GREEN PROCESS AND GOALS

Zumix is a non-profit cultural organization that provides free after school and summer enrichment programs for youth in the Greater Boston area. In May of 2005, Zumix was awarded the rights to renovate the former Engine Company 40 Firehouse at 260 Summer Street in East Boston, a 9000 SF building, into a state of the art music center. New Ecology, Inc. (NEI) served as the primary owner's representative and green consultant on the project. After 3.5 years of fundraising, and a year of construction, Zumix moved into the Firehouse in January 2010.

The Engine Company 40 Firehouse facility offered Zumix and NEI a very special opportunity: the potential to transform a long-abandoned building into a beautiful, functional, and inspiring cultural and performance space for Zumix and the community at large, while educating youth and community on the importance of green construction. The open layout of the first floor serves as a welcoming classroom and community performance space. The second floor houses a cutting-edge recording studio, complete with an administrative office, and a conference room. The basement level contains three music instruction rooms, and a smaller group room with a control room, live room, and isolation booth. In addition, there is a small kitchen and lounge area for program staff, an administrative office, and a conference room. The basement level contains three music instruction rooms, and a smaller group room with a control room, live room, and isolation booth.

The building utilizes audio inter-connectivity between the building's various spaces, allowing for broadcast and recordings of live events.

GREEN EFFICIENCY STRATEGIES

The design of the heating and cooling systems in the Firehouse facility were of utmost importance when designing a proper HVAC system for the Zumix facility. The applied design utilized technologically advanced, energy efficient methods of keeping the building comfortable. Because this building has a radio station and recording equipment in the basement, as well as a second floor studio putting off heat, it required heating and cooling at the same time. A state-of-the-art VAR HVAC system with heat recovery system was installed to facilitate efficient simultaneous heating, cooling, and ventilation.

The exterior of the Firehouse is the original brick facade. A cavity roofing material was used to reduce the heat island effect and keep the building cool during the summer.

DURABILITY AND HEALTH STRATEGIES

All of the paints, glues, and sealants used in construction were low VOC. Volatile Organic Compounds are bad for the environment because they're an ozone-depleting compound. They are also unhealthy for people to inhale.

PROJECT OVERVIEW

Zumix closed on the firehouse in December 2008 and began construction in January 2009. Their goal was to renovate the building to be energy and water efficient, healthy, and to minimize the negative impact on the environment. In doing this, they would not only save a historic neighborhood building, but contribute to a healthier environment while improving their financial sustainability by saving energy costs and attracting funders who support “green” organizations.

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