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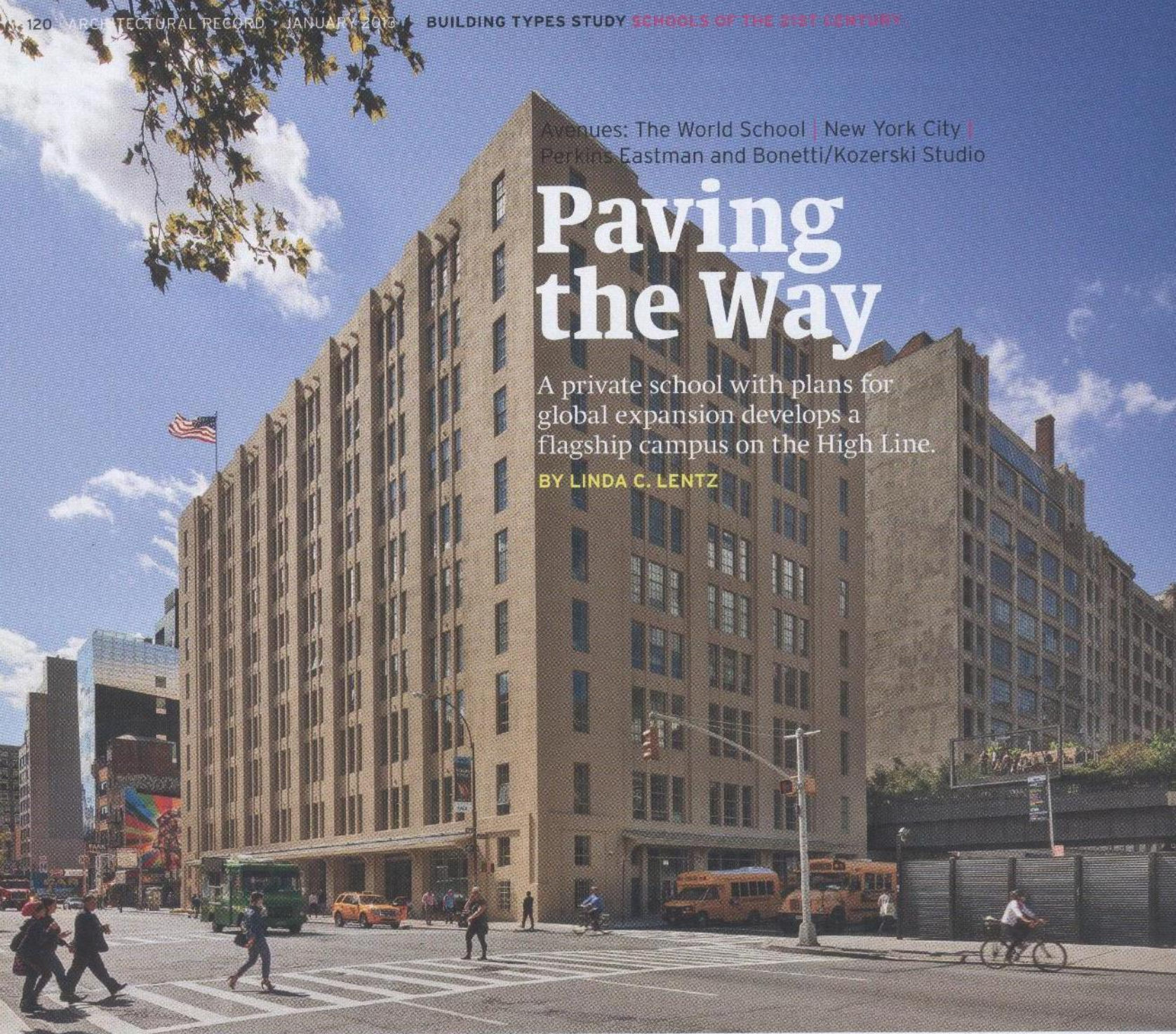
+ SCHOOLS OF THE 21ST CENTURY

Avenues: The World School | New York City |
Perkins Eastman and Bonetti/Kozerski Studio

Paving the Way

A private school with plans for global expansion develops a flagship campus on the High Line.

BY LINDA C. LENTZ



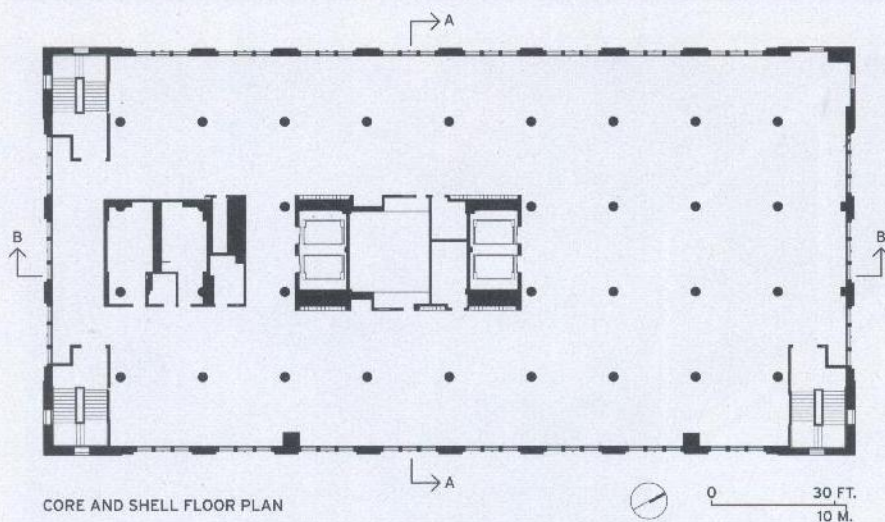
YOU KNOW exactly where you are when you walk through the newly opened Avenues: The World School. There are spectacular views of Manhattan at all levels and from just about every space in the 1928 former warehouse designed by Cass Gilbert for the R.C. Williams Company, a grocery wholesaler. The skyline, the High Line park, and the bustling, gritty streets of West Chelsea are at its doorstep, providing just the type of contextual setting the school's three founders, its leadership council, and the design team had in mind when they selected the 10-story, poured-in-place-concrete structure as the first of 20 international campuses they plan to roll out over the next 10 or more years.

According to Avenues' chief facilities officer, architect Raymond Bordwell, each facility will reflect its location, whether that is New York City, or Beijing or São Paulo (the next two campuses, both scheduled to open in 2015). There will be similar programmatic elements, however. Developed with a corporate-like

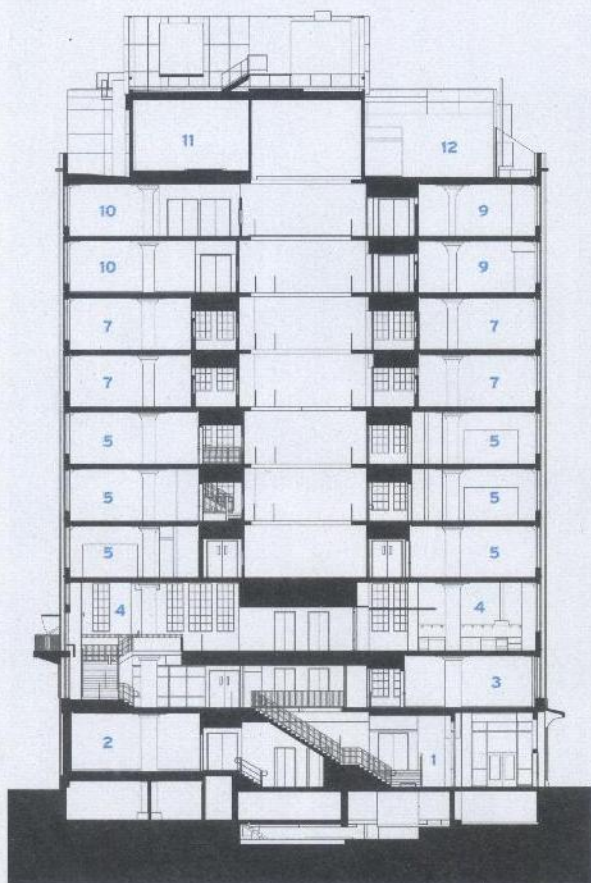


ADAPTING HISTORY

The new school occupies a 1928 Cass Gilbert warehouse—the first to receive deliveries from High Line trains (above). The Early Learning Center lobby, entered from a side entry, features a playful mural by artist Maira Kalman (right).



- | | |
|-----------------------------|----------------------|
| 1 LOBBY | 11 MECHANICAL PLANT |
| 2 MUSIC ROOM | 12 PLAYGROUND |
| 3 EARLY LEARNING CENTER | 13 BLACK-BOX THEATER |
| 4 CAFETERIA | 14 PROJECT ROOM |
| 5 LOWER SCHOOL | 15 STAFF AREA |
| 6 LOWER SCHOOL/
COMMONS | 16 FITNESS CENTER |
| 7 MIDDLE SCHOOL | 17 GYMNASIUM |
| 8 MIDDLE SCHOOL/
COMMONS | |
| 9 HIGH SCHOOL | |
| 10 HIGH SCHOOL/
COMMONS | |

SECTION A-A LOOKING NORTH
THROUGH MAIN STAIR

SECTION B-B LOOKING WEST THROUGH SHAFT

credits

ARCHITECT: Perkins Eastman
– Bradford Perkins, partner;
Christine Schlendorf, principal
in charge; Sharon Arrindell,
project manager; Cynthia
Panganiban, project director;
Dean Jacobson, contract
administrator

INTERIOR DESIGNER:
Bonetti/Kozerski Studio
– Enrico Bonetti, Dominic
Kozerski, partners in charge;
Nick Anderson, project
manager; Motomi Morii,
project designer

ENGINEERS: STV (structural,
m/e/p); Langan Engineering
(civil)

CONSULTANTS: Cerami &
Associates (acoustics); Flick
(kitchen); Susan Hochbaum
(graphics)

CLIENT: Avenues: The World
School

SIZE: 215,000 square feet
(gross)

COST: approximately \$60
million

COMPLETION DATE:
September 2012

SOURCES

WINDOWS: Skyline; St. Cloud

INTERIOR FINISHES:

Trikeenan Tileworks, Lea
Ceramiche (tile); Armstrong,
Pyrock (ceilings); Bolyu, Dur-A-
Flex, Prialpas, Kährs (flooring);
Abet Laminati (lockers)

DOORS: Oldcastle
BuildingEnvelope (entrance);
Mohawk (wood); McKeon
(overhead); Renlita
(upswinging)

HARDWARE: Dorma, Trimco

ELEVATORS: ThyssenKrupp



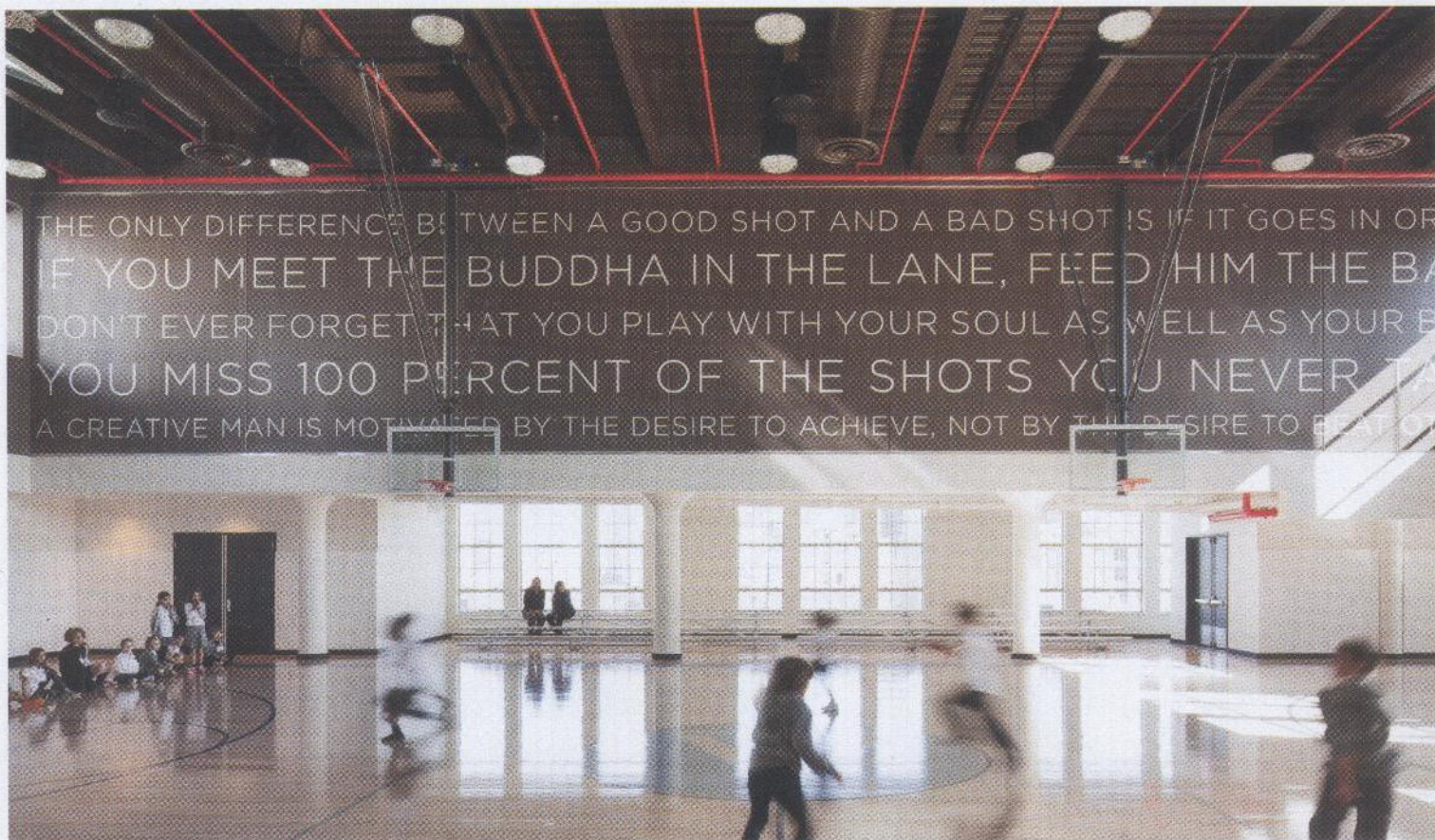
UPWARD TRAJECTORY An interactive media wall dominates the grand stair that leads to the cafeteria and the High Line (above). Double-height windows, exposed by a cut in the slab, fill a shared middle/high-school project room and common gathering space with ample daylight (right). The interior designers juxtapose tradition and innovation with a table made from old wood bleachers alongside digital displays for student work.

approach, the privately funded institution aims to provide real-world experiences for its pre-kindergarten through 12th-grade students. The curriculum revolves around self-directed, project-based learning with a multinational emphasis that includes language immersion. New York students spend half their day in English-speaking classrooms and the other half learning and attending classes in either Mandarin or Spanish. Eventually, children and teachers will interact with other Avenues campuses via distance-classroom cameras and foreign-exchange programs.

Bordwell collaborated with Perkins Eastman and the New York-based design firm Bonetti/Kozerski Studio to create a flexible core-and-shell model that would loosely translate to other locations and architectural styles. Delivered empty and in sound condition after its most recent stint storing soap-opera costumes and sets, the existing 215,000-square-foot warehouse required a complete overhaul.

Occupying one full block on 10th Avenue between 25th and 26th Streets, the building is categorized as a contributing property within a historic district. After obtaining the necessary permissions, the design team gutted the building down to its substantial columns, 12-inch-thick concrete shell, and 11-inch-thick slabs, replacing the windows with operable double-glazed units and insulating the walls and ceilings for noise protection and energy efficiency. They replaced two





WORK AND PLAY
 The architects raised the roof of the top floor to provide a double-height gym for shooting hoops. Then the interior designers surfaced the perimeter with inspiring graphics depicting basketball verse and famous plays (above). Clerestories, in-room lockers, and throw rugs over existing concrete floors make lower-school classrooms (left) feel cozy, while distance-learning cameras and interactive boards provide the latest technologies.



DINING IN STYLE
The third-floor cafeteria features an enviable dining perch for middle- and high-school students that opens to the High Line with glazed overhead doors (left). Encased in deep-green-glazed tile, the food-service station (below) is open on two sides to dish up the day's specials on marble counters to both upper- and lower-school children. Small teaching kitchens allow intimate cooking classes.

central stairs with new stairways in three corner locations; swapped out two large freight elevators for four passenger-size destination-dispatch versions; and raised the roof on a section of the top floor to create a double-height gym. Then they expanded the sidewalk out front by transforming the loading docks into a portico with recessed glazing and a new entrance that leads visitors into the main lobby—an elegantly tiled space that immediately treats them to glimpses of the High Line at the top of a grand, processional stair. A second entrance and lobby on the side street provide secure, private access to the Early Learning Center.

The tile continues around the core throughout the upper levels, where the designers took advantage of the building's two-way slab construction by slicing through intermediary floors to create open, dual-level spaces within distinct lower-, middle-, and high-schools-within-a-school. "Since it is a vertical school, we wanted to connect the floors in different areas with a visual link," says Perkins Eastman principal Christine Schendorf. Unimpeded east and west window banks, supplemented by clerestories along perimeter classroom walls on the north and south sides, infuse internal study and library common areas and glass-enclosed project rooms with daylight. State-of-the-art digital learning and communication tools, and the use of such classic materials as marble and wood, balance tradition and innovation. At the same time, "we exposed as much as possible of the old building to retain the industrial quality," says interior designer Enrico Bonetti.

The school's architecture and mission have struck a chord. Despite a steep \$40,000-per-year tuition, the New York campus attracted over 700 inaugural students through grade nine, and can accept more than 1,600 as the upper grades populate. Inherently adaptable by design, Avenues offers alternate paths to consider for all urban schools. ■

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