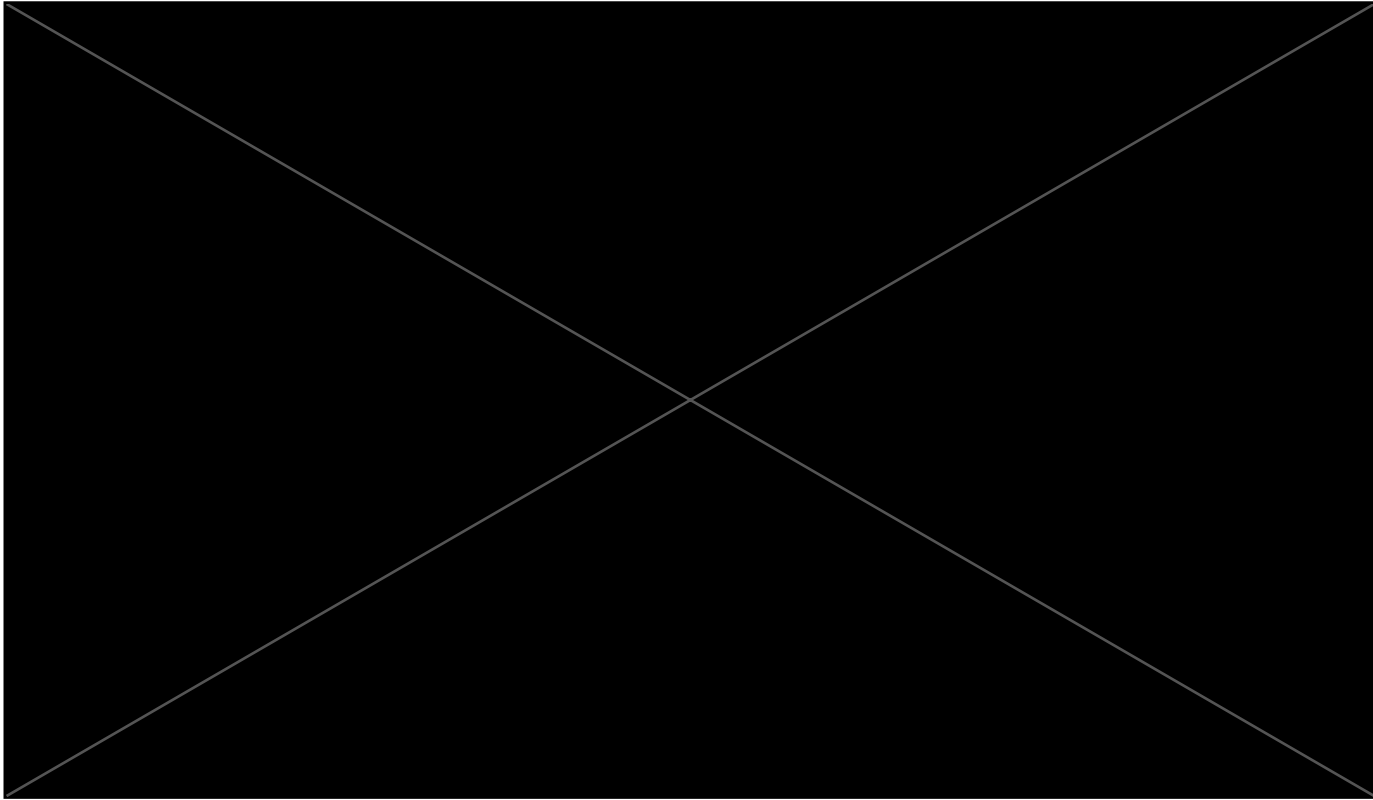
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Public Facilities



- HS Classrooms
- MS Classrooms
- EL Classrooms
- PS Classrooms
- Support
- Administration
- Extracurricular/Special
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- RR/Mechanical
- Charlestown PS

# LEVEL 2



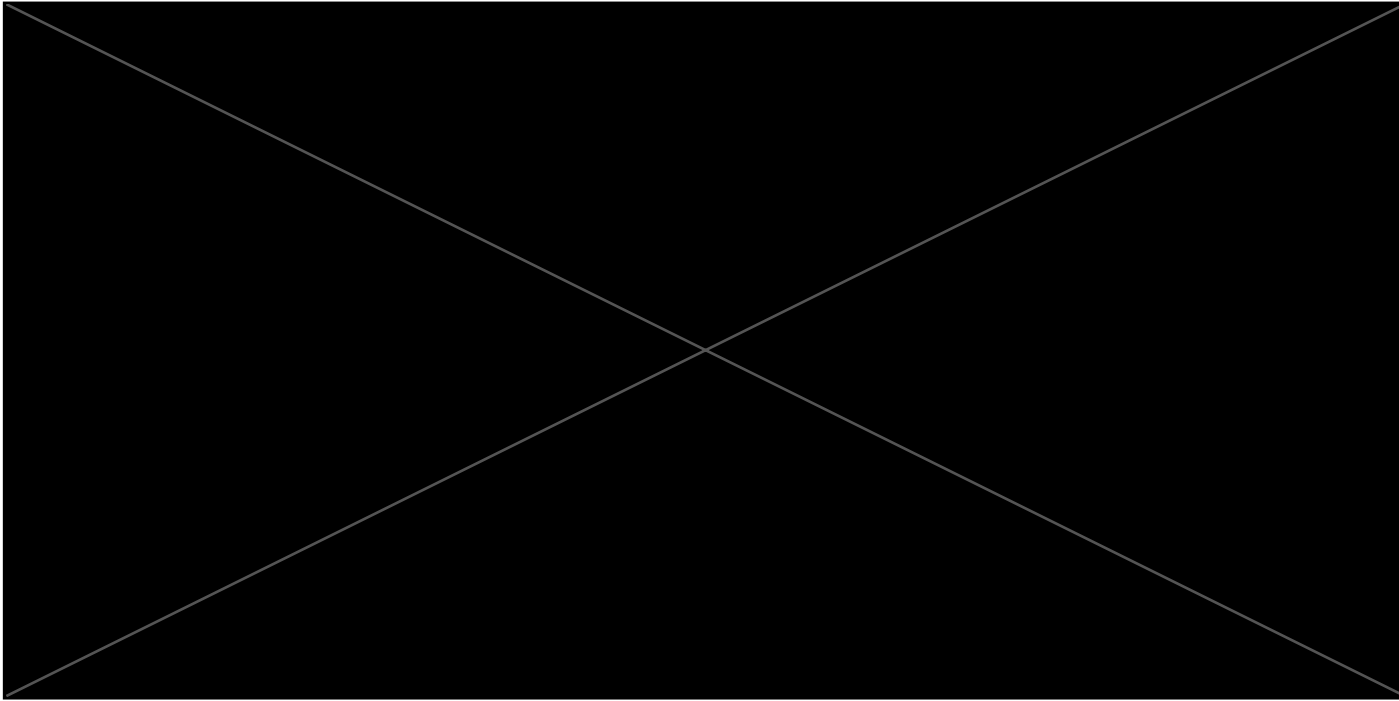
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- HS Classrooms
- MS Classrooms
- EL Classrooms
- PS Classrooms
- Support
- Administration
- Extracurricular/Special
- Storage
- RR/Mechanical
- Charlestown PS

## LEVEL 3



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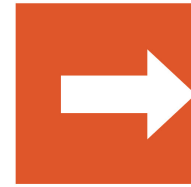
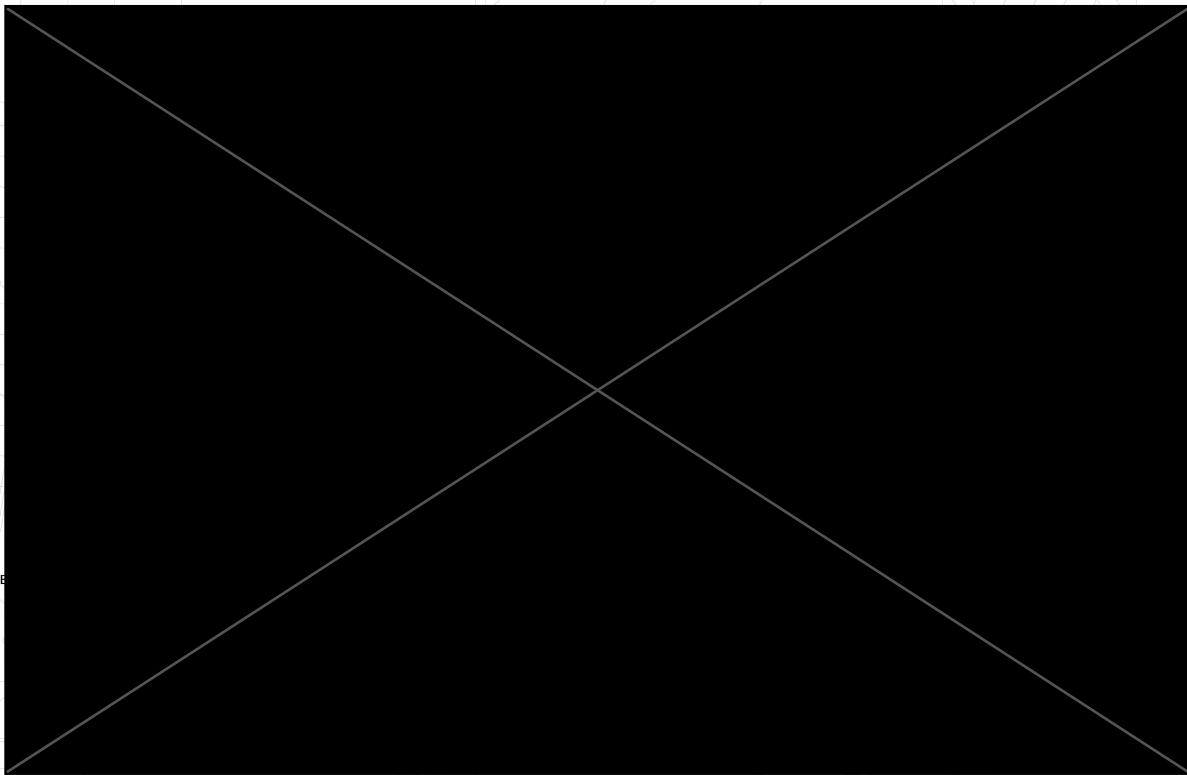


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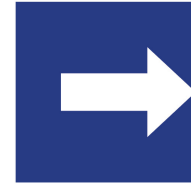


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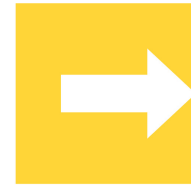




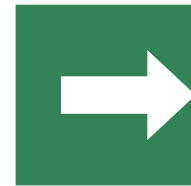
**STAIR A  
CHARLESTOWN  
PRE-K ENTRY**



**STAIR B  
HMS MAIN**



**STAIR C - PARKING**



**STAIR D - GYM/  
AUDITORIUM**

## WAYFINDING GRAPHICS



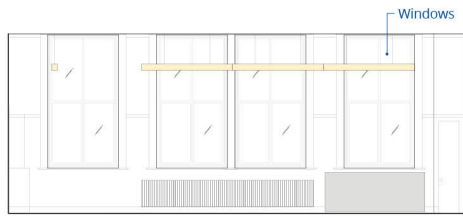
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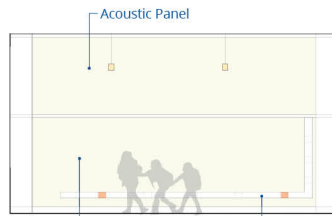
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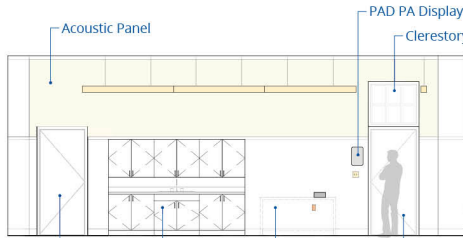
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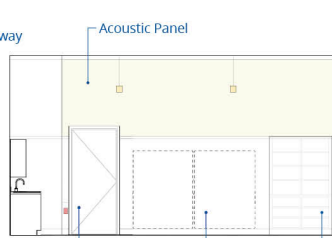
① Window Wall



② Acoustic/Learning Wall



③ Millwork Wall

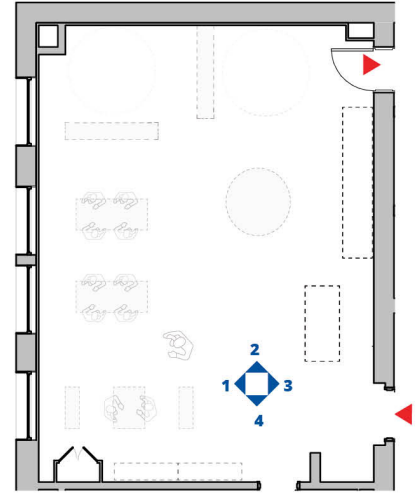


④ Storage Wall

Questions:

- Are whiteboards required in HMS preschool classrooms? Are any other wall surfaces typical?

- Power Receptacle
- Lighting / Switch
- Whiteboard / Display
- Tel-data
- PAD PA Display



# TYPICAL CLASSROOM - PRESCHOOL



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Existing



Proposed

## WAYFINDING GRAPHICS



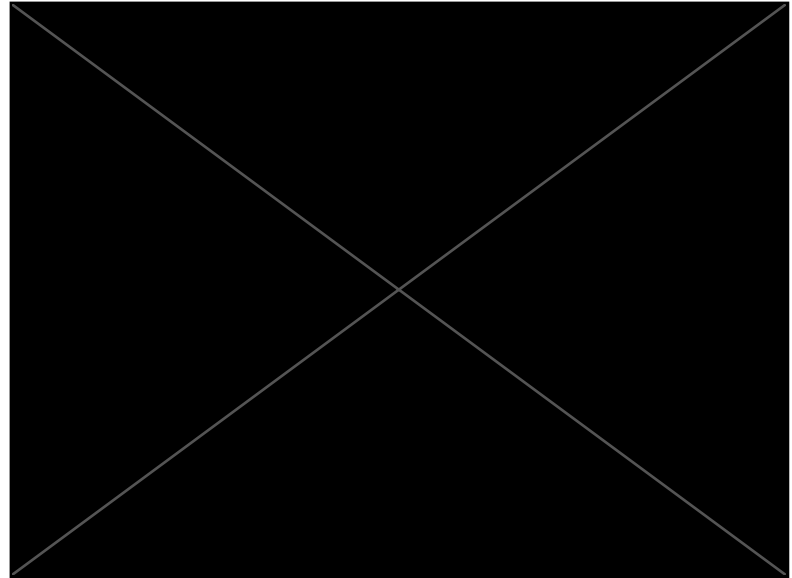
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## CORRIDORS



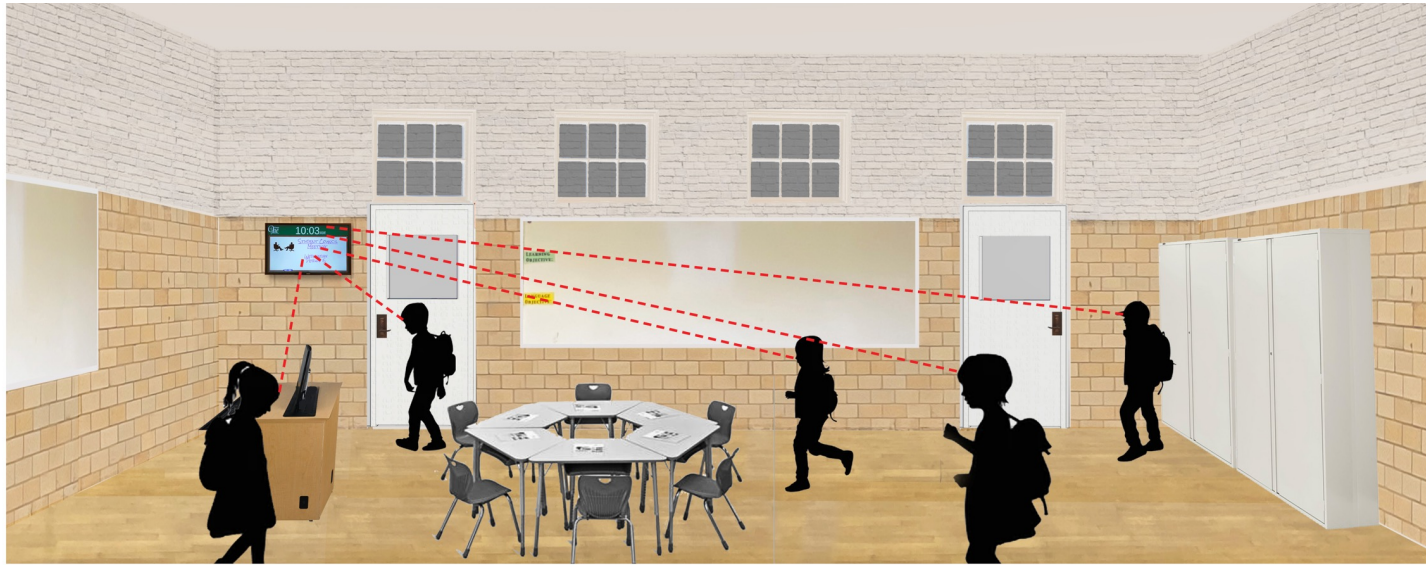
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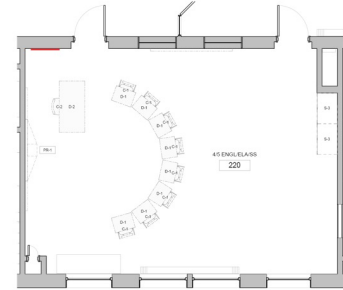
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- Safety
- Security
- Information
- Communication
- Announcements



## CLASSROOMS



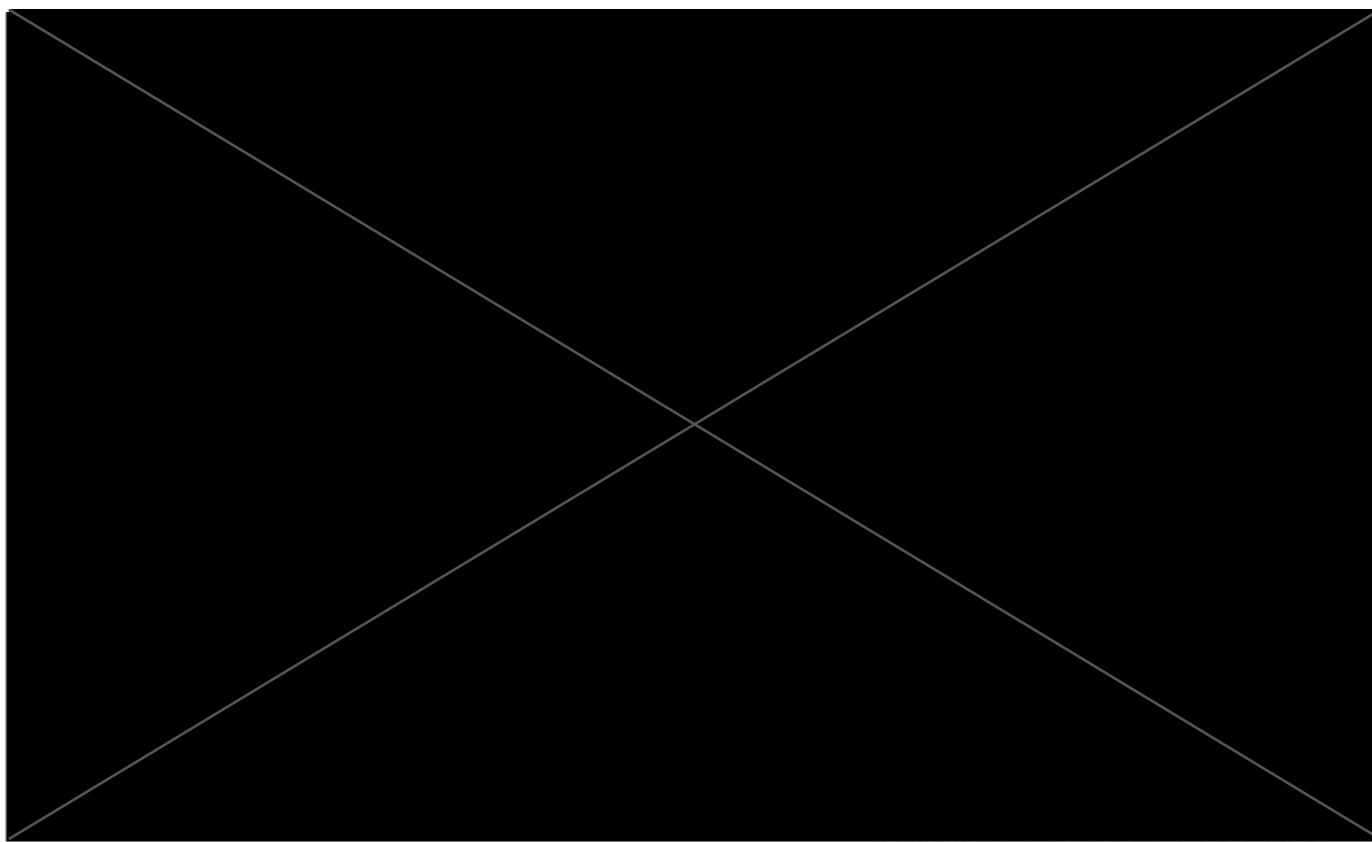
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- New Furniture
- Existing to be Relocated Furniture

## LEVEL 1



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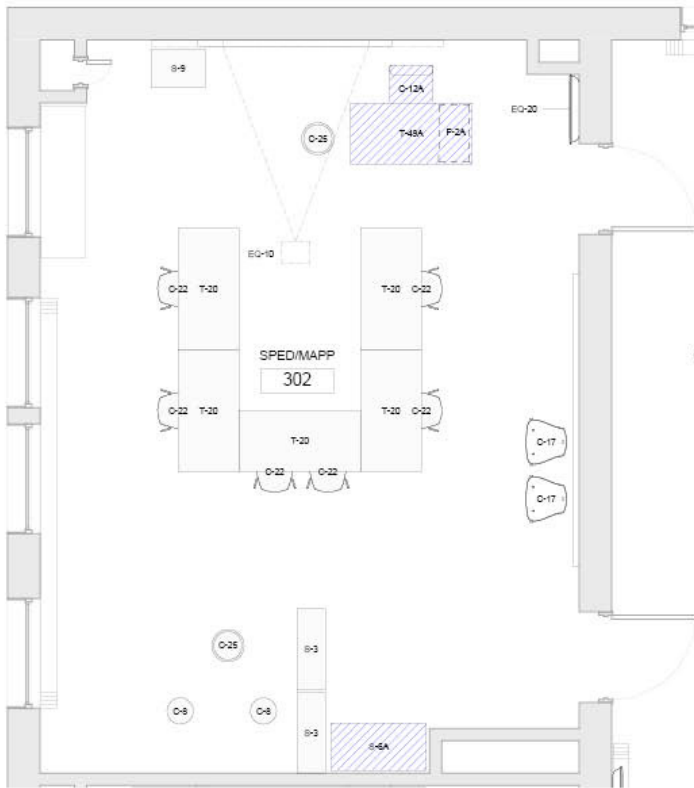


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**C-12A**  
**NEW TEACHER CHAIR**



**T-49A**  
**NEW TEACHER DESK**



**T-20**  
**RELOCATED STUDENT DEK**

<b>T-20</b>	.....	<b>FURNITURE ID</b>
<b>302</b>	.....	<b>RELOCATED ROOM</b>

## Classroom Furniture



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**NEW ROOF INSTALLED**



**NEW CEILING PROGRESS**



**NEW WALLS UNDER CONSTRUCTION**



**NEW ENTRANCE FOR ELEVATOR ACCESS**

## **CONSTRUCTION PROGRESS**



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NEW CEILING PROGRESS



NEW RAMP PROGRESS

## CONSTRUCTION PROGRESS



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EXISTING CLERESTORY WINDOWS



UNCOVERED CLERESTORY WINDOWS

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ONGOING LANDSCAPE WORK



ONGOING LANDSCAPE WORK

## CONSTRUCTION PROGRESS



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ONGOING SITE WORK



VIEW OF SITE FROM EDEN STREET

## CONSTRUCTION PROGRESS



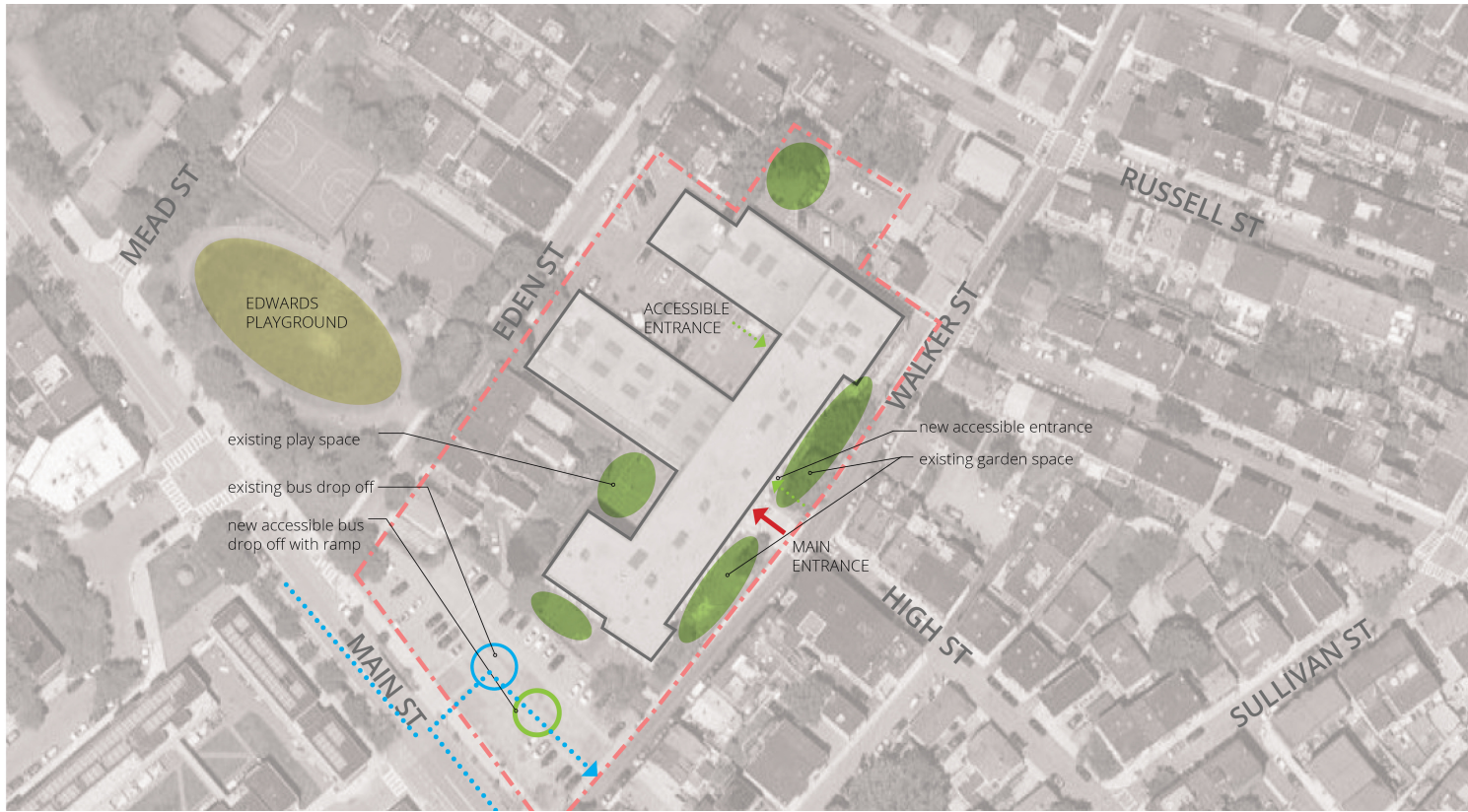
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## EDWARDS SITE PLAN



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## SITE PLAN



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# LANDSCAPE ZONES



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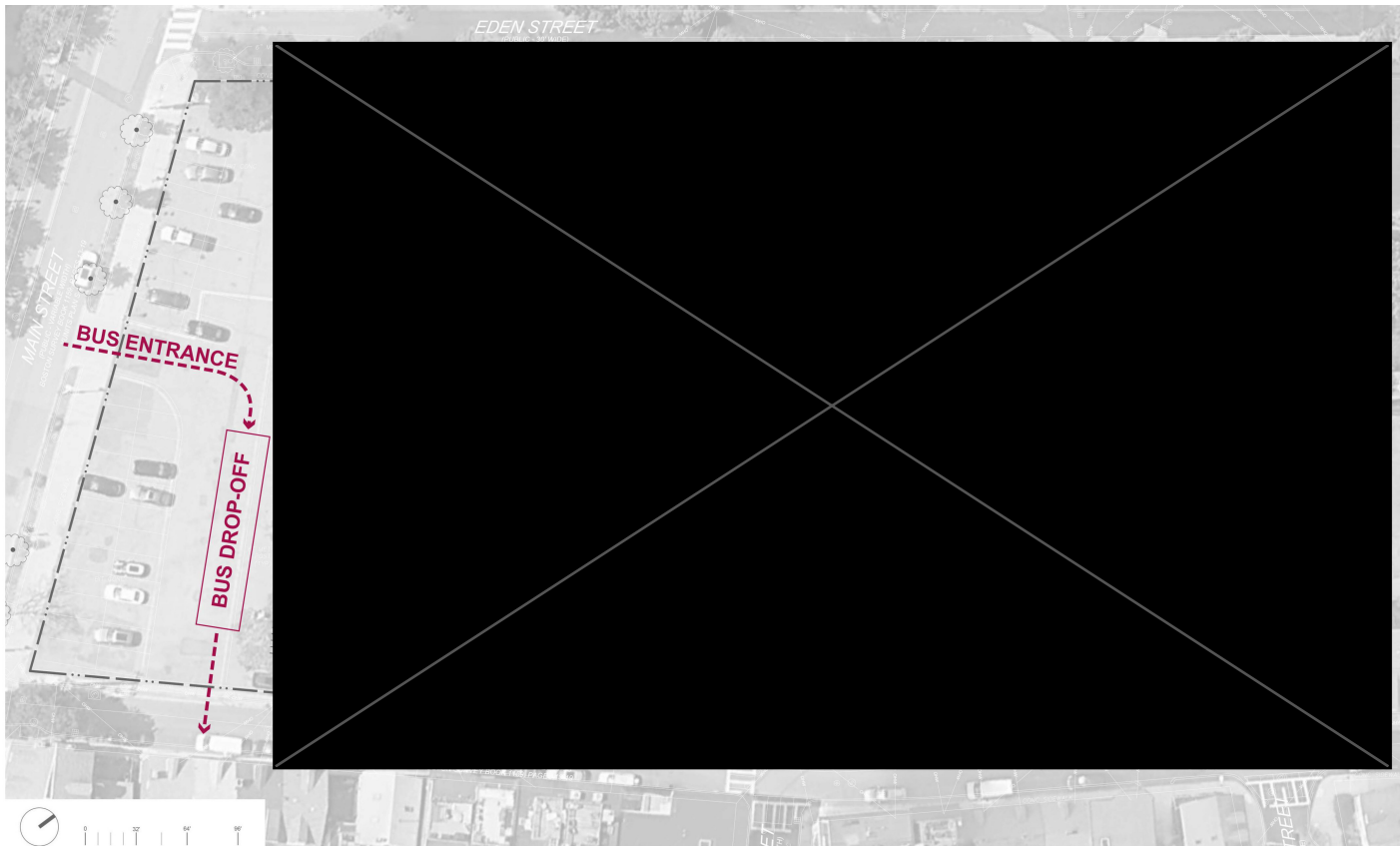


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## EXTERIOR CIRCULATION



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EXISTING CONDITIONS

# WELCOME MAT/OUTDOOR CLASSROOM



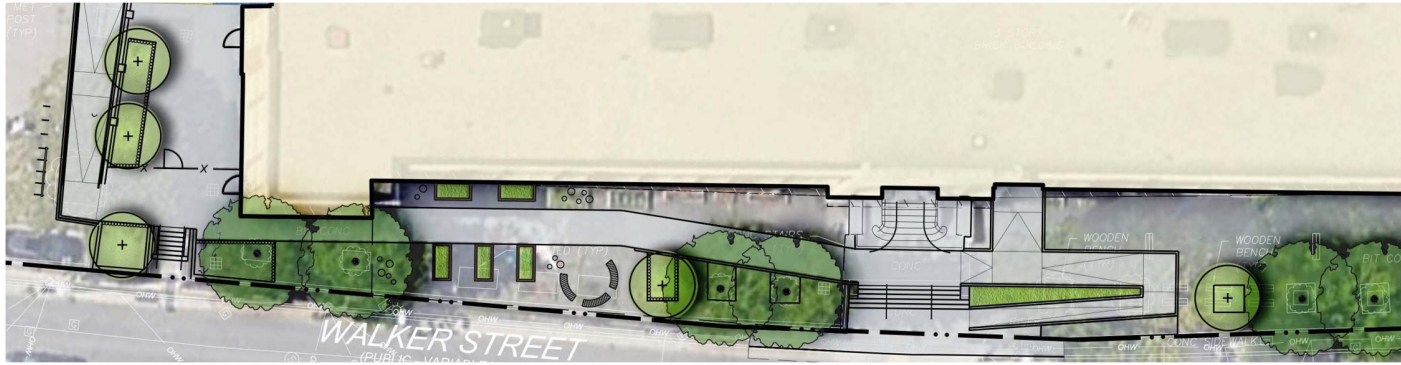
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- Raised planting beds for student use and additional planted areas for greener entrance
- Sloped walks (less than 5% slope) to reach new accessible entrance
- Steel fixed benches arranged for social interaction and movable “stump” seats
- Stabilized crush stone surfacing in raised planter and seating zones

## WELCOME MAT/OUTDOOR CLASSROOM



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EXISTING CONDITIONS

## HMS PRE-K PLAY AREA



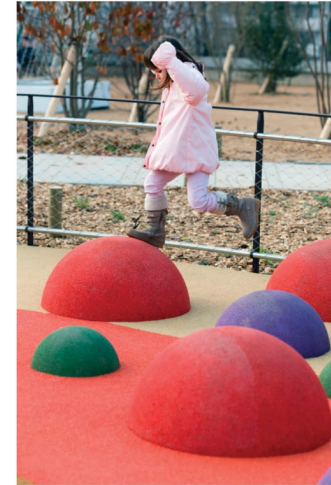
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- Play equipment is suitable for both all ages (2-5 & 5-12 years old)
- Balls and half-balls offer flexible play & socializing opportunity
- Colors to be selected by design team (images above do not represent final color choices)
- Poured-in-place rubber surfacing at equipment
- Asphalt with painted play graphics in flexible gross motor play area

## HMS PRE-K PLAY AREA



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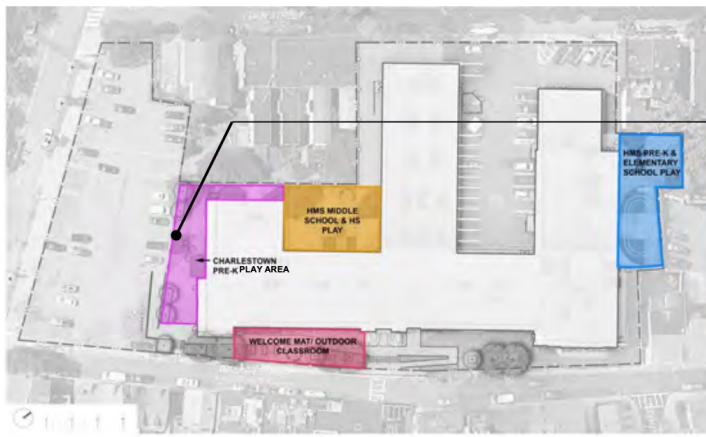


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EXISTING CONDITIONS

# WARREN-PRESCOTT PLAY AREA



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- Play equipment is suitable for pre-K age group (2-5 years old)
- Poured-in-place rubber surfacing at equipment
- Asphalt with painted play graphics in flexible gross motor play area

## WARREN-PRESCOTT PLAY AREA



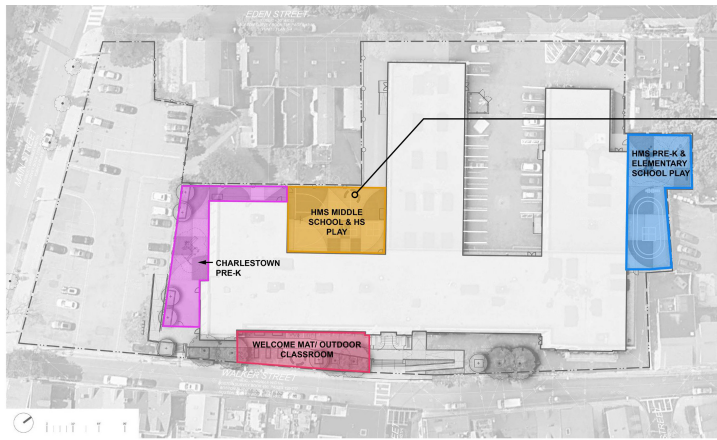
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EXISTING CONDITIONS

# HMS MS/HS PLAY AREA



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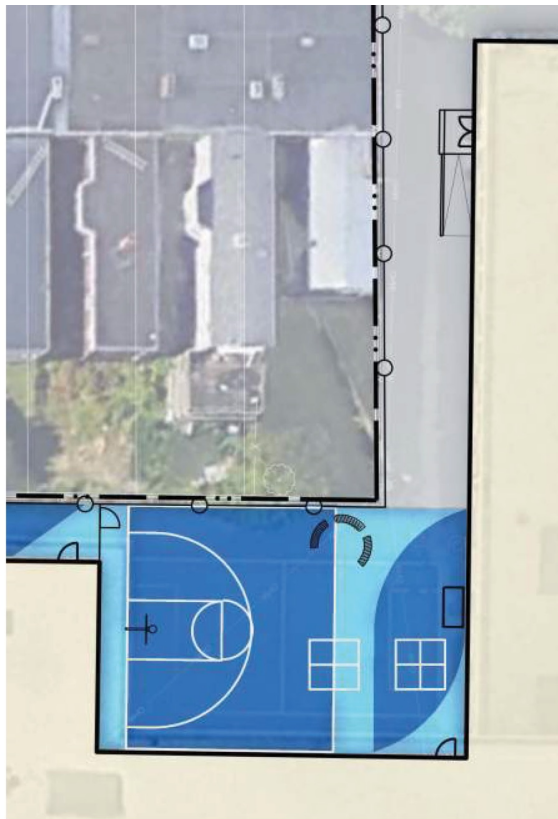


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- Basketball court - resurfaced asphalt with painted graphics
- Painted graphics will also incorporate four square
- Lockable storage shed
- Steel benches arranged for social intersection

## HMS MS/HS PLAY AREA



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# QUESTIONS & COMMENTS



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