



INFORMATION SESSION

# Stata Center Façade Renewal Phase 2

Community meeting  
July 9, 2024

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## Stata Center – Façade Renewal Phase 2

- Introductions
- Scope
  - Scope of work
  - Phasing plan
  - Schedule
- Conservation Management Plan
- Communications
- Questions



# Introductions – Project Team

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## Campus Construction

- Paul Murphy – Director, Capital Renewal
- Gerhard Sinani – Assistant Program Manager
- Alex Campbell – Project Manager
- Joanne Kuo – Project Manager
- Sioban Washington – Assistant Project Manager

## Campus Planning

- Jon Alvarez – Director, Office of Campus Planning
- Morgan Pinney – Senior Campus Planner

## Engineering and construction team

- Nikki Byl – WJE, engineering firm
- Nick Chambers – Consigli Construction
- Kolby Siok – Consigli Construction

## Communications

- Monica Lee – Communications Director
- Laurie Verner – Communications Officer





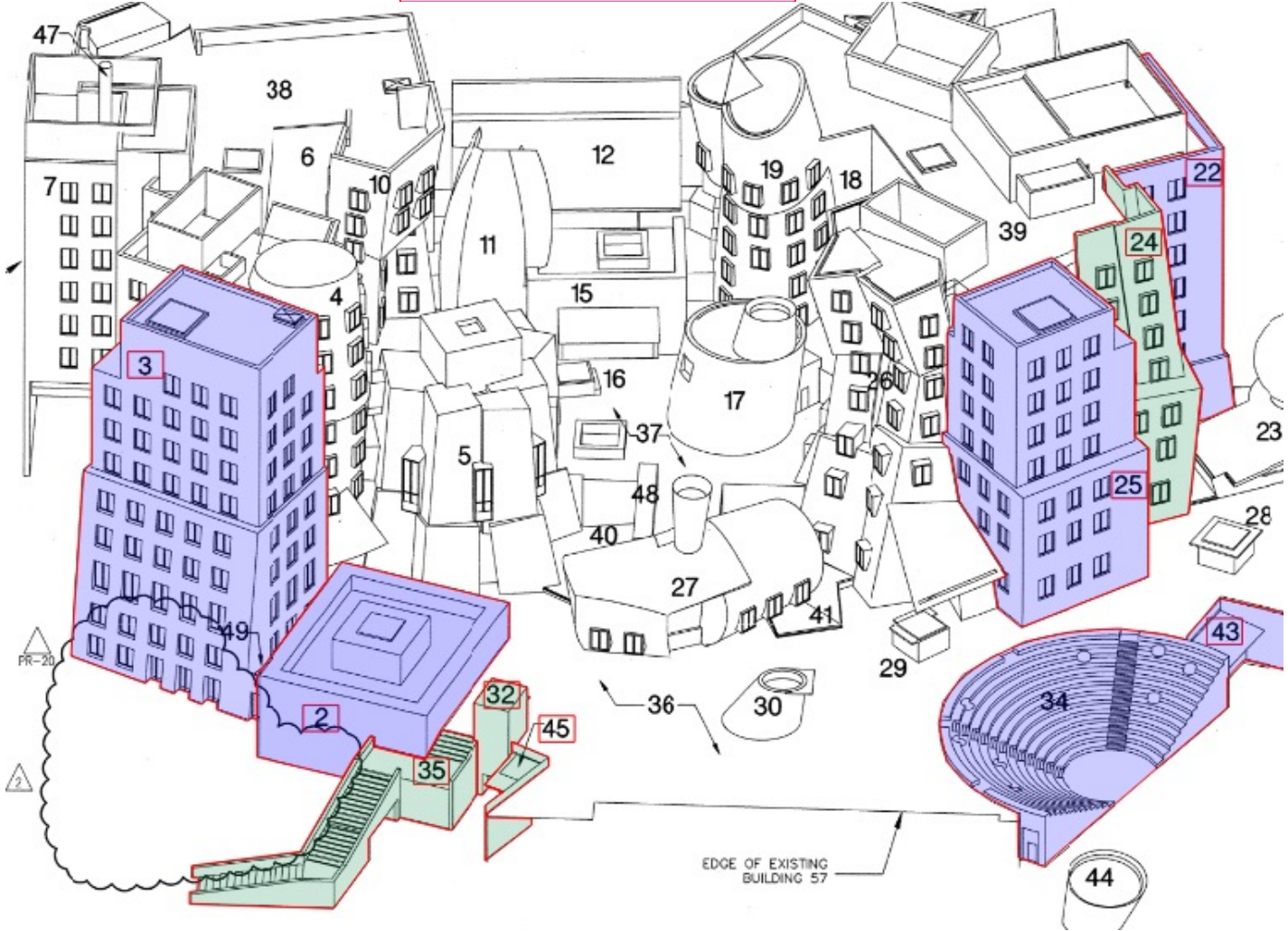
① **Scope**

Alex Campbell – Campus Construction

# Building Elevation Phasing Plan

Phase 2a – 2024

Phase 2b – 2025



# Scope of Work: Phase 2a ( July 2024 – Feb 2025)

## ■ Compton Court Stairs

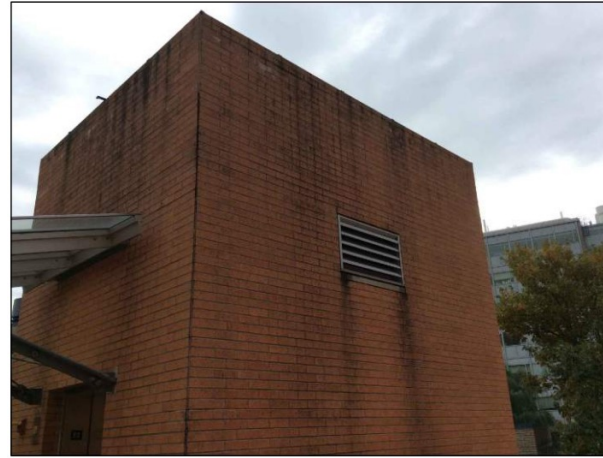
- Erect scaffolding at stair wall
- Selective masonry repairs
- Repoint stair treads
- Sealant replacement
- Wash/clean

## ■ Peter Tower

- Erect swing staging
- Remove and replace sealants
- Selective panel replacement
- Clean metal panels

## ■ Elevator Tower

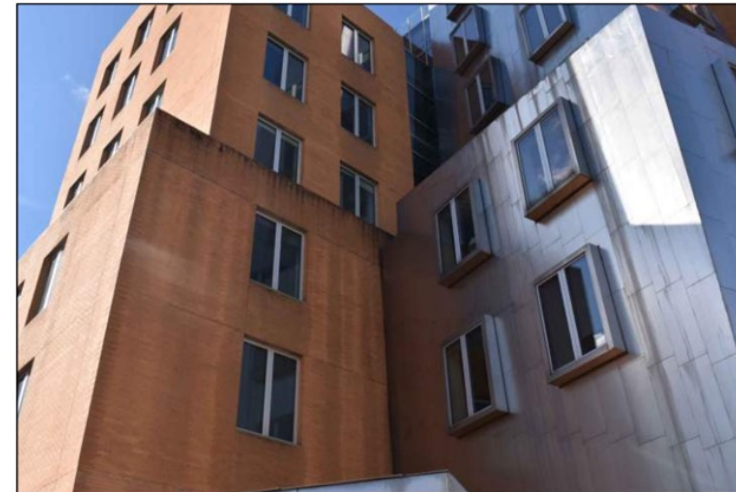
- Erect scaffolding
- Selective masonry repairs
- Install new metal roof panels
- Wash/clean façade



BRICK MASONRY STAINING AND DETERIORATION AT ELEVATOR TOWER



TYPICAL DISPLACED PAVERS



TYPICAL BRICK MASONRY AND STAINLESS STEEL DISCOLORATION

# Site Logistics Plan – Phase 2a

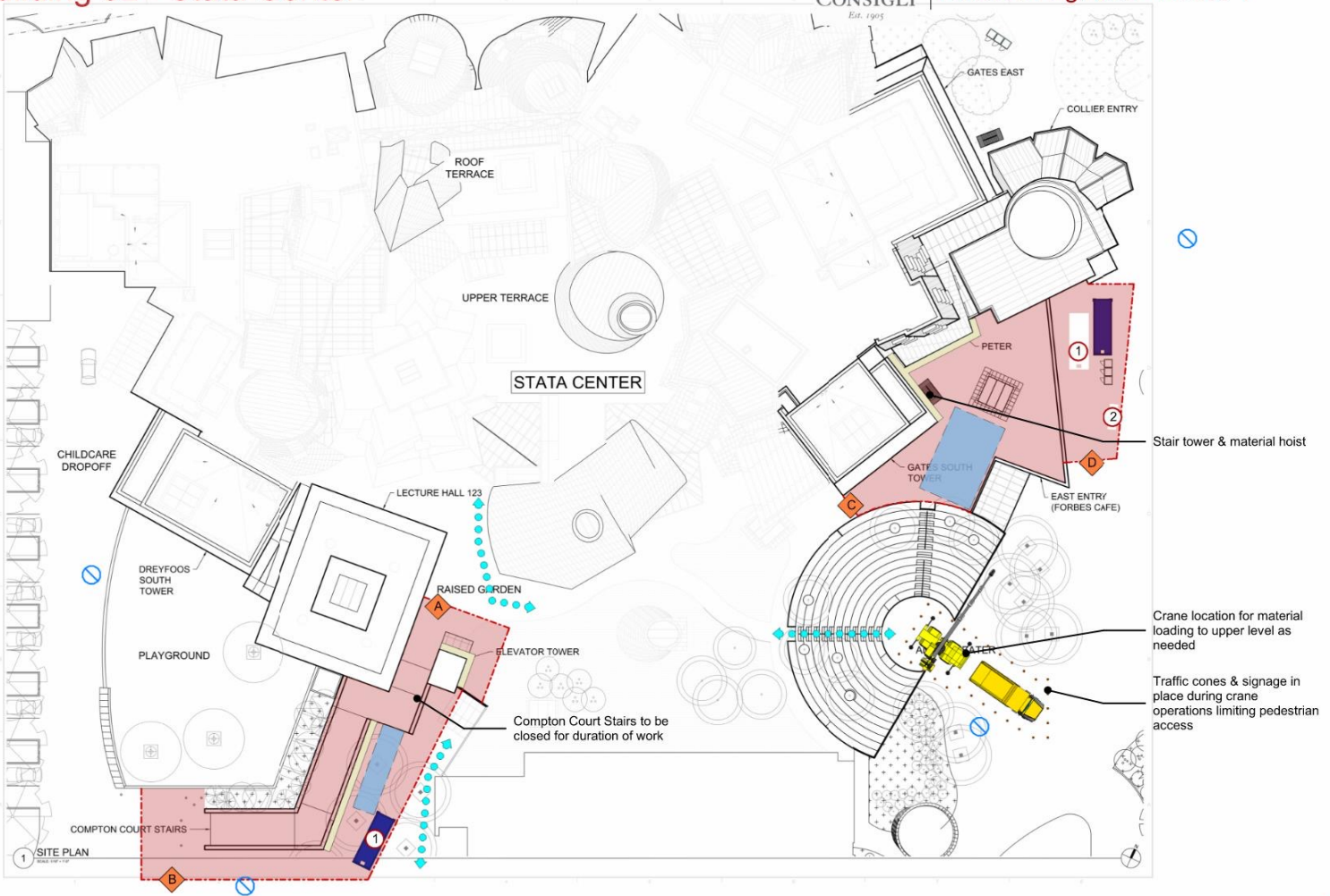


## MIT Building 32 - Stata Center



## Exterior Logistics

2024	J
	F
	M
	A
	M
	J
	J
	A
	S
	O
	N
	D
2025	J
	F
	M
	A
	M
	J
	J
	A
	S
	O
	N
	D



LEGEND										
	SITE FENCE W/ SCRIM	SCAFFOLDING	PEDESTRIAN CIRCULATION	CONSTRUCTION GATE	SITE AREA	LAYDOWN AREA	OVERHEAD PROTECTION	STORM SEWER GRATE	DUMPSTER LOCATION	PORTABLE RESTROOM



# Scope of Work: Phase 2b (Feb 2025 – Feb 2026)

## ■ Dreyfoos South

- Erect scaffolding and swing staging
- Roof coping
- 6<sup>th</sup> floor and 9<sup>th</sup> floor masonry repairs
- Replace sealants

## ■ Lecture Hall 123

- Erect scaffolding
- Masonry repairs
- Install new roof
- Wash masonry

## ■ Gates South

- Erect scaffolding and swing staging
- Roof coping
- 6<sup>th</sup> floor and 9<sup>th</sup> floor masonry repairs
- Replace sealants
- Clean façade from 6<sup>th</sup>-9<sup>th</sup> floors



DETERIORATED MORTAR AND DISPLACED TOP COURSE OF MASONRY



IMPACT DAMAGE AT SOUTHWEST CORNER OF DREYFOOS SOUTH TOWER



STAINLESS STEEL COPING AND ROOF AT LECTURE HALL 123



# Scope of Work: Phase 2b (Feb 2025 – Feb 2026)

- **East Entry**
  - Erect scaffolding
  - Masonry repairs and rebuild
  - Replace sealants, clean façade
- **Lower Gates East**
  - Erect scaffolding
  - Masonry repairs
  - Replace sealants
  - Clean façade from 4<sup>th</sup> floor down
- **Collier Entry**
  - Replace sealants
  - Clean masonry and metal panels
- **Amphitheater**
  - Remove and rebuild deteriorated brick



CRACK THROUGH BRICK MASONRY AT EAST ENTRY



TYPICAL BRICK MASONRY STAINING

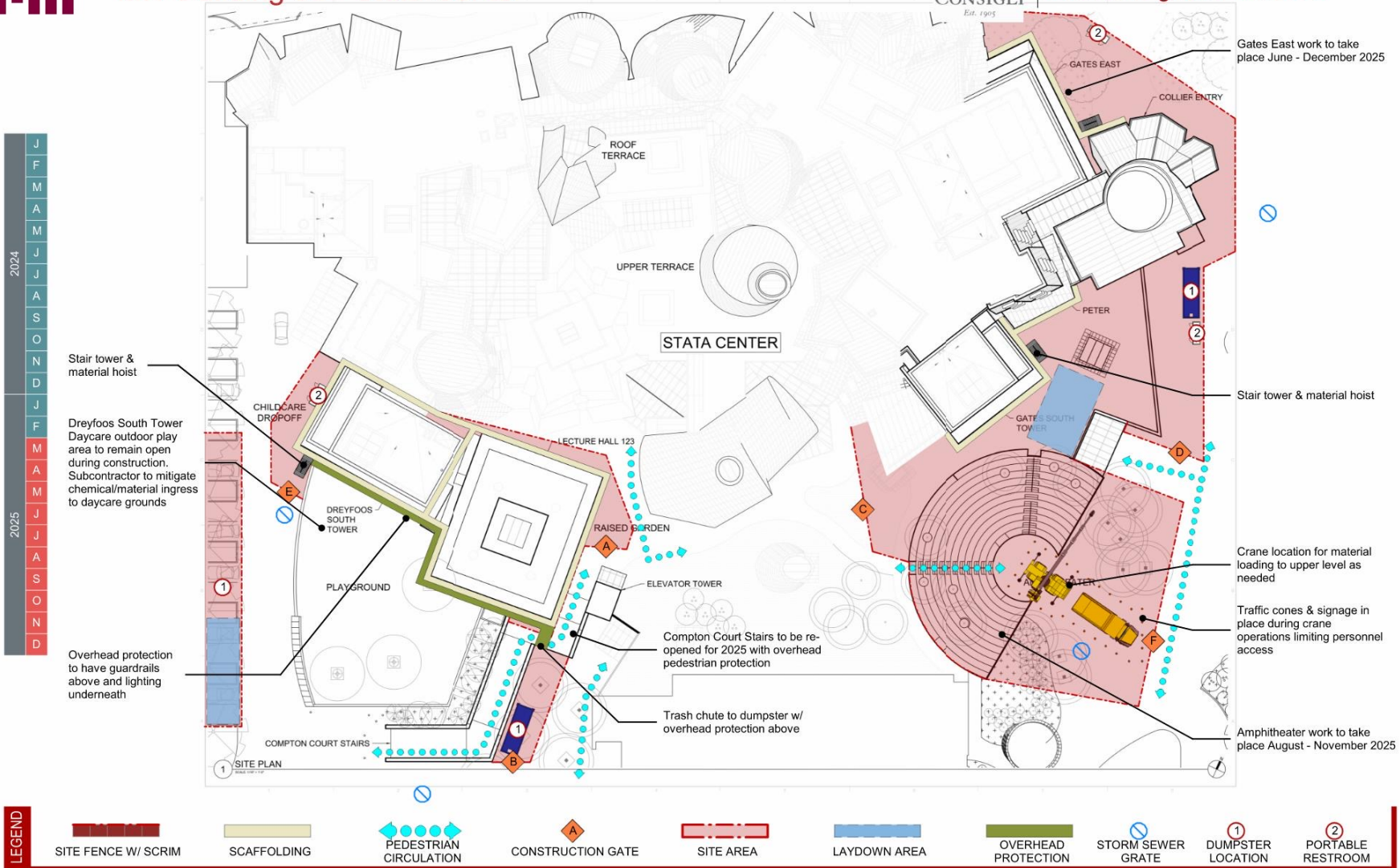


TYPICAL BRICK MASONRY DISCOLORATION AT AMPHITHEATER

# Site Logistics Plan – Phase 2b



## MIT Building 32 - Stata Center



# Schedule



- **July 2024:** Site Mobilization
- **February 2026:** Expected Completion
- **Construction hours** are 7 AM – 3 PM Monday-Friday
- **Impacts** include local noise and vibration with occasional closures



② Conservation Management Plan

Morgan Pinney – Campus Planning

# MIT Stata Center

## Conservation Management Plan





# MIT Stata Center

## Conservation Management Plan – Value Proposition

“A Conservation plan is simply **a document which explains why a place is significant and how you will sustain that significance in any new use, alteration, repair or management.** It is based on a very simple thinking process which starts with **describing what is there, why it matters, what is happening to it and the principles by which you will manage it** and then sets more detailed work programmes for maintenance, management, access, use or other issues. A plan helps you care for a site by **making sure you understand what matters and why BEFORE you take major decisions.**”

~Kate Clark – English Heritage 2005

***...to this we would add that the document must be structured to enable an iterative process to guide necessary change.***

# CMP – Site and Exterior

## 05 ASSESSMENT AND CONSERVATION POLICIES

- *Original Design*
- *Integrity*
- *Existing Conditions*
- *Evaluation*
- *Conservation Policies*

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③ **Communications**

Alex Campbell – Campus Construction



# Communications: keeping you in the loop

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Our goal is to provide information about construction activities and their expected impacts (noise, vibration) to you in advance of work being completed

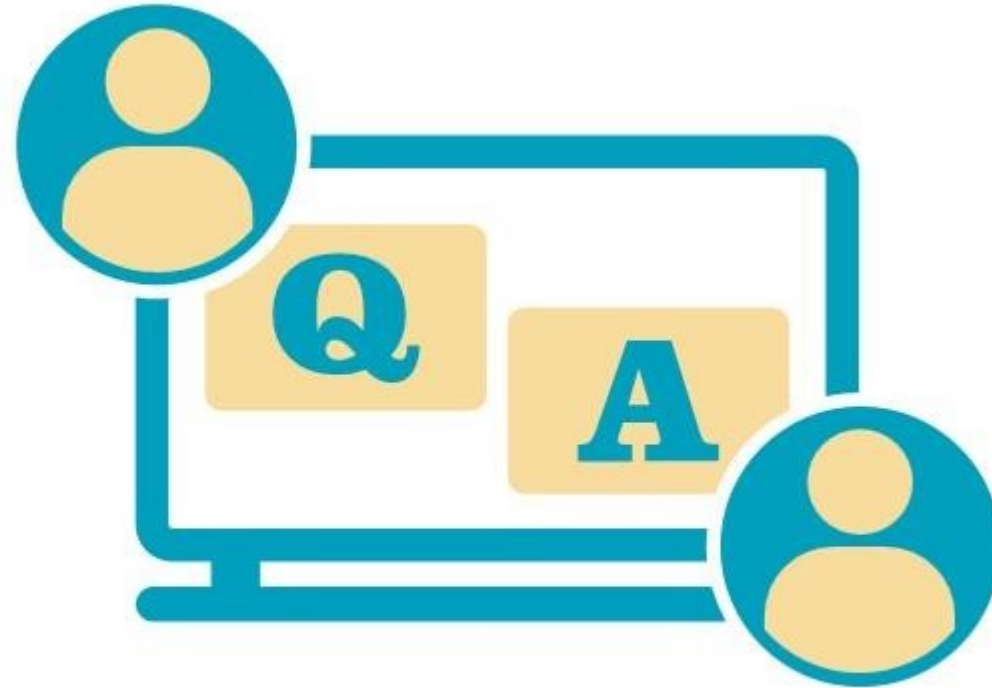
- **Construction notifications** will be emailed as needed to share upcoming activities with key contacts and the MIT community in advance of work
- Information will also be **posted online** [mit.edu/facilities/construction/updates.shtml#32](https://mit.edu/facilities/construction/updates.shtml#32)

## Construction questions can be directed to

- Alex Campbell ([alexjc@mit.edu](mailto:alexjc@mit.edu), 617-485-4856) – Primary
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- Sioban Washington ([sioban@mit.edu](mailto:sioban@mit.edu), 617-253-7743) – Alternate

# Questions & Answers

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