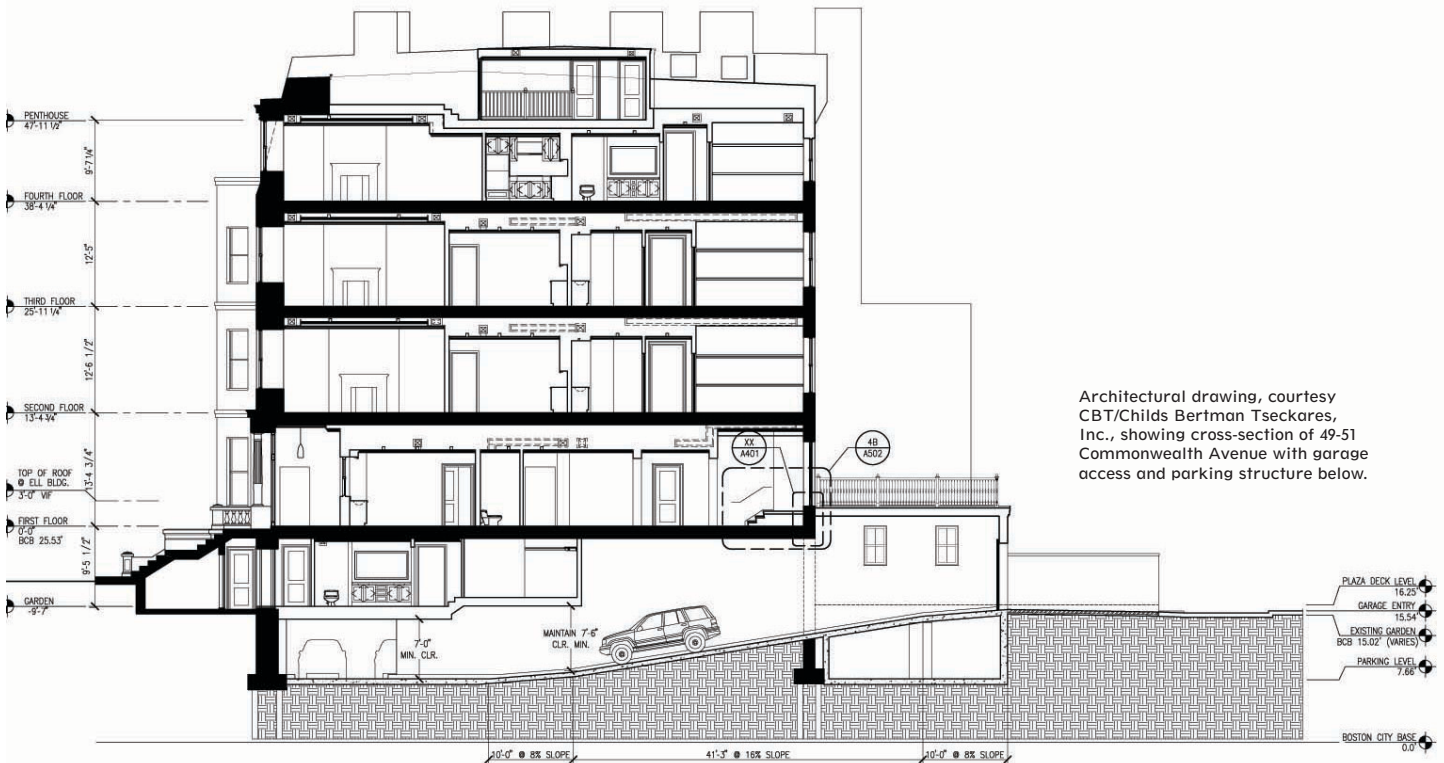


*Perini builds
49-51 Commonwealth Avenue
for The Beal Companies, LLP*

*High-End Residential Condominium
with Below-Grade Parking
Unique to Boston's Back Bay*

FRAMINGHAM, MA — Perini Building Company, Inc. is engaged in the conversion of 49-51 Commonwealth Avenue, two adjoining four-story brownstones in Boston's historic Back Bay. Developed by the Beal Companies, LLP of Boston and designed by CBT/Childs Bertman Tseckares, Inc., this project will create nine high-end residential condominiums with a unique 14-car below-grade, on site parking garage. The project is scheduled for completion in January 2004.

Nos. 49 and 51 Commonwealth Avenue were designed by prominent Back Bay architect C.A. Cummings and built as single-family residences in 1877 and 1876 (respectively). The two buildings, which most recently housed the Simmons College School of Social Work, are being completely gutted and renovated.



The construction of a parking garage beneath an existing structure in the Back Bay is certain to gain interest as parking scarcity persists in the area.

Certain interior architectural elements such as carved oak paneling and wainscoting, built-in bookcases, interior doors, and fireplace mantels will be preserved and restored. All exterior windows and doors as well as mechanical, electrical and plumbing systems will be replaced. A skylight-lit penthouse will be built as an extension of the fourth floor, and the buildings' slate-covered mansard roofs, a stylistic element of many Back Bay brownstones, will be refurbished.

The expression "brownstone" refers to the red-brown colored sandstone exterior masonry veneer on many Back Bay buildings. Its soft brown color and texture fit well with the fashions of the late 1800's, and was adaptive to ornamental carvings associated with the style of the time. However, environmental impacts such as acid rain have softened and deteriorated many ornamental brownstone facades. The brownstone exteriors of the buildings will be repaired and restored as necessary.

In preparation for construction, Perini provided preconstruction services including budgeting, estimating, and site investigations for this restoration and adaptive re-use project. Perini is also responsible for the structural components of the project.

Boston's Back Bay is a 450-acre section of the city that was created by filling in the tidal flats of the Back Bay in the mid 1800's. The typical Back Bay house constructed on Commonwealth Avenue in the 1870's was built atop wood piles driven in pairs through underlying soils to a more supportive hard gravel layer. The length of these piles vary in length from 20 to 35 feet, getting shorter as one progresses westerly along Commonwealth Avenue towards Kenmore Square. By law, the piles could not be cut lower than five feet above mean low tide (referred to in original plans as "Level 5"). Granite leveling blocks were placed as pile caps to support the flagstone foundations that extended up to grade. At 49-51 Commonwealth Avenue three courses of 24-inch-thick granite blocks were used to support the 16-inch-thick red brick load bearing walls. In order to construct a 14-car parking garage with a seven-foot clearance height beneath the structure and to provide for the movement of vehicles inside the garage, Perini must replace much of the granite block and flagstone foundation with an extensive temporary excavation support system, Perini can maintain the structural integrity of the building as work proceeds at lower levels.

Conventional spread footings and driven piles are not an option at 49-51 Commonwealth Avenue. Instead, Perini will build a new foundation of steel and concrete using drilled mini-piles which are small-diameter, deep

*49-51 Commonwealth Avenue
Additional Project Team Members:*

Structural Engineering

Roger Obeika
85 Main Street
Watertown, MA 02172

LeMessurier Consultants
675 Massachusetts Avenue
Cambridge, MA 02139

M/E/P Engineering

Crossfield Engineering, Inc.
65 Central Avenue
Georgetown, MA 01833

Geotechnical

Haley & Aldrich
465 Medford Street Suite 2200
Boston, MA 02129

Civil Engineering

H.W. Moore Associates
112 Shawmut Avenue
Boston, MA 02118

About Perini Building Company

Perini Building Company provides diversified construction services including design/build, construction management and general contracting to private clients and public agencies throughout the United States and on select projects in Mexico and the Caribbean.

In addition to residential developments, Perini Building Company builds hospitality and gaming projects, education and health care facilities, multi-purpose arenas, correctional and criminal justice facilities, advanced technology laboratories and clean space, intermodal transportation centers, and mixed-use developments.

Contact Information:

Joseph R. Perini
Vice President Business Development
508-628-2257
jperini@perini.com

foundation elements that allow structural loads to be transferred through unsuitable bearing strata (e.g., fill and organic soils) into more suitable natural soils. The drilled mini pile method is well-suited to the backfill soils, low headroom, and vibration concerns at 49-51 Commonwealth Avenue. The base slab of the garage will consist of a vapor barrier and 6” reinforced concrete.

The construction of a parking garage beneath an existing structure in the Back Bay is an innovation that is certain to gain interest as parking scarcities persist in the area. Residents of this historic thoroughfare have long been plagued by the lack of adequate parking, caused in part by proximity to several colleges and universities. Parking is limited to on-street parking or in the narrow public alleyways located behind the building. Construction plans call for the back alley to be excavated eight feet to the depth of the parking garage. A concrete-on-metal decking slab will serve as both the roof to the parking structure (extending to the public alleyway) and the base slab of a landscaped garden plaza. Residents of 49-51 Commonwealth Avenue will access the parking garage through a secure entrance and access ramp located beneath 49 Commonwealth Avenue along its property line adjacent to 47 Commonwealth Avenue.

The perimeter of the garden plaza will be a brick wall with a blue stone cap, with access to/from the alleyway through a decorative cast iron cantilever gate. A basket weave pattern of brick pavers with granite bands will form intricate patterns in the garden. Multi level planters (varying from 3’ to 6’ in height) along the back wall of the buildings, featuring hostas, azaleas and dogwoods will enhance the quality of outdoor life for its residents. Perini is coordinating its work activities with Sea-Dar Enterprises os Boston, the firm responsible, under a separate contract, for upper level demolition, garden masonry, and interior finish/fit out.

Perini
Building Company
Building Relationships on Trust