



51 MELCHER

FORT POINT, SOUTH BOSTON, MA

FORT POINT CHANNEL LANDMARKS DISTRICT

02.16.2022

A STREET

MELCHER STREET

TROIKA

SUMMARY

- Article 80 Large Project Review:
 - Change of use exceeds 50k sq. ft GFA threshold.
- Existing Overview:
 - Former Boston Wharf Co. Industrial Building constructed in 1916.
 - Original use was for wool manufacturing
 - 2012 upgrades to support office use.
- Proposed Overview:
 - Conversion of existing 97k sq. ft office building to (60/40) life science/office use.
 - Design objective to preserve historic character of building.
 - No additional sq. ft added to building.
 - No change to Melcher Street Facade.
 - Minimal exterior upgrades on Necco Court and Roof to support life science use.
 - Maintain character defining skybridge.
 - No parking existing or proposed.



DISCUSSION TOPICS

1. Site

2. Neighborhood Precedents

3. Existing Conditions

4. Proposed Renovations

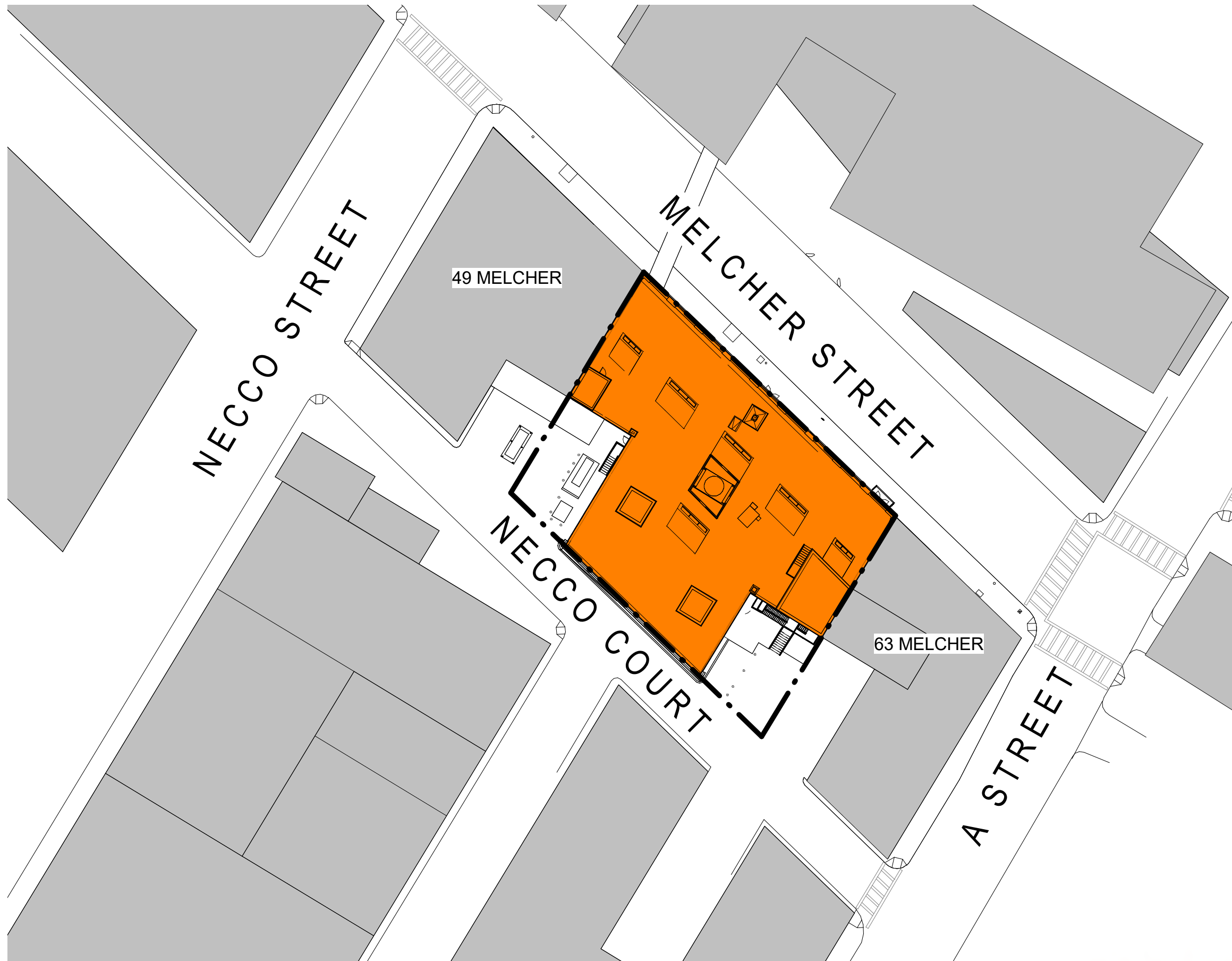
- Rooftop Equipment
- Window Louvers
- Loading Dock Reconfiguration
- Upgraded Generator and Transformer
- Melcher Street Sidewalk Improvements

5. Next Steps and Questions

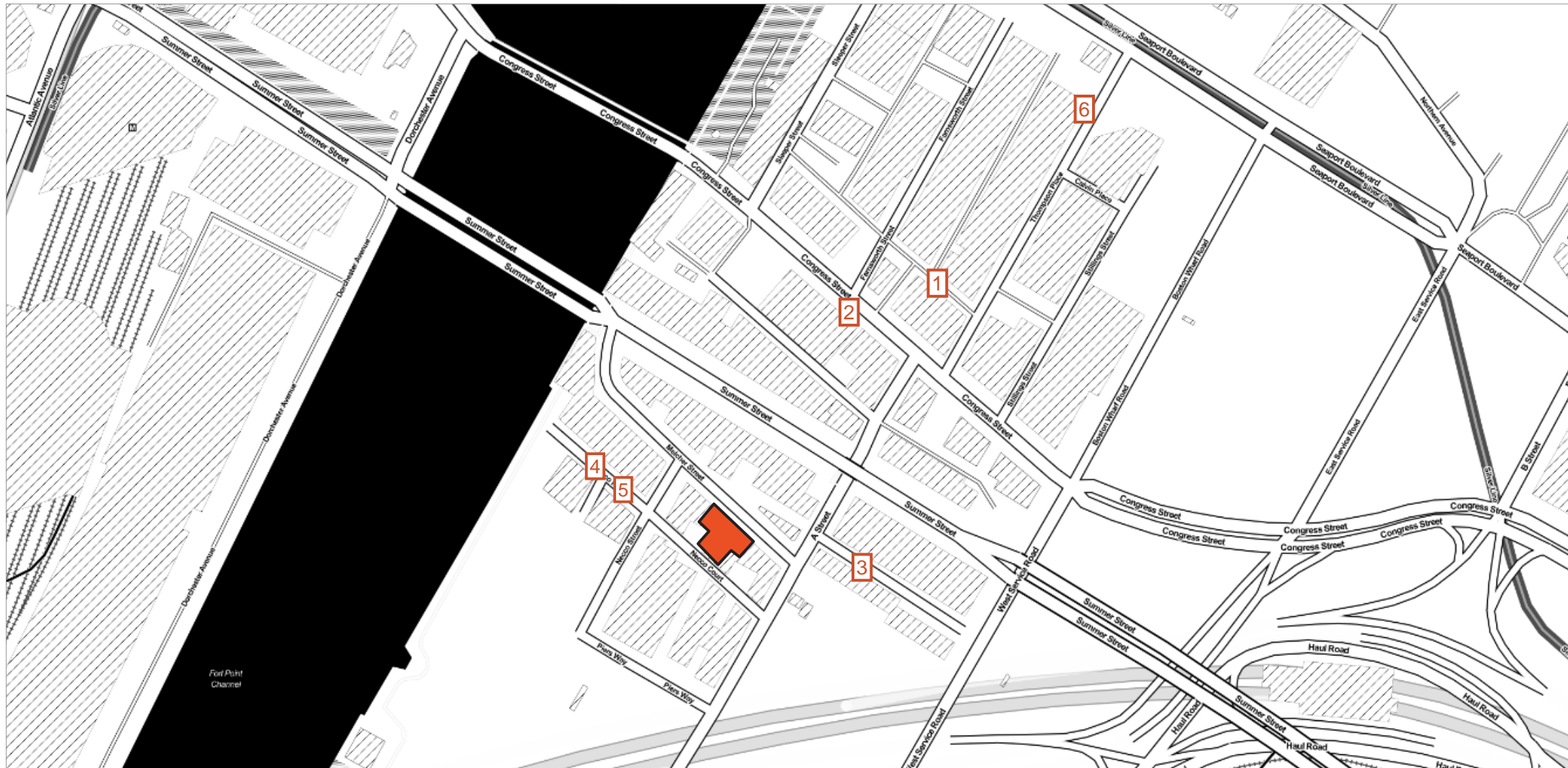
1. SITE



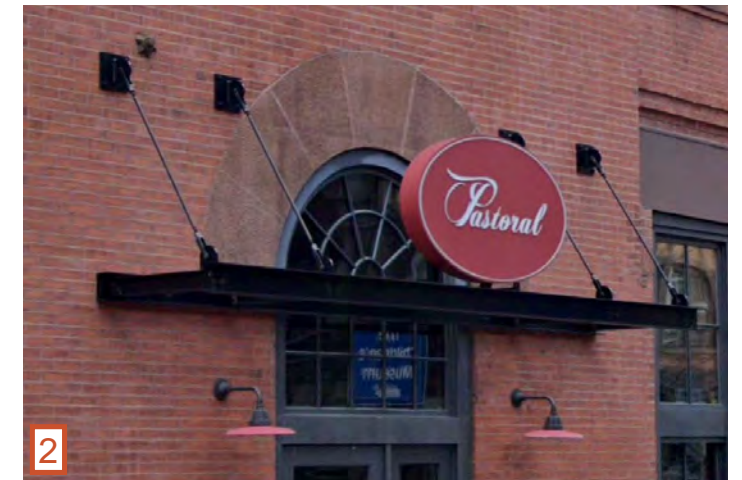
Map tiles by Stamen



2. NEIGHBORHOOD PRECEDENTS



336 CONGRESS STAIR AND CANOPY



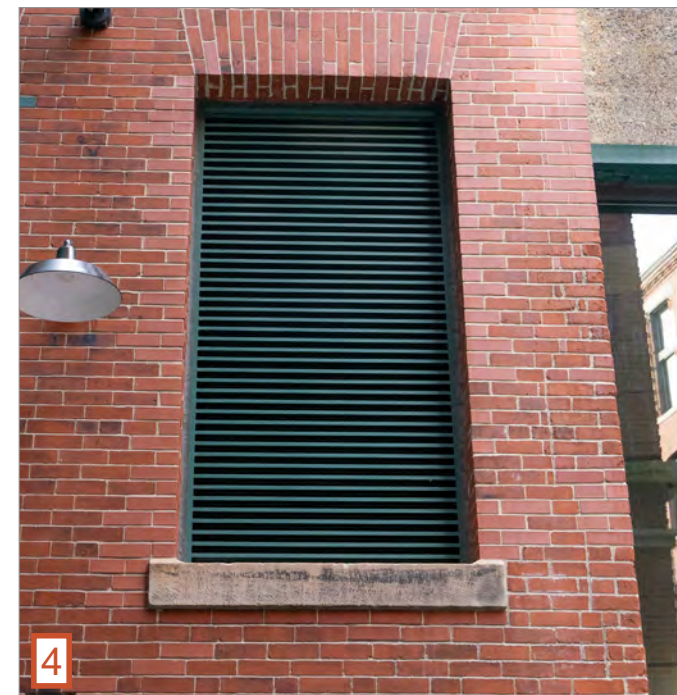
PASTORAL - CANOPY



343 CONGRESS - ENTRY CANOPY



5 NECCO STREET - DOOR AND LOUVER



5 NECCO STREET - LOUVERS



315 PASTENE - STAIR

3. EXISTING BUILDING



VIEW FROM A STREET



NORTH MELCHER TOWARDS A ST



FRONT VIEW ON MELCHER ST



MAIN MELCHER FACADE



MAIN MELCHER ENTRY TO REMAIN



REVITALIZED LOADING DOCK



EXISTING LOADING DOCK

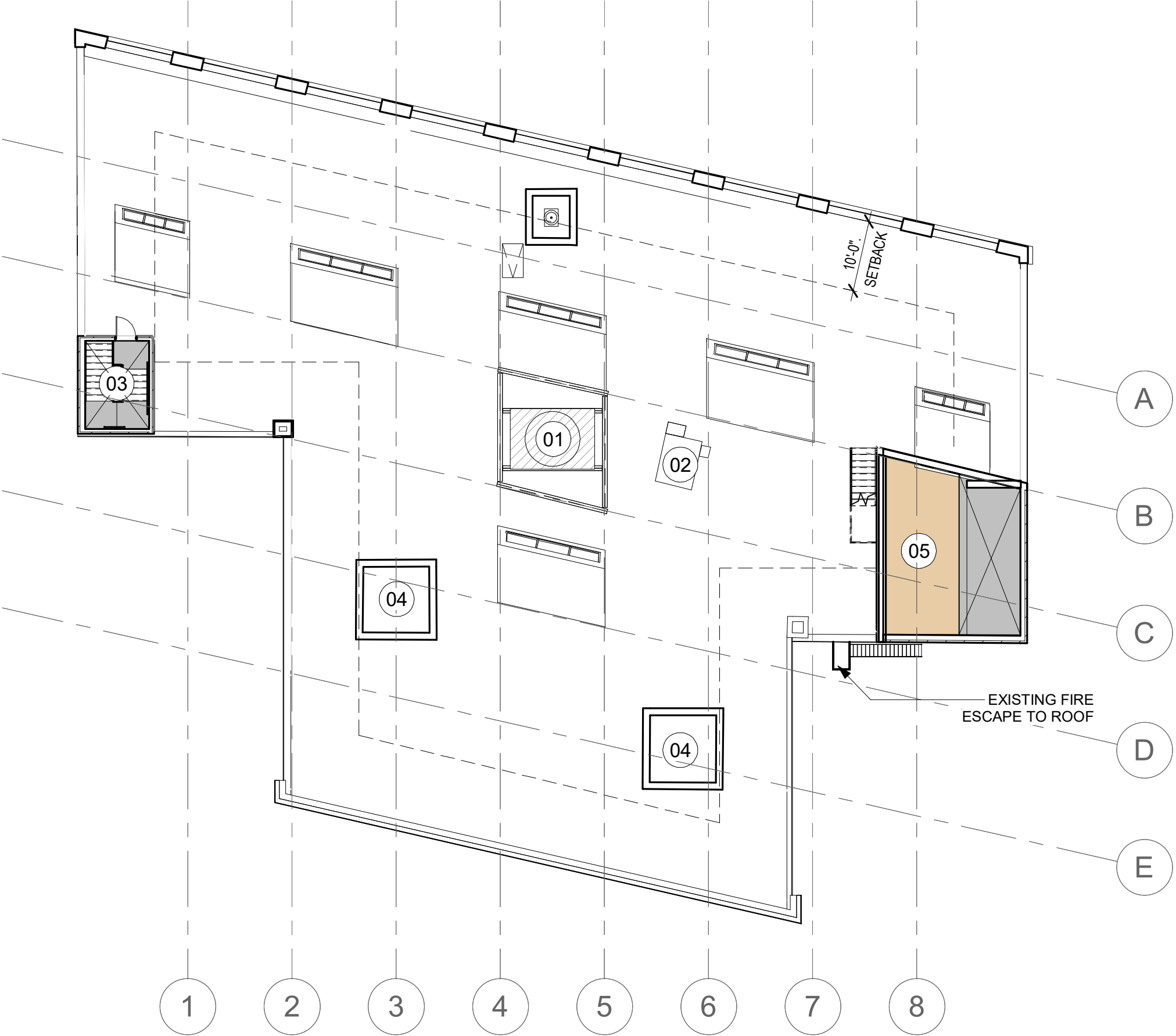


A STREET AND NECCO COURT

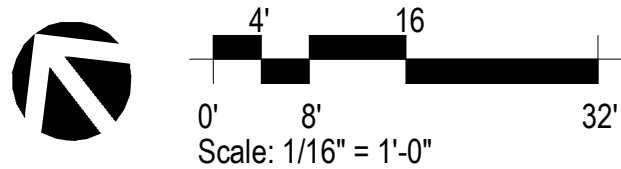


WINDOW EXAMPLE - NECCO CT

3. PROPOSED RENOVATIONS

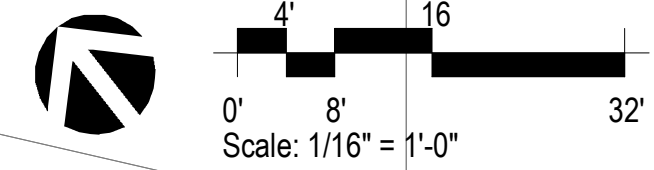


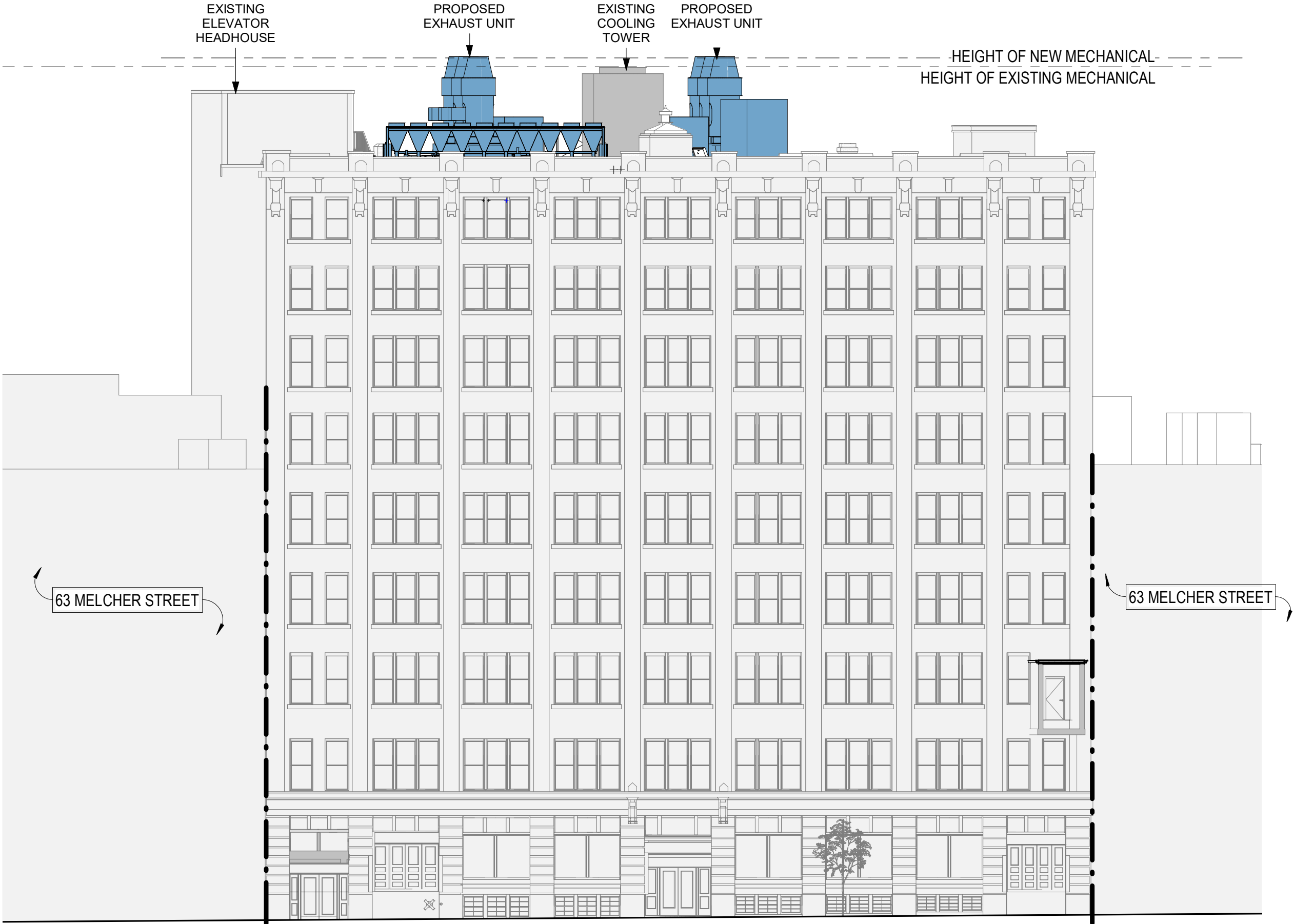
EXISTING ROOFTOP EQUIPMENT	
01	EXISTING COOLING TOWER
02	EXISTING AHU
03	EXISTING ROOF ACCESS FROM 9TH FLOOR
04	EXISTING INACCESSIBLE PENTHOUSES
05	EXISTING ELEVATOR PENTHOUSE

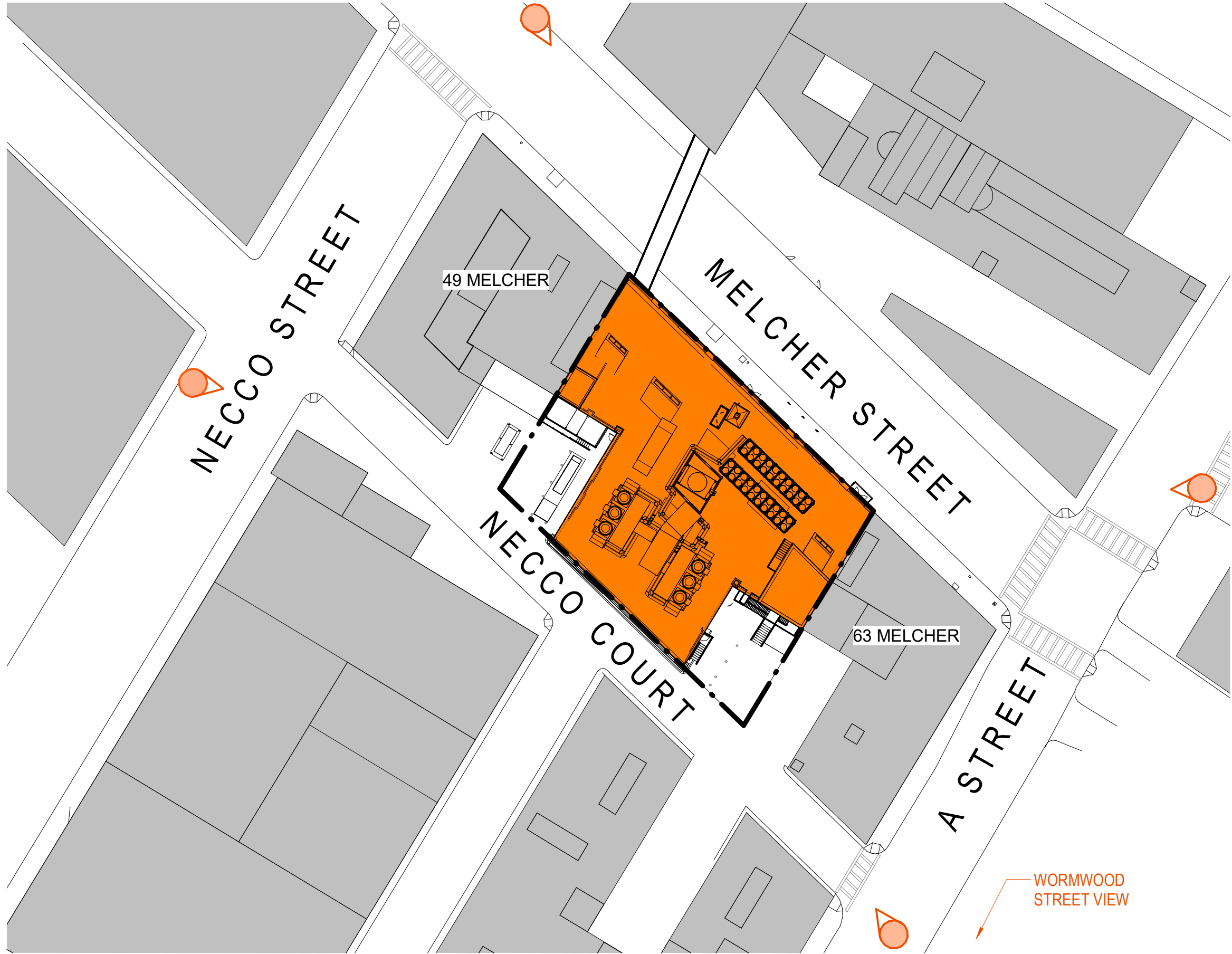




ROOFTOP EQUIPMENT SCHEDULE	
01	EXISTING COOLING TOWER WEIGHT: 16,200lbs
02	EXHAUST AIR HANDLING UNITS (INCLUDES STROBIC FLUES) DIM: 14'-8"W x 28'-6"L x 18'H WEIGHT: 27,033lbs
03	STANDBY GENERATOR DIM: 7'W x 20'L x 11'H WEIGHT: 17,000lbs
04	AIR-COOLED CHILLER DIM: 7'W x 38'L x 11'H WEIGHT: 19,000lbs
05	EXISTING ELEVATOR PENTHOUSE
06	NEW SERVICE ACCESS HATCH
07	NEW FREIGHT ELEVATOR PENTHOUSE REUSE AND MODIFY EXISTING PENTHOUSE
08	EXISTING SKYLIGHTS TO BE REMOVED AND REPLACED WITH ROOFING









EXISTING VIEW OF 51 MELCHER FROM A ST



PROPOSED VIEW OF 51 MELCHER FROM A ST



EXISTING VIEW FROM MELCHER LOOKING TOWARDS A ST



PROPOSED VIEW FROM MELCHER LOOKING TOWARDS A ST



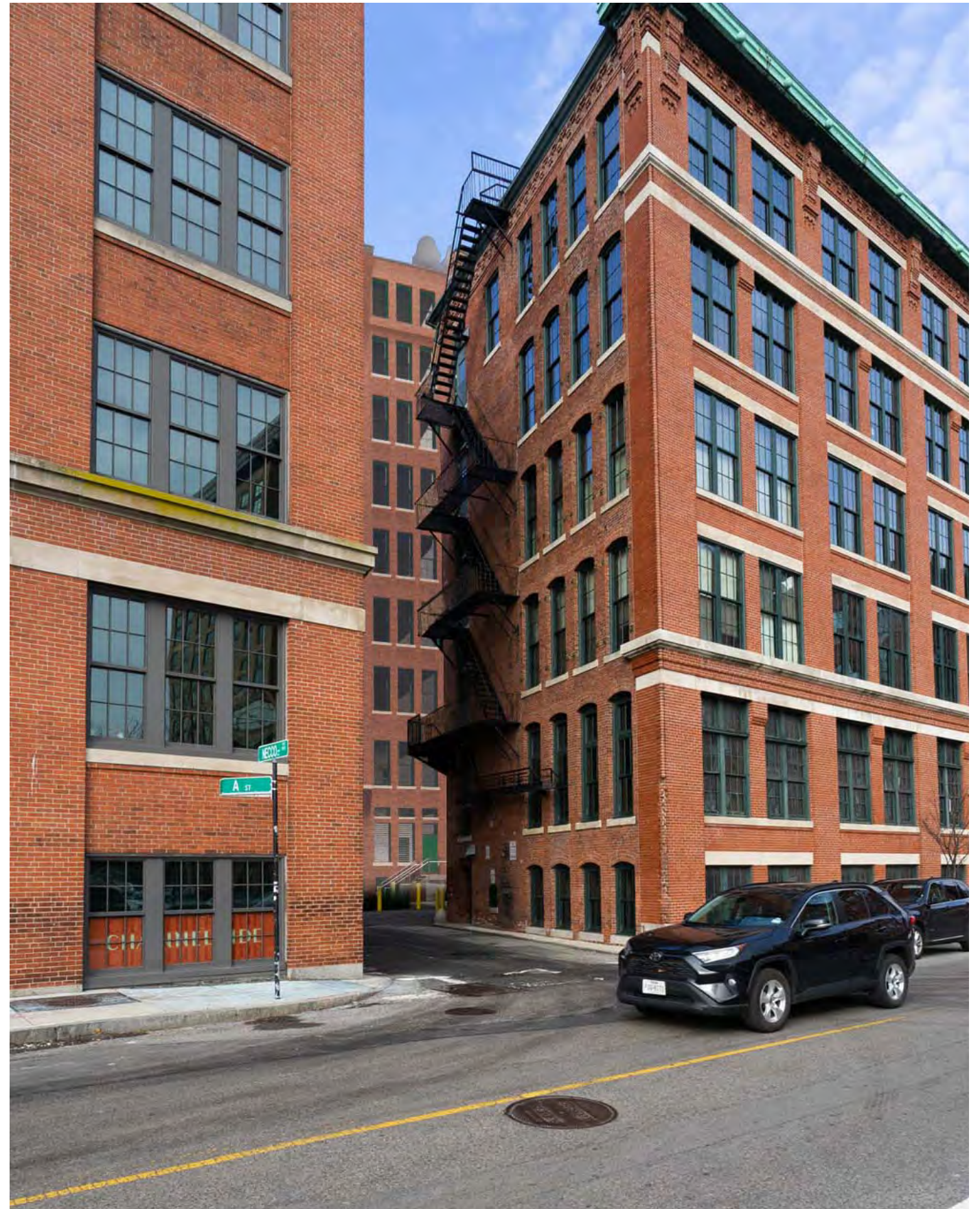
EXISTING VIEW FROM NECCO STREET



PROPOSED VIEW FROM NECCO STREET



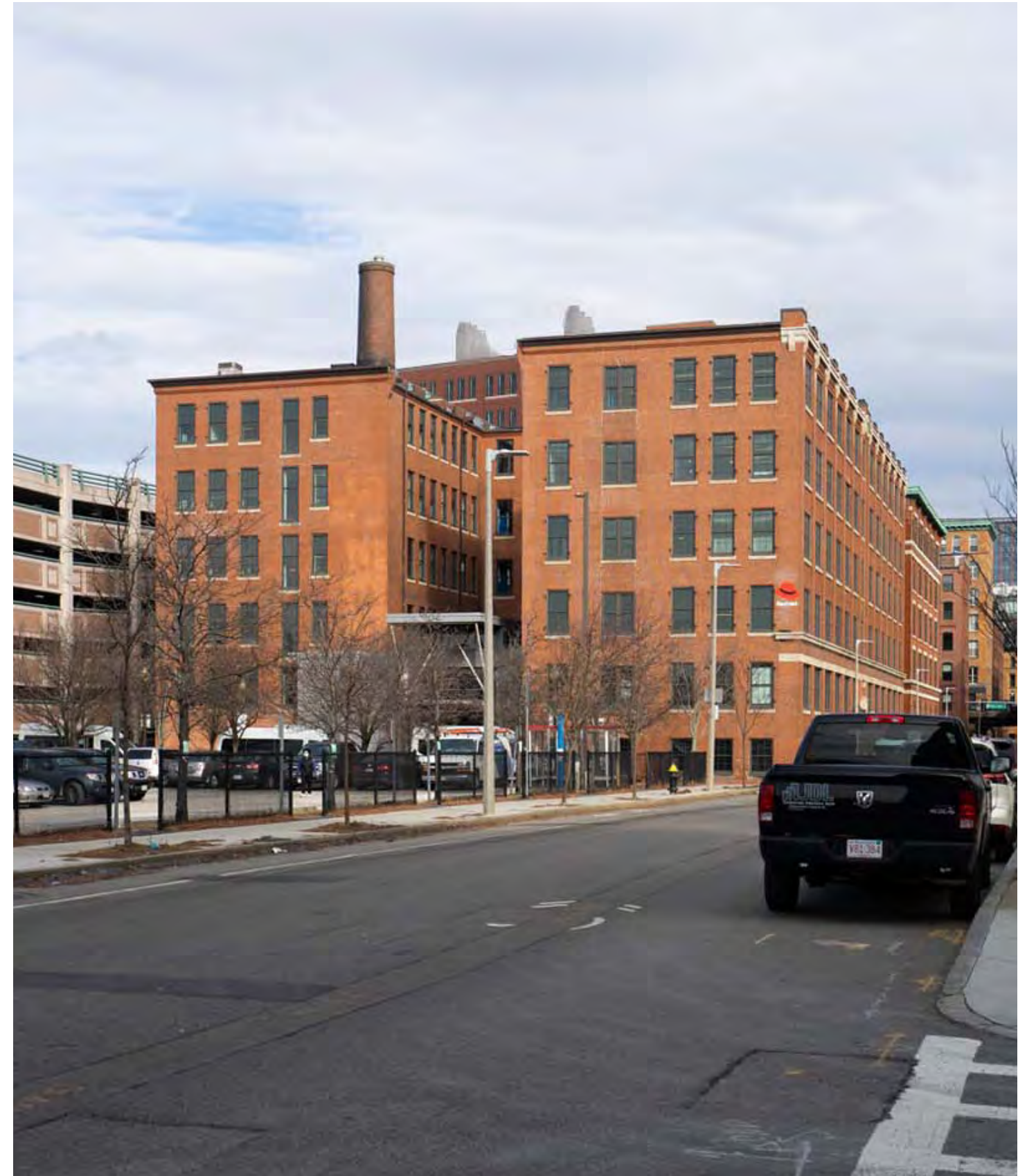
EXISTING VIEW FROM A ST LOOKING TOWARDS NECCO CT



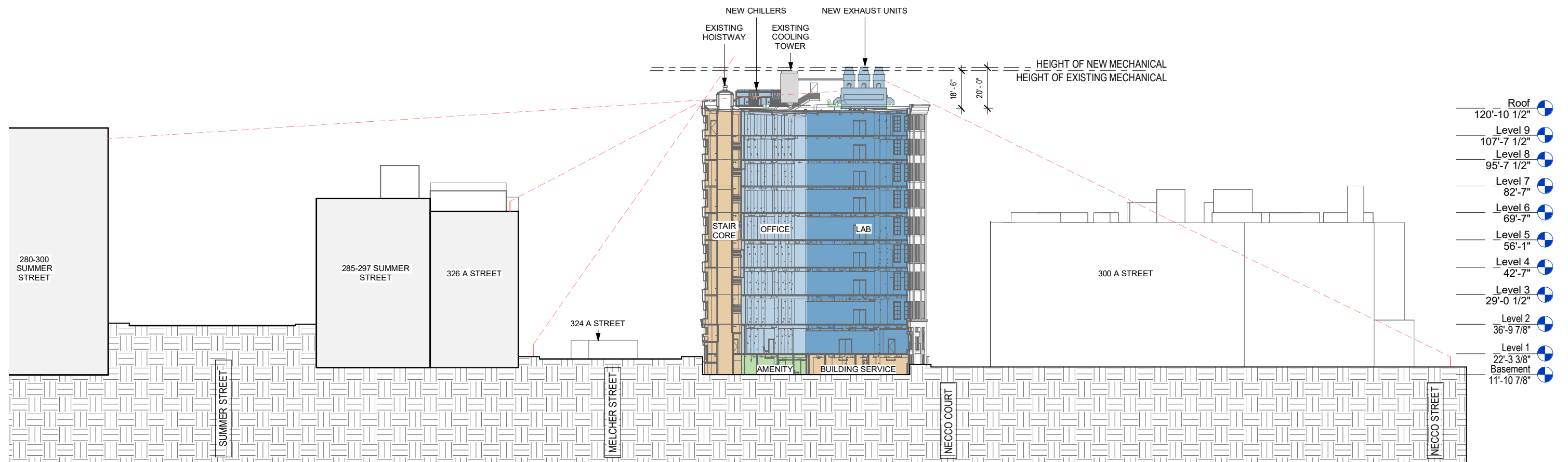
PROPOSED VIEW FROM A ST LOOKING TOWARDS NECCO CT



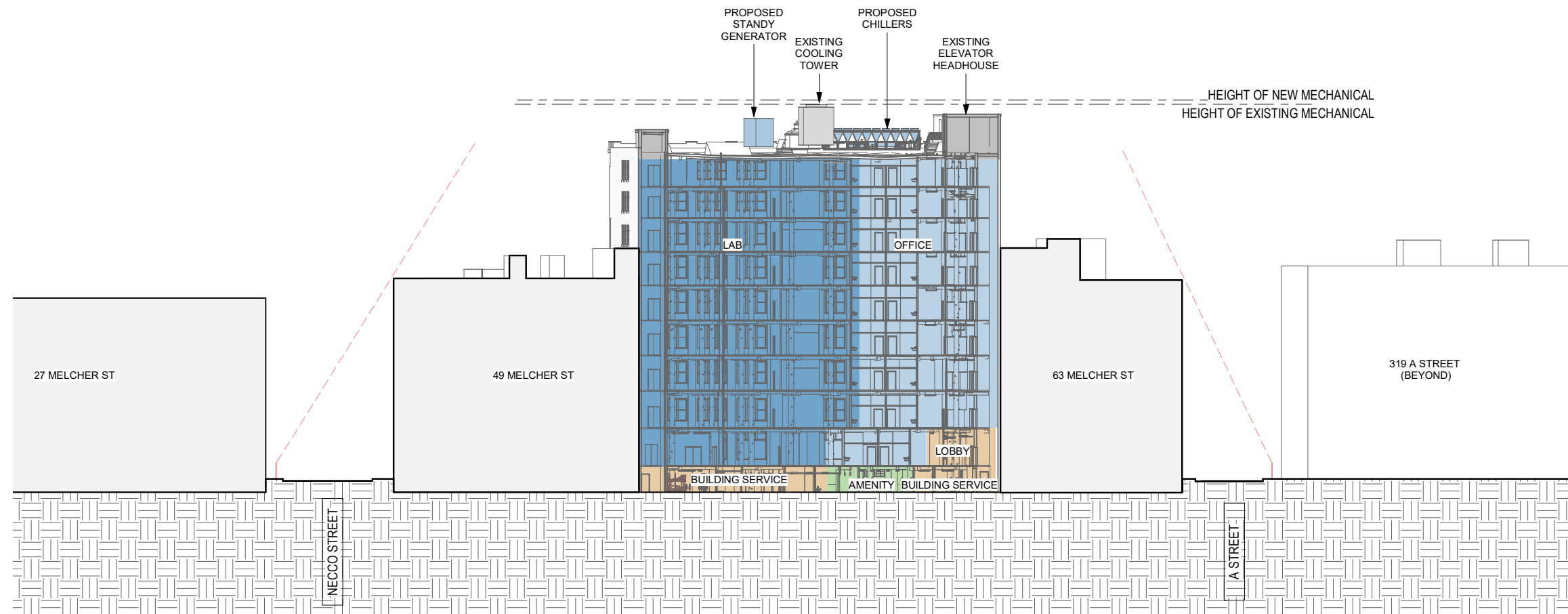
EXISTING VIEW 500' DOWN A STREET AT WORMWOOD



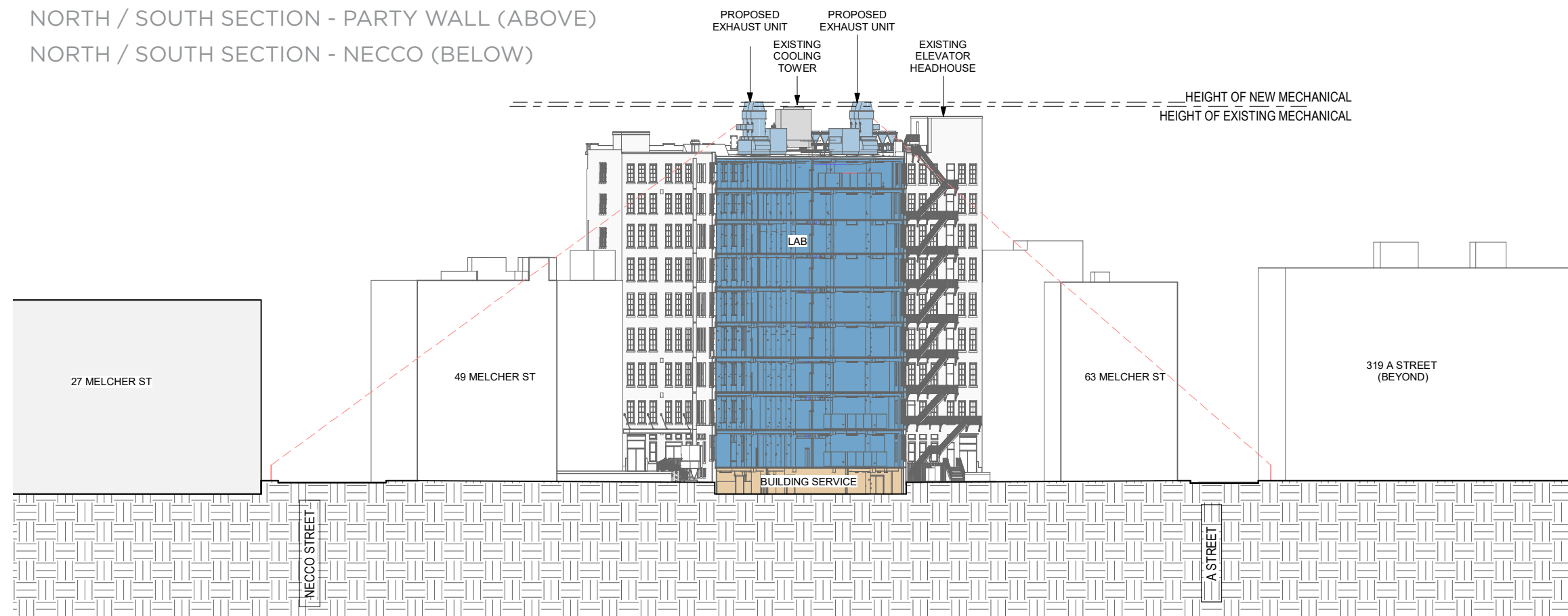
PROPOSED VIEW 500' DOWN A STREET AT WORMWOOD



MELCHER / NECCO SECTION



NORTH / SOUTH SECTION - PARTY WALL (ABOVE)
 NORTH / SOUTH SECTION - NECCO (BELOW)

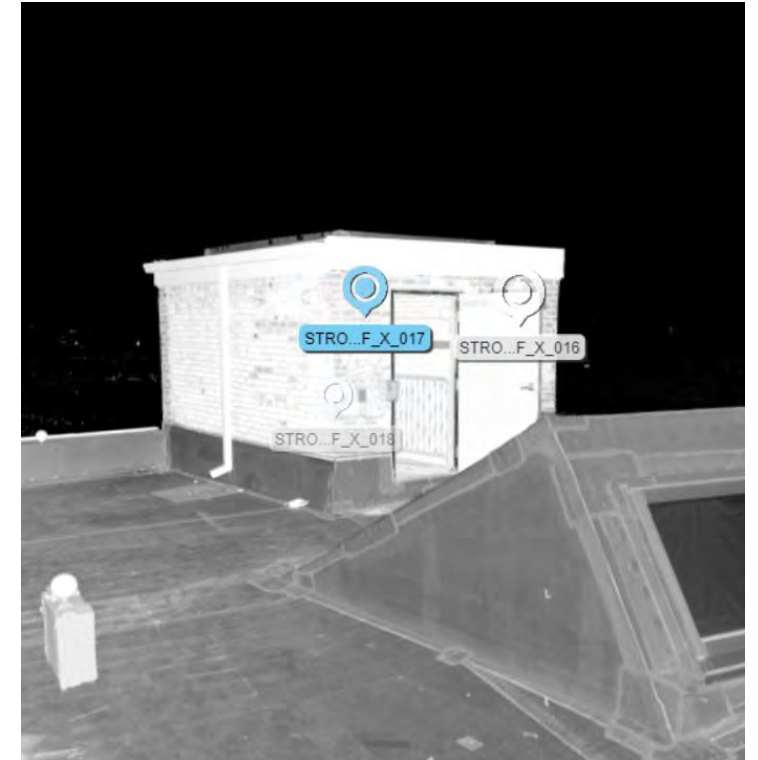




EXISTING ELEVATOR OVERRUN



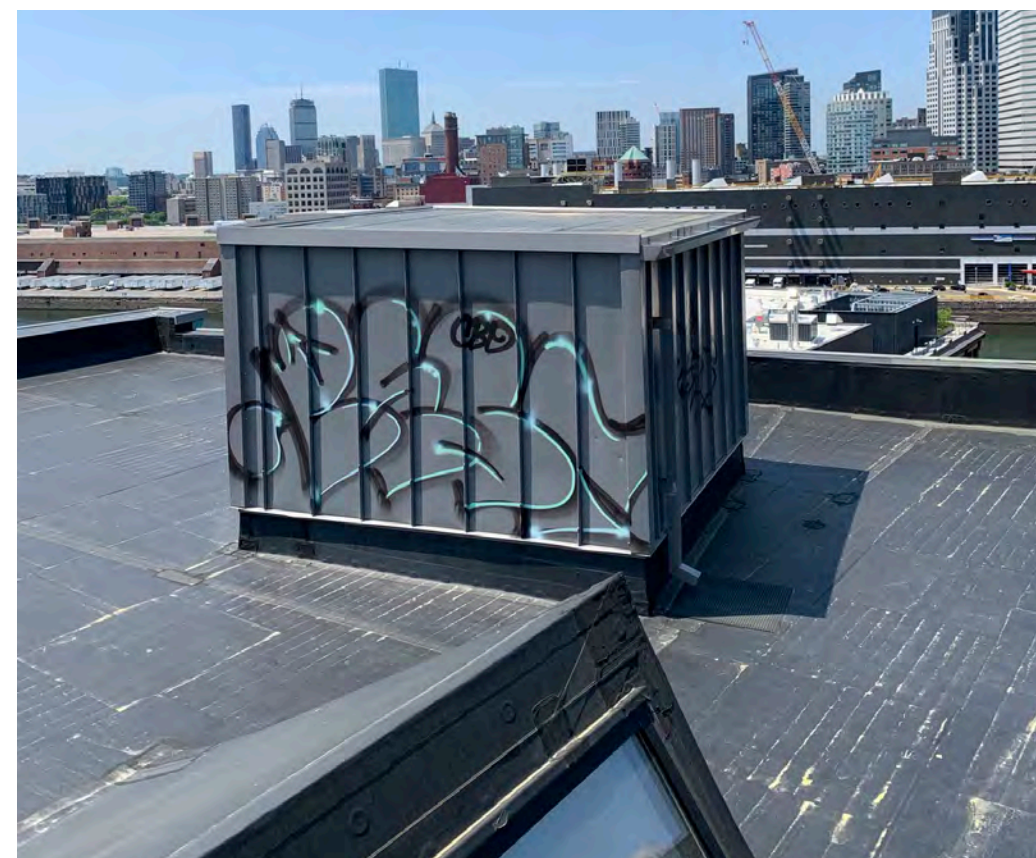
EXISTING COOLING TOWER TO REMAIN



EXISTING SHAFT HEADHOUSE TO BE RE-USED FOR FREIGHT



EXISTING ABONDONED LIFT HEADHOUSE AND ROOF HATCH



EXISTING PENTHOUSE TO BE REMOVED.



Printed Date: 01/18/2022
 Job: Bala - 51 Melcher Street ERU
 Mark: ERU-1&2
 Model: VEKTOR-MH-40-9-85



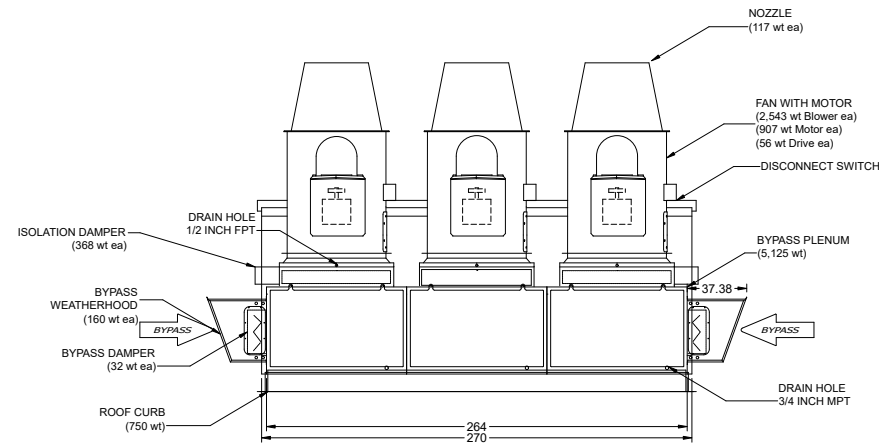
Printed Date: 01/18/2022
 Job: Bala - 51 Melcher Street ERU
 Mark: ERU-1&2
 Model: VEKTOR-MH-40-9-85

Model: VEKTOR-MH-40-9-85

Fume Exhaust System

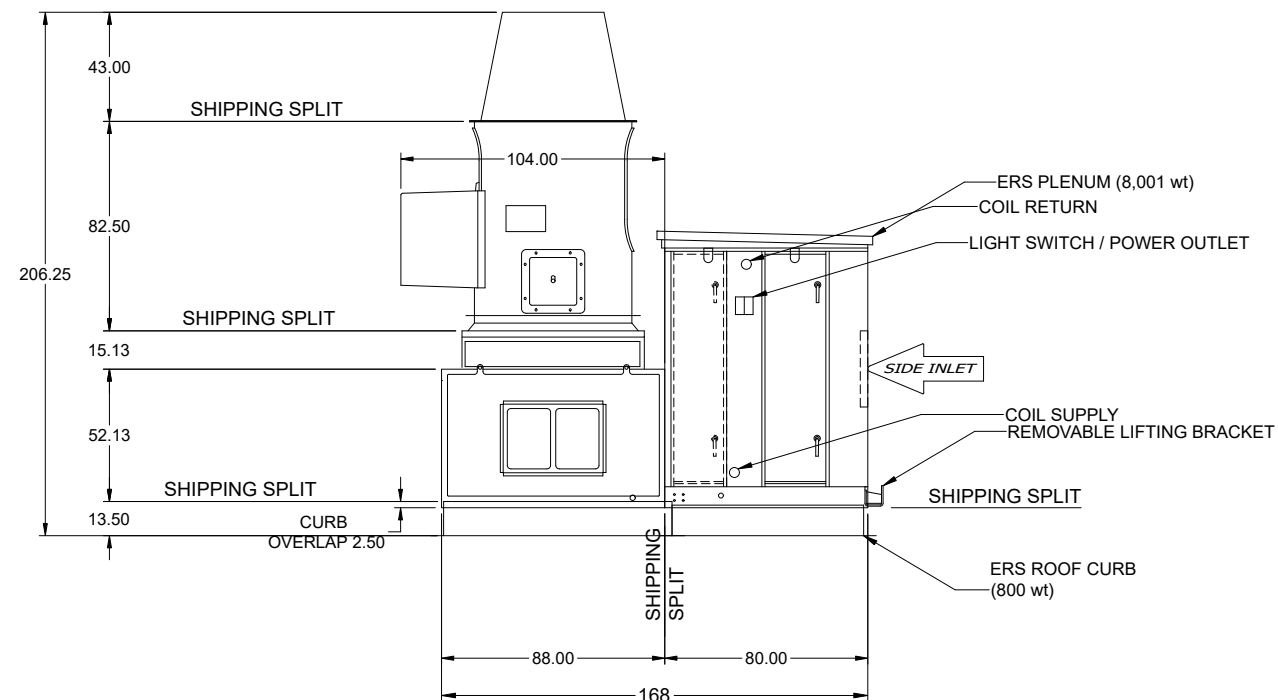
Model: VEKTOR-MH-40-9-85

Fume Exhaust System



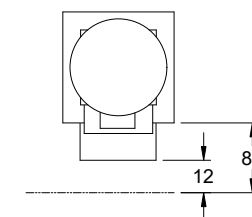
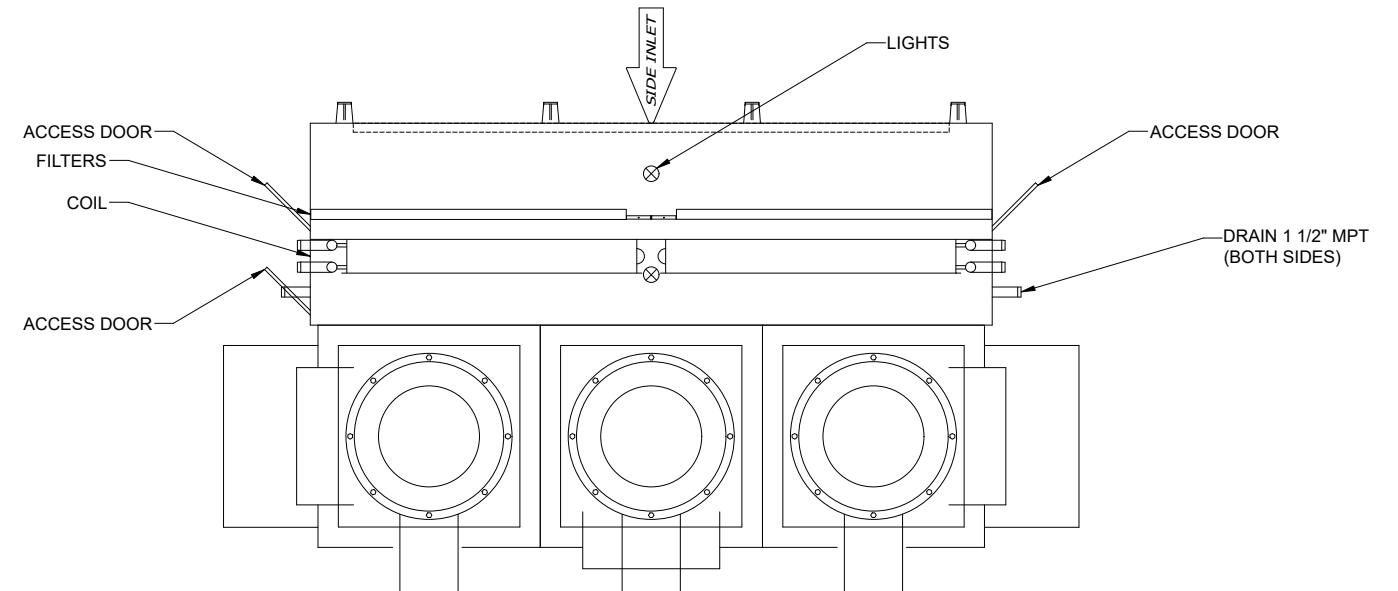
WEIGHT TOTALS	
FAN ASSEMBLY	3,623
FAN QTY	x3
PLENUM ASSEMBLY	6,613
ERS PLENUM	8,001
ROOF CURB TOTAL	1,550
SYSTEM TOTAL	27,033

WEIGHTS REFERENCED FROM ALL VIEWS



Notes: All dimensions shown are in units of in. and weights are shown in units of lb. Drawings are of standard unit and do not include dimensions for accessories or design modifications.

C:\Users\mhalley\Desktop\Work Desktop\Bala - 51 Melcher Street ERU.gfcj
 Generated by: mhalley@buckleyonline.com



A MINIMUM OF 88 INCHES FROM EDGE OF PLENUM TO ALLOW THE REMOVAL OF THE ISOLATION DAMPER OR 12 INCHES FROM THE FARTHEST POINT STICKING PAST UNIT FOR A CLEAR WALKWAY (WHICH EVER IS GREATER) IS RECOMMENDED.

Notes: All dimensions shown are in units of in. and weights are shown in units of lb. Drawings are of standard unit and do not include dimensions for accessories or design modifications.

C:\Users\mhalley\Desktop\Work Desktop\Bala - 51 Melcher Street ERU.gfcj
 Generated by: mhalley@buckleyonline.com



Job Name: 51 Melcher
Prepared For:

Unit Tag: ACSA230, ACSA230-1, ACSA230-2
Quantity: 3

Enclosures



Unit Overview

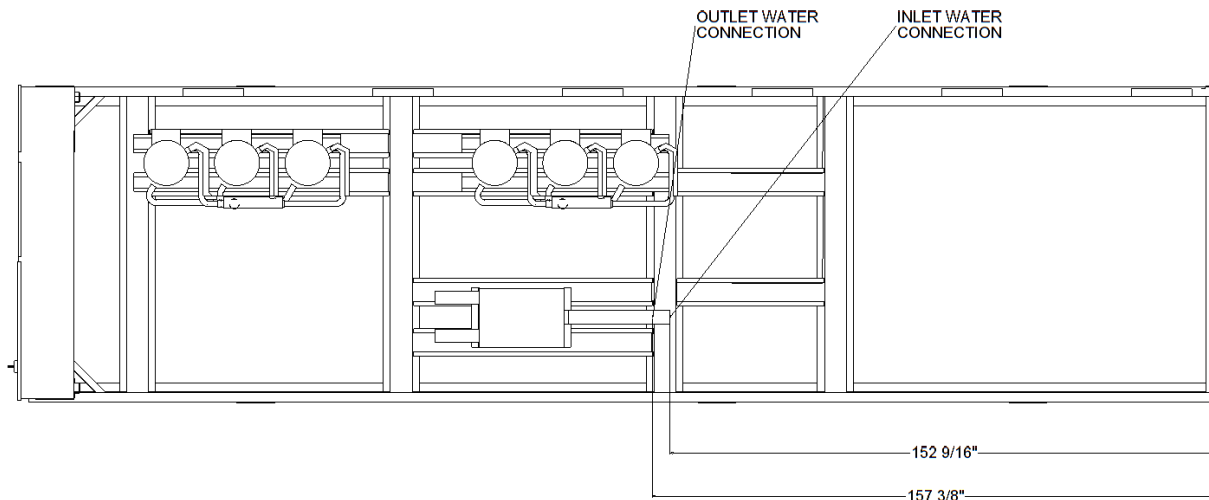
Chiller Model	Ascend (TM) Air-Cooled Chiller Model ACS
Unit Nominal Tonnage	230 Nominal Tons
IPLV/IP	16.463 EER (Btu/W-h)
NPLV/IP	17.060 EER (Btu/W-h)
Voltage	460V/60Hz/3 phase
Refrigerant	Refrigerant Charge R-410A
Elevation	0.00 ft
Agency Listing	UL listed to US & Canadian safety std
Model Number	ACSA2302EUA*LUXAXNB2XLNL SMEX1HBBBXXAA1XXXXONX



DG350-DG500
SOUND ATTENUATED ENCLOSURES

US Sourced
Gas Generator Set
350 - 500 eKW 60 Hz

Image shown may not reflect actual configuration



Level 2 Sound Attenuated Enclosure (Steel) Sound Level

Model	Standby eKW	Cooling Air Flow Rate		Ambient Capability*		Sound Pressure Levels (dBA) at 7m (23 ft)
		m ³ /s	cfm	°C	°F	100% Load
DG350-DG500	350 - 500	TBD	TBD	40*	104	75*

Sound Attenuated Enclosure (Aluminum) Sound Level

Model	Standby eKW	Cooling Air Flow Rate		Ambient Capability*		Sound Pressure Levels (dBA) at 7m (23 ft)
		m ³ /s	cfm	°C	°F	100% Load
DG350-DG500	350 - 500	TBD	TBD	40*	104	75*

Level 3 Sound Attenuated Enclosure (Steel) Sound Level

Model	Standby eKW	Cooling Air Flow Rate		Ambient Capability*		Sound Pressure Levels (dBA) at 7m (23 ft)
		m ³ /s	cfm	°C	°F	100% Load
DG350-DG500	350 - 500	TBD	TBD	40*	104	70*

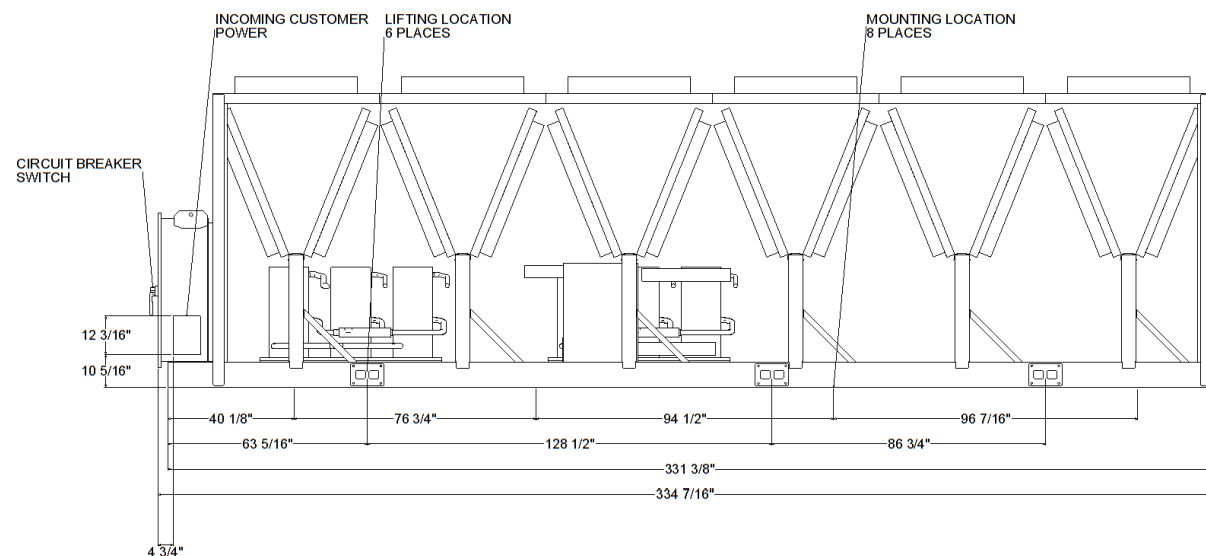
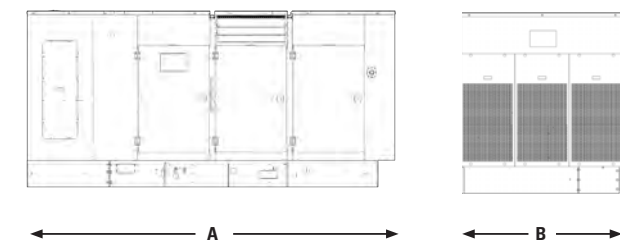
* Targeted value only

Component Weights to Calculate Package Weight

Model	Standby eKW	Narrow Skid Base		Wide Skid Base		Sound Attenuated Enclosure (Steel)		Sound Attenuated Enclosure (Aluminum)	
		kg	lb	kg	lb	kg	lb	kg	lb
DG350-DG500	350 - 500	286	630	665	1466	1393	3071	887	1955

Sound Attenuated Enclosure on Skid Base

Model	Standby eKW	Length "A"		Width "B"		Height "C"	
		mm	in	mm	in	mm	in
DG350-DG500	350 - 500	5230	205.9	2315	91.1	2253	88.7

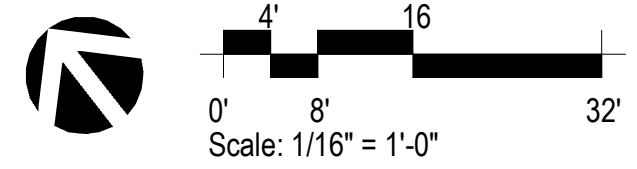


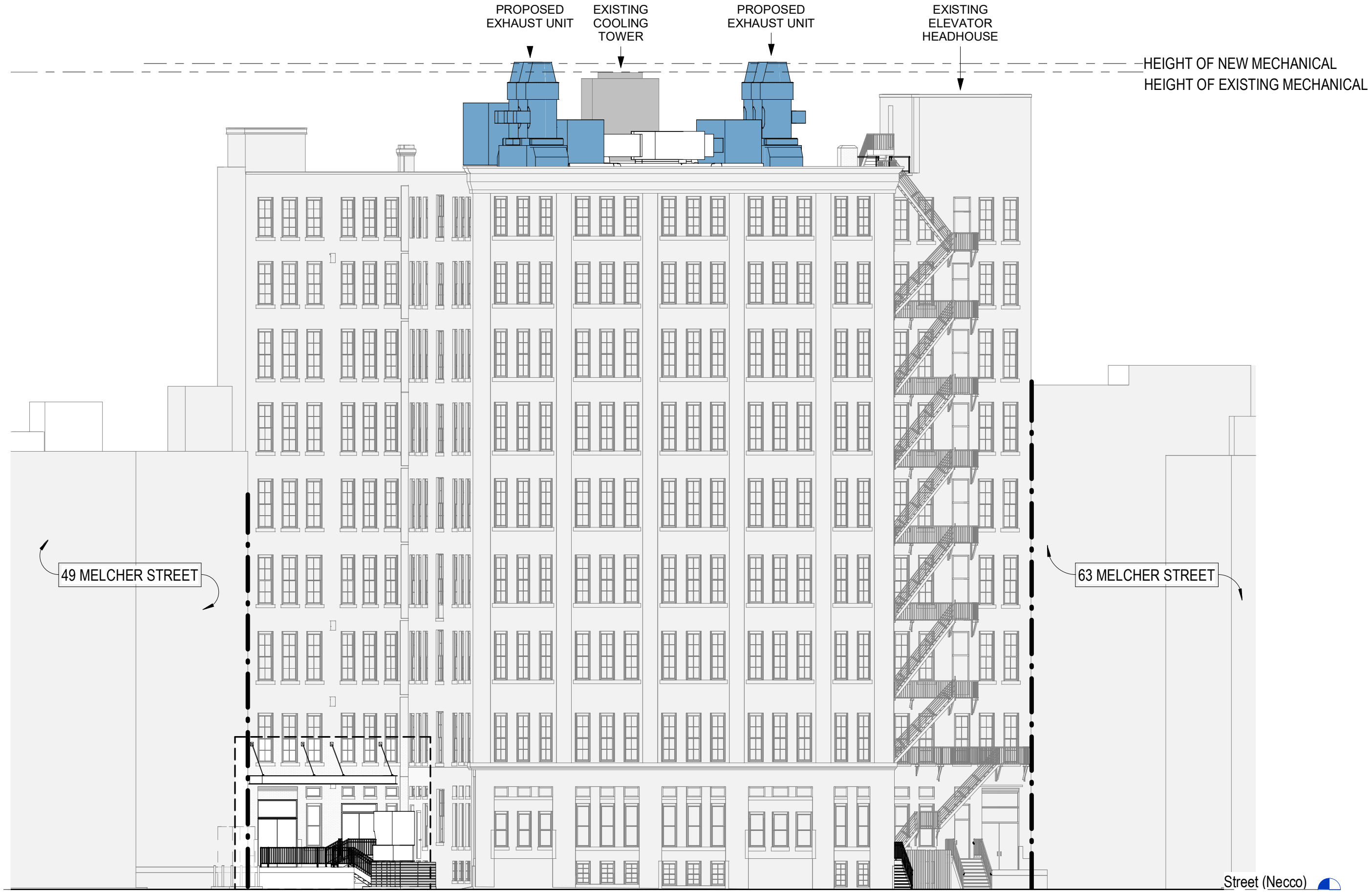


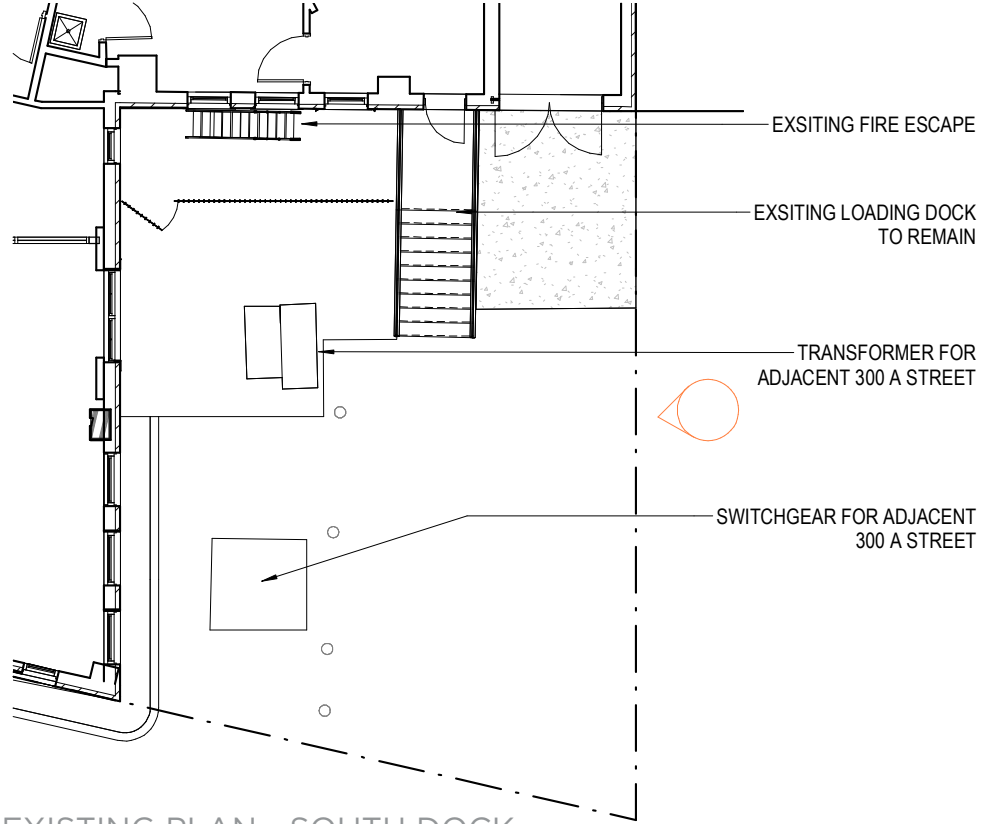
GROUND FLOOR EQUIPMENT SCHEDULE

01	NEW EMERGENCY GENERATOR IN SAME LOCATION AS EXISTING
02	NEW TRANSFORMER (51 MELCHER) IN SAME LOCATION AS EXISTING
03	EXISTING TRANSFORMER FOR ADJACENT PROPERTY
04	EXISTING SWITCHGEAR FOR ADJACENT PROPERTY
05	REVITALIZED FREIGHT LOADING DOCK
06	EXISTING DOCK TO REMAIN

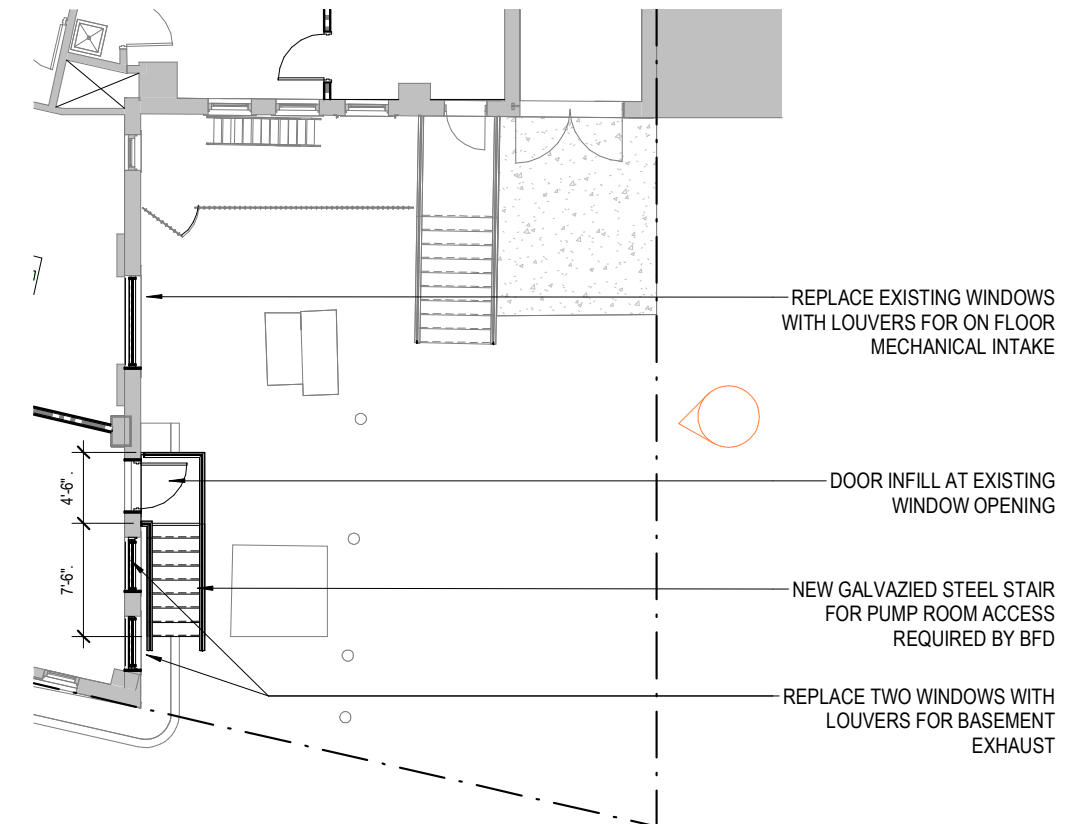
	BASE BUILDING
	LAB PROGRAM
	OFFICE PROGRAM
	AMENITY
	VERTICAL TRANSPORTATION / SHAFT







EXISTING PLAN - SOUTH DOCK



PROPOSED PLAN - SOUTH DOCK



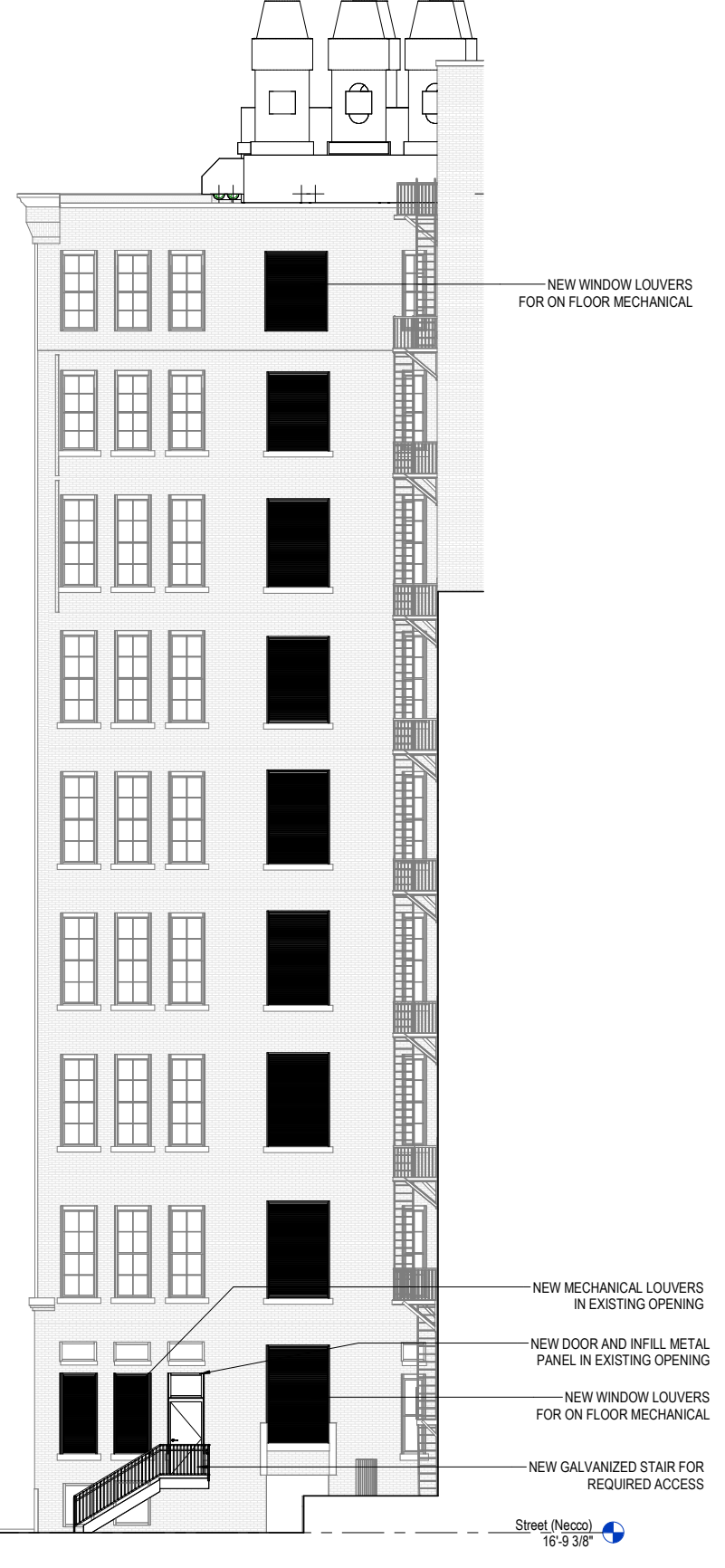
EXISTING ELEVATION - SOUTH DOCK

ONE OPENING ON EACH FLOOR TO BE REPLACED WITH LOUVER FOR ON FLOOR MECHANICAL INTAKE

ONE OPENING ON EACH FLOOR TO BE REPLACED WITH LOUVER FOR ON FLOOR MECHANICAL INTAKE

(2) WINDOWS TO BE INFILLED WITH LOUVERS
(1) WINDOW OPENING TO BE REPLACE WITH DOOR FOR BFD ACCESS

Street (Necco) 16'-9 3/8"



PROPOSED ELEVATION - SOUTH DOCK

NEW WINDOW LOUVERS FOR ON FLOOR MECHANICAL

NEW MECHANICAL LOUVERS IN EXISTING OPENING

NEW DOOR AND INFILL METAL PANEL IN EXISTING OPENING

NEW WINDOW LOUVERS FOR ON FLOOR MECHANICAL

NEW GALVANIZED STAIR FOR REQUIRED ACCESS

Street (Necco) 16'-9 3/8"



LOUVER EXAMPLE

EXISTING VIEW OF 51 MELCHER FROM NECCO CT

PROPOSED VIEW OF 51 MELCHER FROM NECCO CT



EXISTING VIEW OF 51 MELCHER FROM A ST

PROPOSED VIEW OF 51 MELCHER FROM A ST



EXISTING WINDOW TO BE INFILLED



EXAMPLE OF PROPOSED LOUVER INFILL FROM ADJACENT PROPERTY



EXISTING WINDOW TO BE INFILLED

EME720

Wind-Driven Rain Resistant Stationary Louver
Extruded Aluminum



APPLICATION

The EME720 is a 7" deep horizontal louver that combines a continuous-blade architectural appearance with the performance of a wind-driven rain-resistant louver. It appeals to architects looking for a long, uninterrupted look that will enhance a variety of monumental structures, including stadiums, arenas and convention centers.

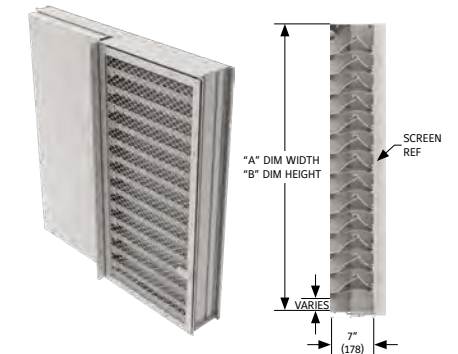
STANDARD CONSTRUCTION

Frame	7" (178) deep, 6063T6 extruded aluminum with .080" (2.0) nominal wall thickness.
Blades	6063T6 extruded aluminum .075" (1.9) nominal wall thickness with sightproof blades.
Screen	5/8" x .040" (16 x 1) expanded flattened aluminum bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth
Finish	Mill.
Minimum Size	12"w x 12"h (305 x 305).
Approximate Shipping Weight	8 lbs. per sq. ft. (39 kg/m ²).
Maximum Factory Assembly Size	Single sections shall not exceed 120"w x 90"h (3048 x 2286) or 90"w x 120"h (2286 x 3048). Louvers larger than the maximum single section size will require field assembly of smaller sections.
Supports	Louvers may be provided with rear mounted blade supports that increase overall louver depth depending on louver size, assembly configuration or windload.

Consult Ruskin for additional information.

FEATURES

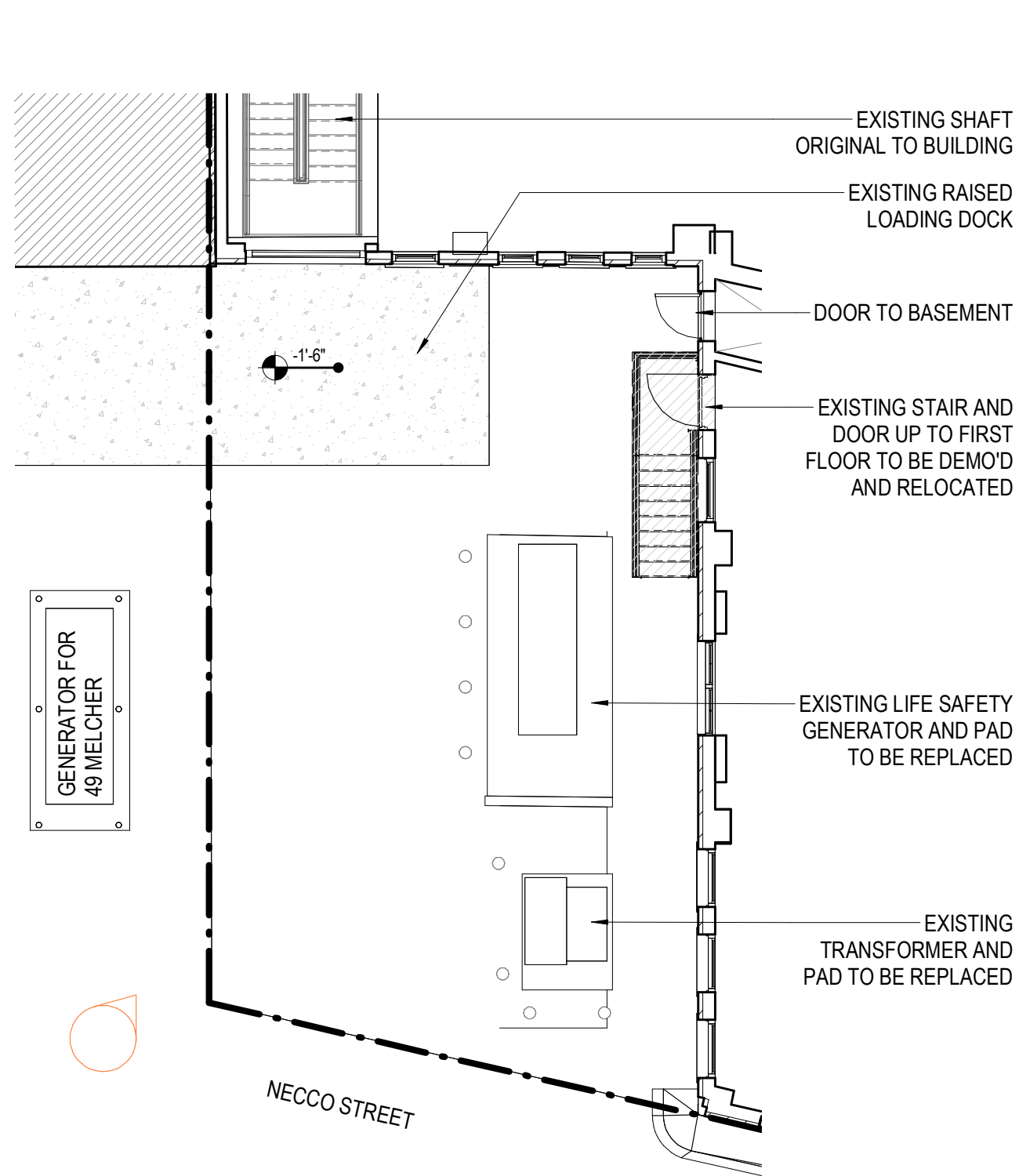
- ▶ Closely spaced horizontal blades minimize the penetration of winddriven rain, reducing damage and additional operating expenses. Optional 4" depth with or without blankoff for inactive louver areas.
- ▶ Tested in accordance with the AMCA 500-L Wind-Driven Rain Penetration Test.
- ▶ Published performance ratings based on testing in accordance with AMCA Publication 511.
- ▶ Performance Ratings:
55% Free Area.
Beginning Point of Water Penetration 1105 FPM (337 m/min.).
Pressure Loss @ 1105 FPM is approximately .40 in w.g. (100 Pa) (Intake).
- ▶ Aluminum construction for low maintenance and high resistance to corrosion.



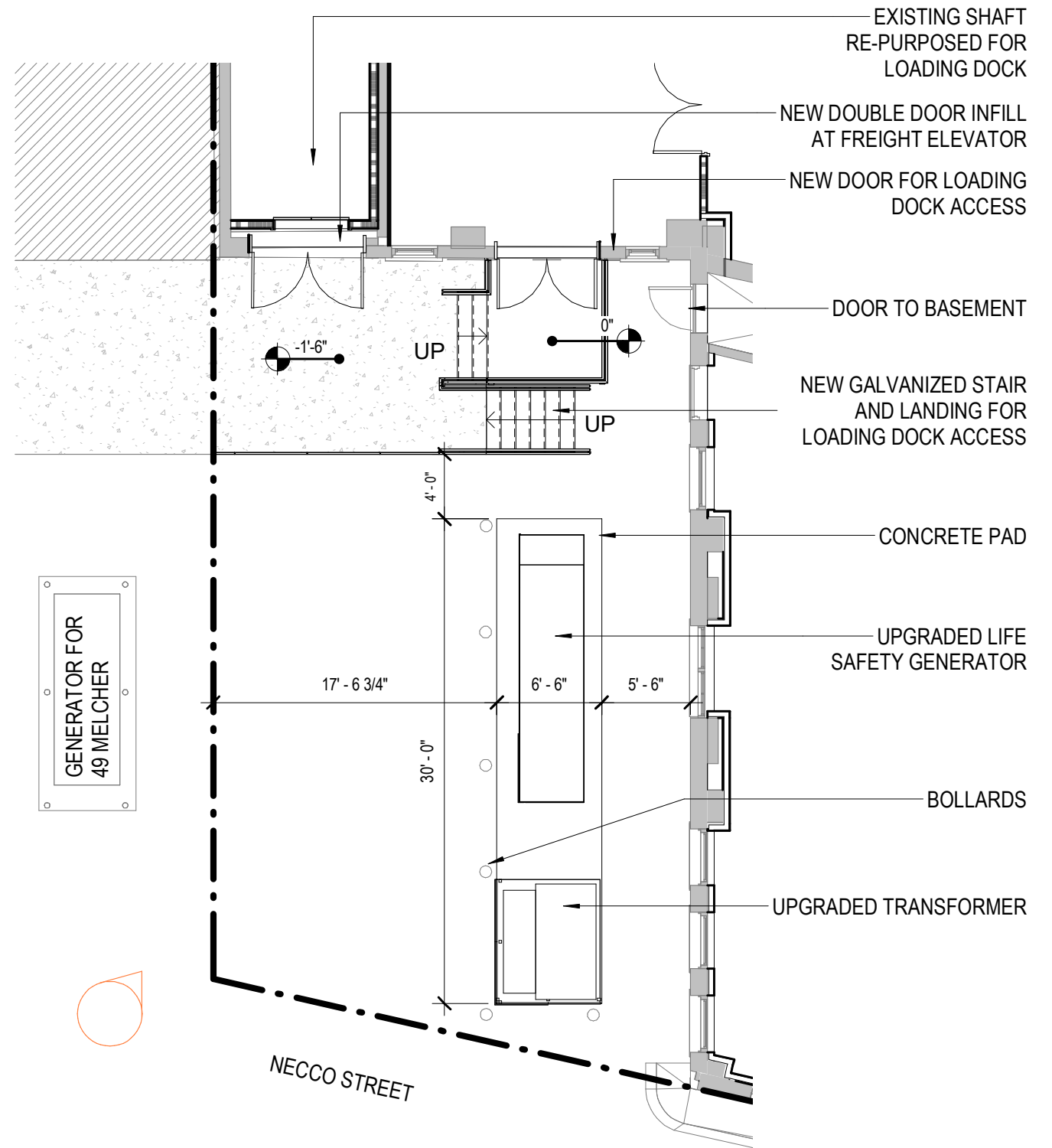
OPTIONS

- ▶ Extended sill.
 - ▶ Hinged frame.
 - ▶ Front or rear security bars.
 - ▶ Filter racks.
 - ▶ Front Flange.
 - ▶ Sleeve.
 - ▶ Blankoff Panel.
 - ▶ Installation angles.
 - ▶ A variety of bird and insect screens.
 - ▶ Optional finishes available at additional cost : Prime coat, 50% PVDF (modified fluoropolymer), Epoxy, Pearledize 50 and 70, 70% PVDF, Clear and Color Anodized finishes.(Some variation in anodize color consistency is possible).
- Consult Ruskin for other special requirements.

CUT SHEET- PROPOSED LOUVER



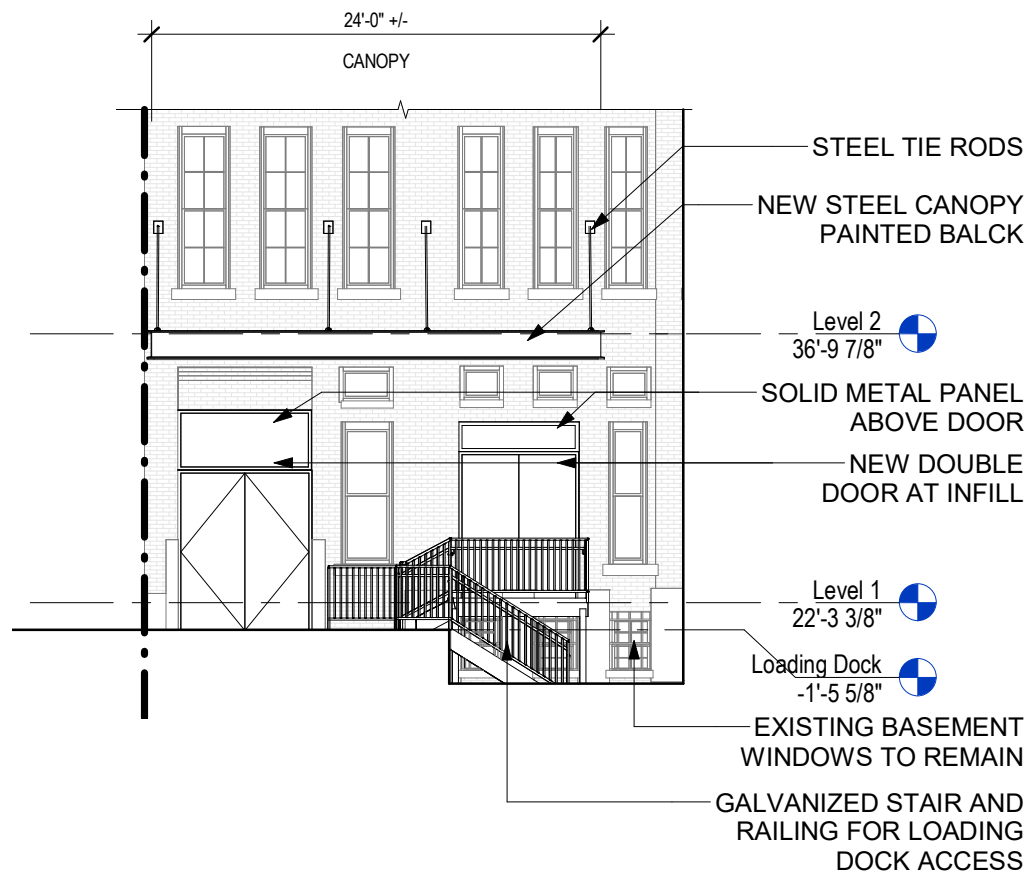
PLAN - EXISTING DOCK



PLAN - PROPOSED DOCK



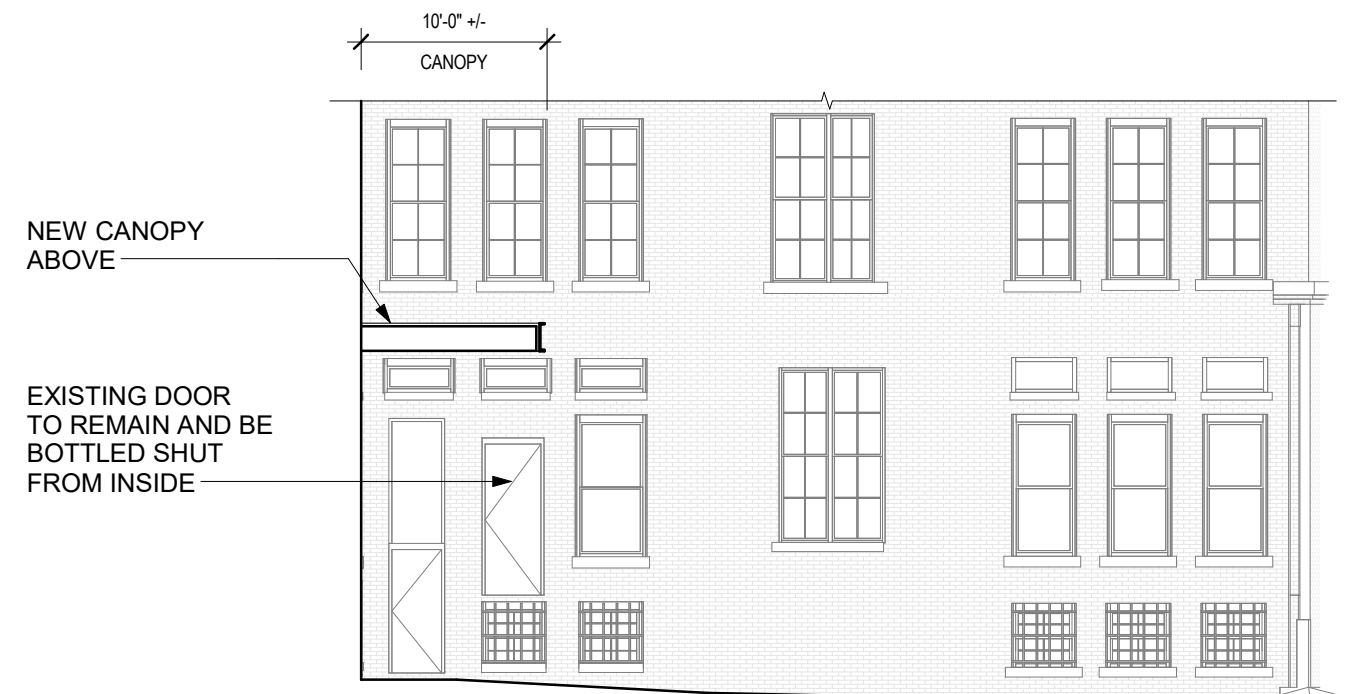
ELEVATION - EXISTING DOCK



ELEVATION - PROPOSED DOCK



SIDE ELEVATION - EXISTING



SIDE ELEVATION - PROPOSED



EXISTING VIEW OF 51 MELCHER FROM NECCO COURT



EXISTING VIEW WITH HIDDEN GENERATOR



PROPOSED VIEW OF 51 MELCHER FROM NECCO COURT



PROPOSED VIEW WITH HIDDEN GENERATOR



EXISTING INFILL TO BE REPLACED WITH DOOR



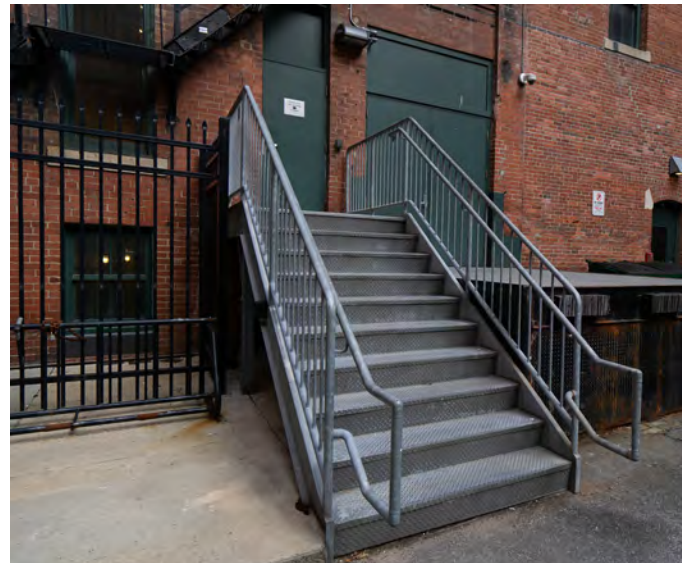
WINDOWS TO BE REMOVED. BASEMENT WINDOWS TO BE PARTIALLY COVERED



ALUMINUM SCREENING FENCE



STEEL CANOPY



GALVANIZED STAIR - EXISTING



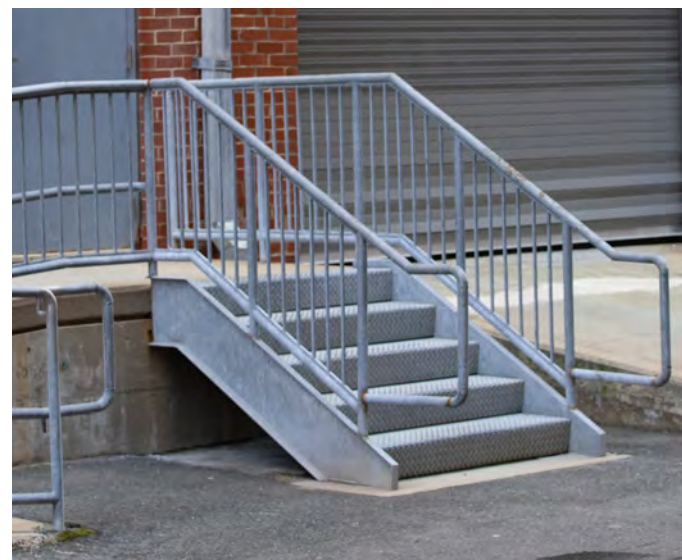
METAL PANEL INFILL AND DOORS



EXISTING STAIR TO BE REMOVED



EXISTING STEEL COVER PLATES TO BE PARTIALLY HIDDEN



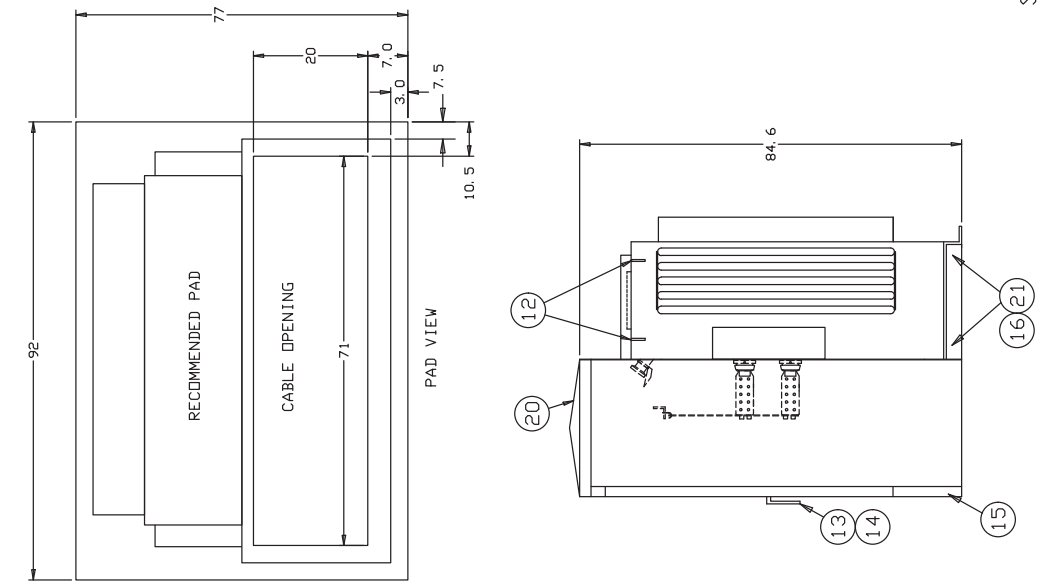
GALVANIZED STAIR



EXISTING TRANSFORMER



PROPOSED TRANSFORMER



EXISTING GENERATOR



PROPOSED GENERATOR

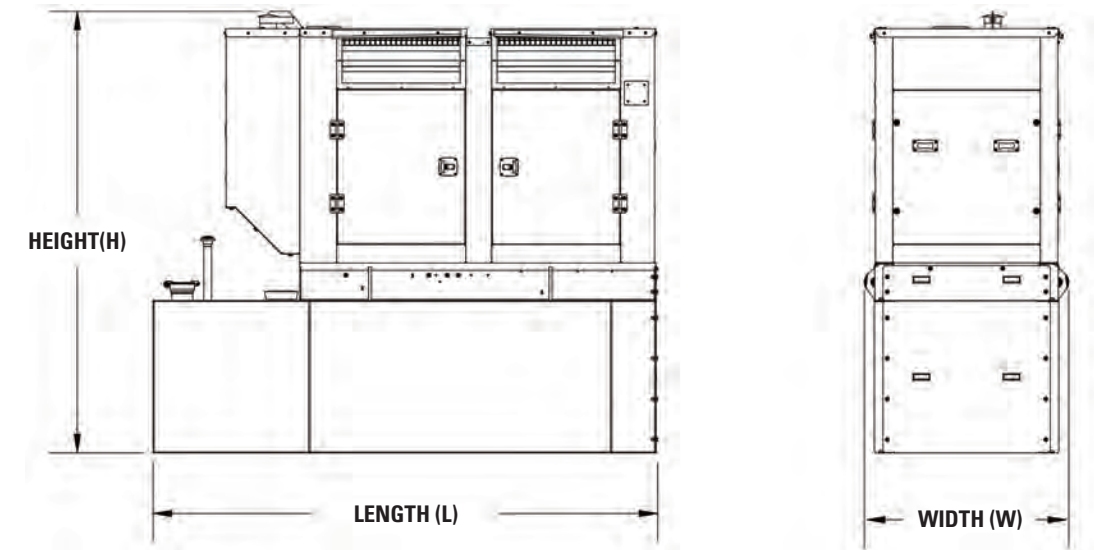


Image represents SA Level 1, SA Level 2 and SA Aluminum enclosures mounted on optional UL listed sub base tank

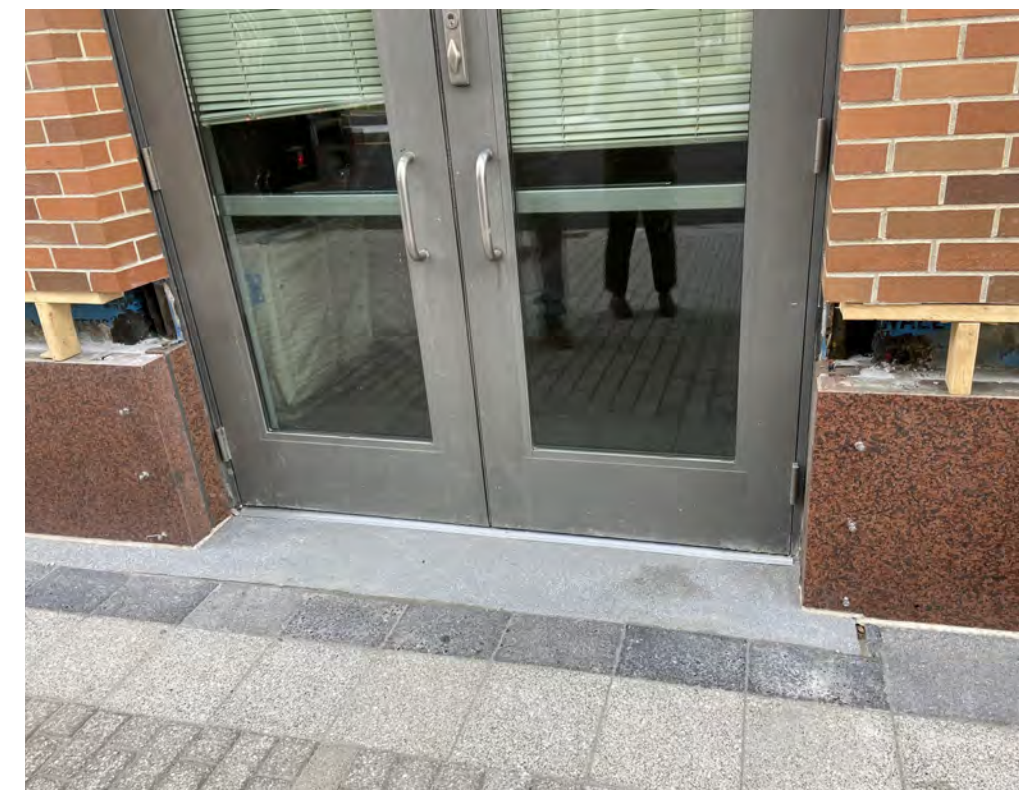
Engine Model	Generator Set Rating eKW	Enclosure	402 Gallon Sub Base Tank				777 Gallon Sub Base Tank							
			Length 'L'		Height 'H'		Length 'L'		Height 'H'					
			mm	in	mm	in	mm	in	mm	in				
C7.1	125	WP	4035	158.9	2420	95.3	5035	198.2	2706	106.5				
	150													
	175													
	200	SA Level 1, SA Level 2 and SA Aluminum			4035	158.9			2499	98.4	5035	198.2	2785	106.5
	125													
	150													
175														
200														



EXISTING BASEMENT WINDOWS



EXISTING BASEMENT WINDOWS



PROPOSED FASTENERS FOR FLOOD SHIELD



EXISTING BASEMENT WINDOWS



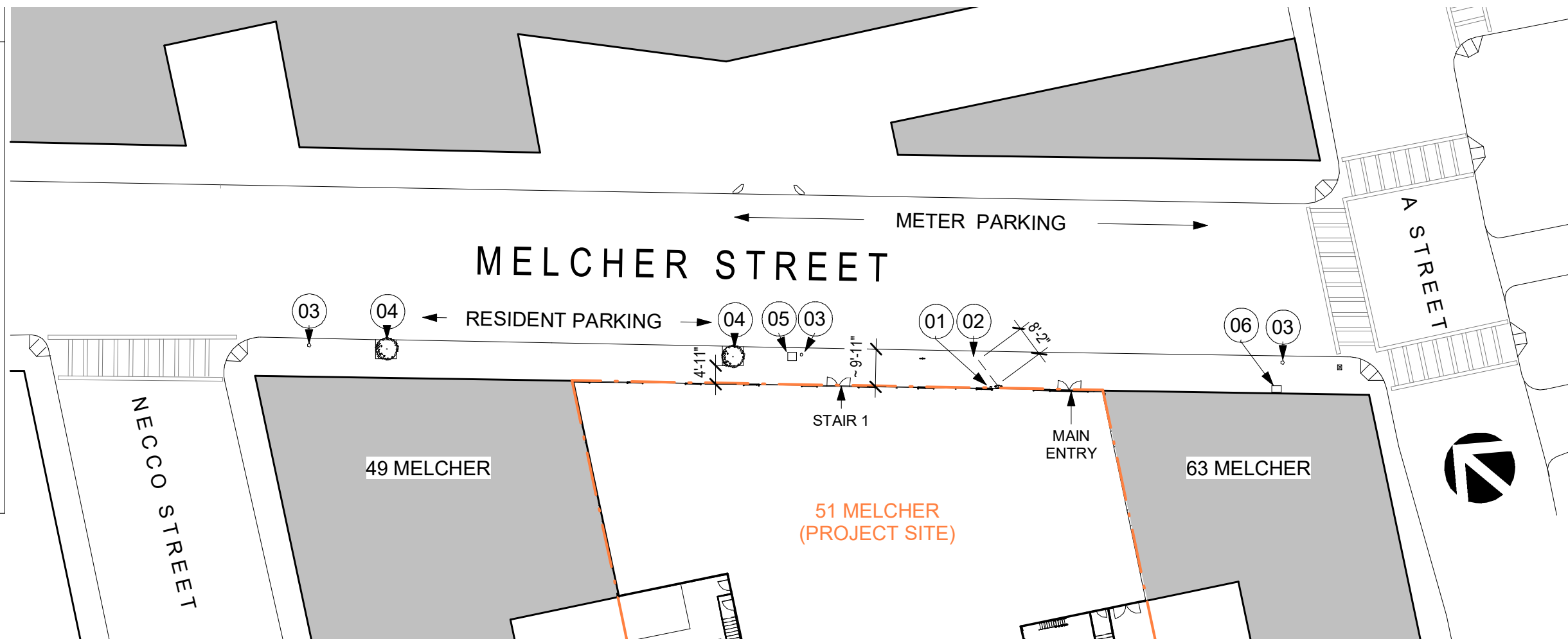
FASTENER CAPS FOR FLOOD SHIELDS.
(TO BE PAINTED BLACK)



EXAMPLE FLOOD SHIELDS (INSTALLED)

EXISTING STREETScape

- 01 EXISTING FIRE DEPARTMENT CONNECTION
- 02 EXISTING BIKE RACK
- 03 EXISTING STREET LIGHT
- 04 EXISTING TREE AND SIDEWALK CUT
- 05 EXISTING POSTAL RELAY BOX
- 06 EXISTING CITY ELECTRICAL BOX



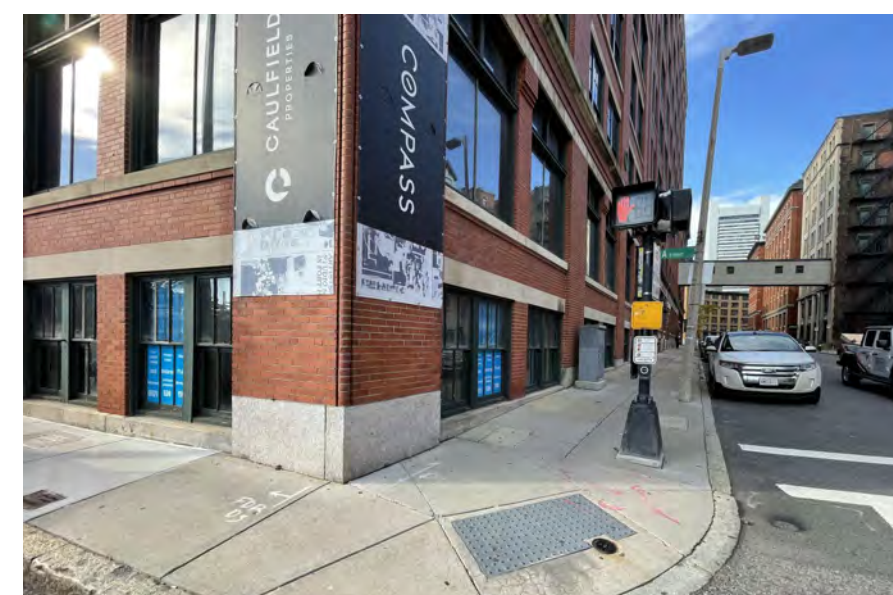
MELCHER TREE WELL



MELCHER FIRE DEPARTMENT CONNECTION



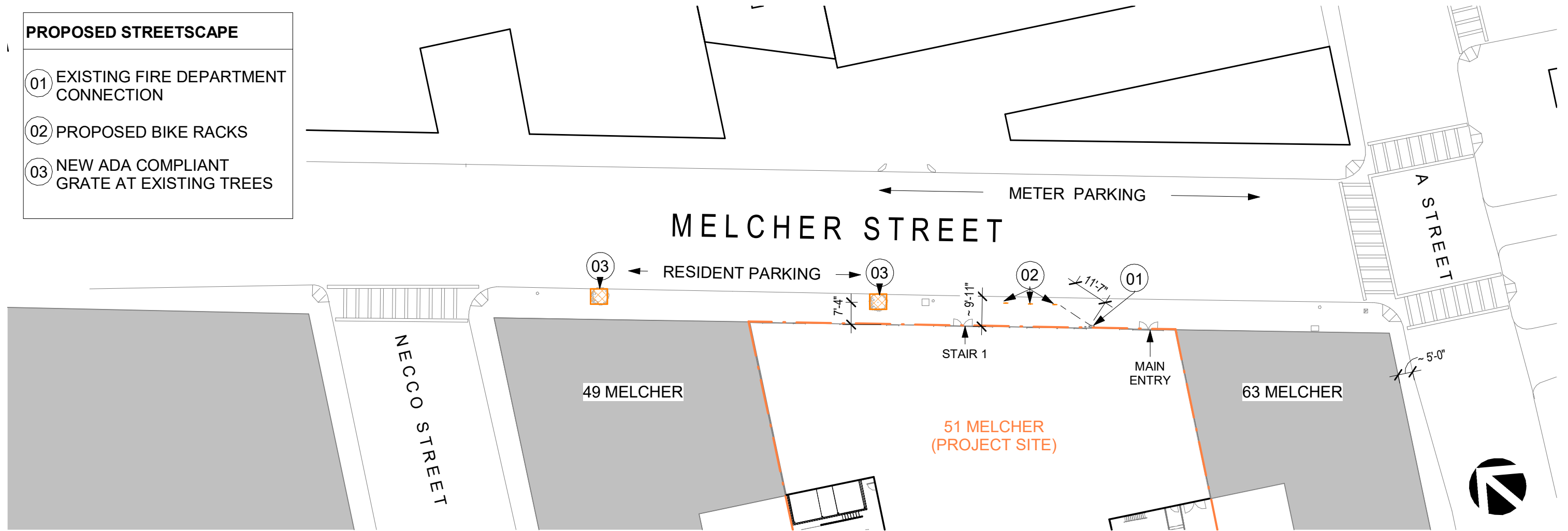
MELCHER LAMP POST / ELECTRICAL BOX



CORNER OF 63 MELCHER AND A STREET

PROPOSED STREETScape

- 01 EXISTING FIRE DEPARTMENT CONNECTION
- 02 PROPOSED BIKE RACKS
- 03 NEW ADA COMPLIANT GRATE AT EXISTING TREES



PROPOSED TREE GRATE (ADA COMPLIANT)



POST AND RING BIKE LOCK



5. NEXT STEPS AND QUESTIONS

APPENDIX IMAGES

PROJECT TEAM

GI PARTNERS

Property Owner: GI Partners

- Primary Contact: Tony Lin [tony@gipartners.com]
188 The Embarcadero, Suite 700, San Francisco, CA
- Secondary Contact: Alex Munoz [amunoz@gipartners.com]
John Curran [jcurran@gipartners.com]
- Offices in Boston, San Francisco, Dallas, New York, Greenwich and Chicago.
- Firm-wide focus on ESG, signatory of PRI(UN) and participant of GRESB

CONSULTANT TEAM

- **Owner's Project Manager: Leggat McCall Properties**
 - Primary Contact: Ted Finnerty [ted.finnerty@lmp.com]
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MAIN MELCHER ENTRY TO REMAIN



SKYBRIDGE - LOOKING UP MELCHER



SKYBRIDGE WINDOW DETAIL - LOOKING UP MELCHER



WINDOW EXAMPLE - NECCO CT



SKYBRIDGE - LOOKING TOWARDS A ST



SKYBRIDGE WINDOW DETAIL - LOOKING TOWARDS A ST

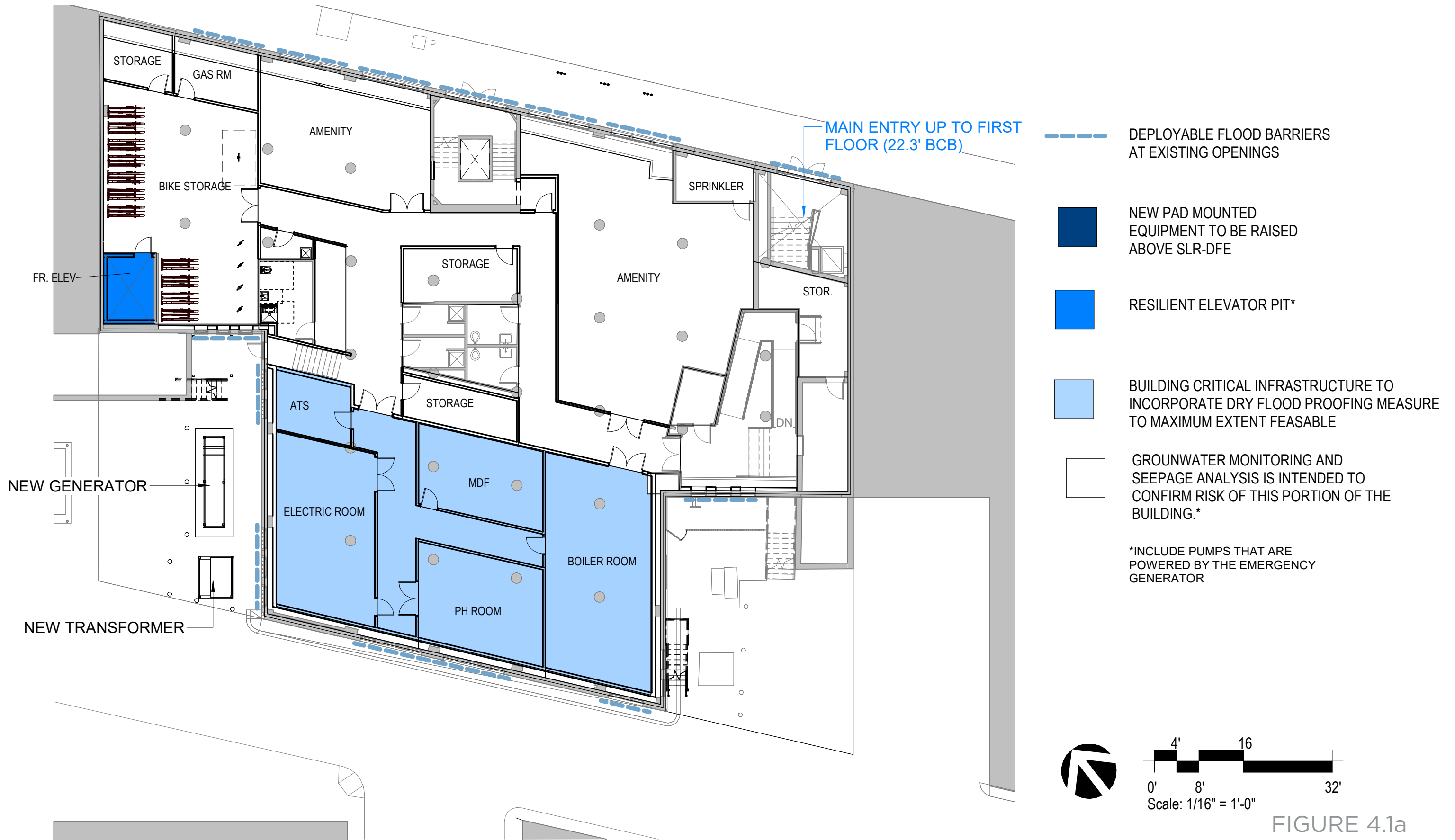


FIGURE 4.1a
PROPOSED RESILIENCY MEASURES

FLOOD RESILIENCY STRATEGIES	
01	BUILDING CRITICAL SERVICES BELOW BCB TO INCORPORATE DRY FLOOD PROOFING MEASURES* SEE PLAN
02	PAD MOUNTED EQUIPMENT TO BE RAISE ABOVE DFE I.E. NEW GENERATOR & TRANSFORMER
03	PROPOSED ON FLOOR MECHANICAL AND TENANT USABLE SPACE ABOVE DFE
04	WHERE DRY FLOOD PROOFING STRATEGIES ARE NOT EMPLOYED THE DESIGN TEAM WILL EXPLORE THE USE OF PUMPS CONNECTED TO EMERGENCY GENERATOR**

**BASED ON RESULTS OF THE GROUND WATER MONITORING AND SEEPAGE ANALYSIS

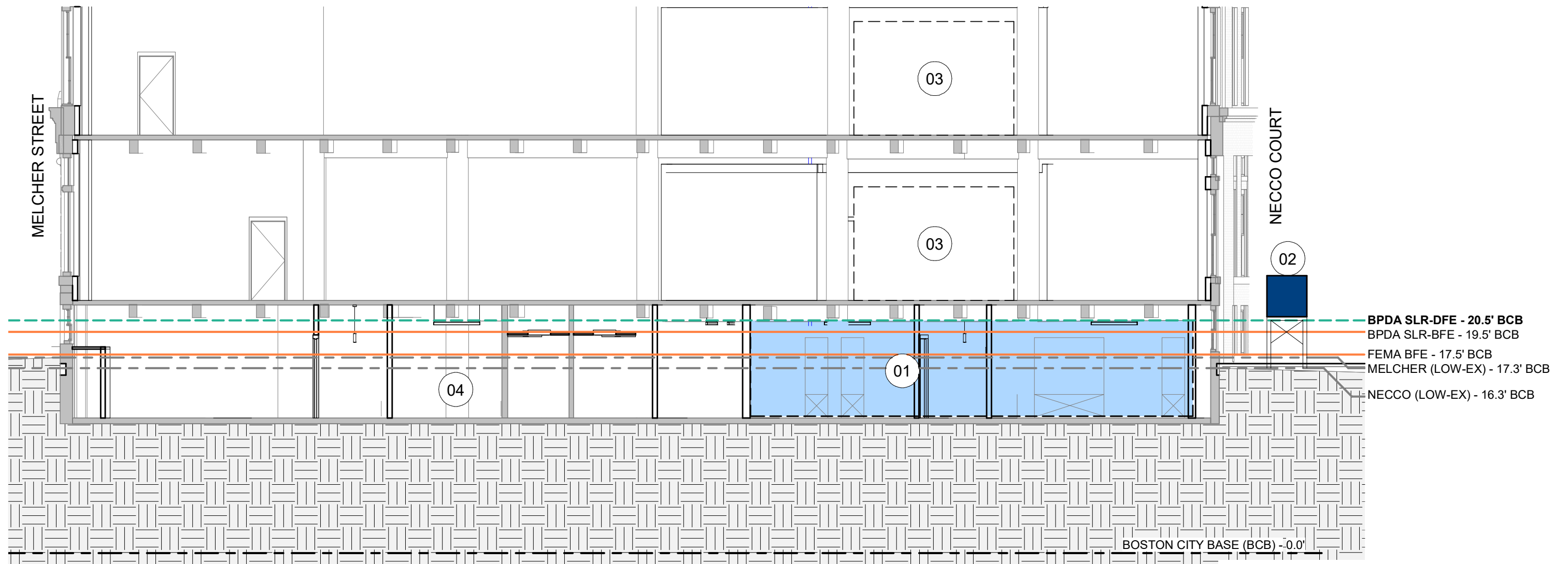


FIGURE 4.1b
PROPOSED RESILIENCY MEASURES