

MIT Graduate Housing Cambridge, MA

Client

Massachusetts Institute of Technology

Value

US\$80,000,000

Completion

2008

Assignment

Construction Management



Bovis Lend Lease managed the construction of the MIT Graduate Residence Hall; the 275,000 gross square foot facility is comprised of five interconnected three- to five-story buildings to house approximately 552 students in one-, two- and three-bedroom units.

The project includes support administrative facilities and break areas, and meeting and common space to accommodate the functional needs of the diverse student body.

This state-of-art facility exemplifies MIT's commitment to its students and its mission to advance knowledge and education in science, technology and other areas of scholarship that will best serve the nation and the world in the 21st century.

Working with MIT's project and design teams, Bovis Lend Lease assisted in optimizing the building massing, and major building systems and components including foundations, structure, exterior envelope, interior partitions and finishes, plumbing, HVAC and electrical systems.

Bovis Lend Lease also coordinated the extensive municipal utility and street work proceeding concurrently on the three accessible sides of the three-plus acre project site.

The primary goals to be achieved with the new Graduate Residence Hall were:

- Create a new graduate student residential space with common areas that provide modern state-of-the-art graduate housing,
- Maximize student interaction,
- Provide new graduate residential space to meet the expansion plans and needs of MIT,
- Promote sustainable design and construction,
- Maximize energy and project life cycle efficiency,
- Maximize operations and administrative efficiencies, and
- Maximizing value and life cycle cost benefit based on program and design.

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Sustainable Elements

- Light-colored, highly reflective roof, precluding the “heat island effect”
 - Materials from demolition was salvaged for resale or reuse
 - Recycling dumpsters for metal, gypsum, cardboard, paper, plastics, and aluminums
 - Storm water collection and treatment system
 - Water will be reused for irrigation
 - Low flow toilets
 - 10% of the construction materials from regional sources and manufacturers
 - Third-party Commissioning Authority validated the performance of the mechanical, lighting and domestic water systems.
 - Operable windows
 - Low-VOC (low odor) adhesives, sealants, paint and coatings, and carpet products
- Bovis Lend Lease Moisture Mitigation and Mold Prevention Program, which involved preemptive measures to prevent mold growth in the building, regular walk-through inspections by a mold specialist.
 - Bovis Lend Lease implemented a Construction IAQ Management Plan that protected the HVAC system from construction dust during construction, protected materials from moisture damage, and prohibited smoking in the building after wall board was installed.
 - Signage and operator training to curtail unnecessary truck and equipment idling, a major source of community complaint
 - Restoring/developing on a Brownfield.
 - Site was enclosed with a special noise-mitigating construction fence
 - All impact equipment was fitted with mufflers and/or noise blankets