

THE PENMARK (HARRISON COMMONS) BOSTON, MASSACHUSETTS

- OWNER
Harrison Commons, LLC
- ARCHITECT
Bruner/Cott & Associates, Inc.
- CONSTRUCTION COST
\$16,000,000 (est)
- GENERAL CONTRACTOR
RF Walsh Company, Inc.



PROJECT DESCRIPTION

Extensive conversion of the former five-story Boston College High school into luxury loft condominiums. The structural design challenge required installation of new steel framed floors and lateral load support system while maintaining the existing exterior façade.

The difficulty in maintaining these exterior components while creating functional open space within the footprint of the building lead to the development of a full interior demolition and reconstruction scheme. The interior of the building was demolished and reframed with steel beams and composite steel deck one floor at a time starting from the fifth floor and working down through the building. Continuous steel channels connected to the exterior walls at each floor level facilitate the connection of the new floors to the masonry walls. As part of the reconstruction, a new lateral braced frame system in the long and short direction of the building was installed to replace the stiffness of the existing interior masonry walls that were removed.

The need to maintain the existing heavy timber roof truss system and create usable floor space involves supporting the existing roof system on the newly constructed fifth floor with a new steel framing system that allowed for the removal of the bottom chords and diagonals of the trusses.

The demolition and construction phasing for this renovation project was probably the most difficult component. Temporary bracing and access bays were developed to allow for the top down construction approach.



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