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# REAL ESTATE & CONSTRUCTION REVIEW

**New England Edition**

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The Resource for Real Estate & Construction Decision Makers

construction  communications

## Facts & Figures

**Owner:** City of Boston  
**Operator:** Huntington Theatre Company, Boston, MA  
**Developer:** The Druker Company, Ltd., Boston, MA  
**Type of Project:** A new theater building  
**Architect:** Wilson Butler Architects, Boston, MA  
**Construction Manager:** Turner Construction Company, Boston, MA  
**Size:** 35,000 square feet  
**Cost:** \$24 million  
**Construction Time:** Completed in October 2004  
**The Need:** Theatrical space in a mixed-use development  
**The Challenge:** Addressing acoustical issues and working on a very tight schedule



Photos courtesy of Robert Benson Photography

## Boston, Massachusetts

# Stanford Calderwood Pavilion at the Boston Center for the Arts

## Supportive Team Members

**Allan Construction Inc.**  
Acoustical Construction Services

**Barbizon Lighting Company**  
Electrical Systems Integrators

**Brand Scaffold Rental & Erection, Inc.**  
Scaffolding & Equipment Rental

**E.M. Duggan Inc.**  
Mechanical Contractors

**Edward G. Sawyer Co., Inc.**  
Electrical Contractors, Electrical Engineers

**High Output Inc.**  
Theatrical Systems Integrators

**Marr Equipment Corporation**  
Crane & Equipment Rental, Elevators

**Marr Scaffolding**  
Aerial Lifts

**Mead Consulting Inc.**  
Management Consultants in Design & Construction

**Red Wing Construction Inc.**  
Architectural Millwork/Finish Carpentry

**WB Engineers I Consultants PLLC**  
Mechanical, Electrical, Plumbing & Fire Protection Engineers

**Walsh Mechanical Contractors**  
Mechanical Contractor

**Weidinger Associates, Inc.**  
Structural Engineers

The Huntington Theatre Company was founded in June 1982 as a professional theater in residence at Boston University (BU). BU provides funding and in-kind support to the Huntington, and in return, the Huntington provides training and internship opportunities to students in the BU School of Theatre Arts.

In the fall of 2000, the Huntington and the Boston Center for the Arts (BCA) entered into a partnership to build, manage and program two new theaters in Boston's South End — the first new theaters built in Boston in more than 75 years.

The project took root in 1995 when Boston Mayor Thomas M. Menino established a taskforce to set specific guidelines for development of a blighted property next

to the BCA, bordering Tremont and Berkeley streets and Warren Avenue. Project requirements included expanding affordable cultural facilities, providing a subsidy to the BCA, and creating an architectural presence that would be compatible with local community interests. (Boston's South End boasts the largest neighborhood of Victorian homes in the country.)

The Druker Company, Ltd. was selected to develop the property into a mixed-use complex that included luxury condominiums, retail space and underground parking in addition to the theater space, which is located on the first three floors of the 10-story building. "The theater build-out space is sandwiched above two parking levels and below condominium units," said Kent Black, superintendent for Turner Construction Company, the project's construction manager.

According to Black, the new Stanford Calderwood Pavilion at the BCA boasts a 350-seat

proscenium theater as well as a 200-seat black box theater, both of which are fully equipped with audiovisual capabilities, theatrical lighting and rigging. The public entries and lobbies are beautifully detailed with a combination of millwork and architectural plaster finishes. Two large rehearsal rooms cleverly reflect the exterior envelope shape on the interior.

"Numerous challenges were encountered in addressing sound transmission issues to and from adjacent spaces and [in minimizing] any unwanted acoustical noise from the mechanical systems," said Black. "Though only occupying 35,000 square feet, the [Stanford Calderwood Pavilion at the BCA's] diversity of design from the main theater to the support spaces demanded full attention - a schedule impact in one area could easily have translated negatively in another area."

Careful coordination among team members helped keep the project on track, resulting in a new theatrical venue that serves as a cultural landmark in Boston. ■

— Rick Geyerman



# Engineering for Business Growth

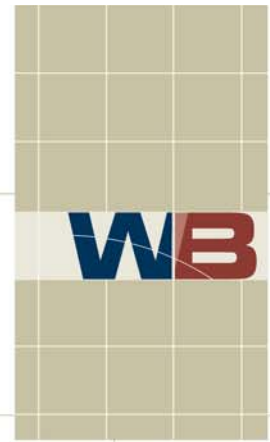
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# Engineering With Perspective

Stanford Calderwood  
Pavilion at  
The Boston Center  
for the Arts,  
The Huntington  
Theatre Company  
*Boston, Massachusetts*

New York - Massachusetts - New Jersey