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CELEBRATING 55 YEARS

CoreNet Global New England chapter names 2014 Awards of Excellence winners

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CoreNet Global New England chapter has named the winners of their 2014 Awards of Excellence.

The Real Estate Executive Leadership Awards recognize the global and regional real estate professional(s) whose accomplishments and thought leadership in the corporate real estate industry and charitable/civic realms, as well as their service to the profession distinguish them from their peers.

Global Real Estate Executive Leadership Award: Paul Donhauser, director global facilities operations and real estate at Boston Scientific.

Donhauser assumed his current position with Boston Scientific in 2004, where he has served for a decade as director of global facilities operations and real estate. Prior to Boston Scientific, Donhauser was a senior plant & energy engineering manager for Eaton Semi-Conductor/Axcelis Technologies, and held roles as infrastructure designer & project manager at Sebesta Blomberg & Associates, and as construction management & facility support services at William A. Berry & Sons. Donhauser is a graduate of Massachusetts Maritime Academy with a BS in Engineering, and an MS in Management. He is a frequent presenter and panelist on utility incentives, facility design, construction and maintenance, and project delivery methods. He has authored several articles mechanical systems and efficiency. He is a Certified Energy Manager, a Certified Plant Maintenance manager. He holds an Advanced Hydronic Heating Technologies certificate, and a Sure Trak Project Management certificate. Additionally, he holds his MA Waste-water Treatment license (Grade 4-M), and his third Engineer, Steam and Motor Unlimited Horsepower license (U.S. Coast Guard). Donhauser is an active member of CoreNet New England, and many industry associations with a direct correlation to his field of work.

Regional Real Estate Executive Leadership Award: Charles Fuller, vice president of real estate services at Fidelity Real Estate Company.

Fuller assumed his role in 2005 and is responsible for the end to end service delivery comprising 11 million s/f across the globe. In this role, Fuller and his team enable Fidelity's success by providing environments that inspire productivity and create loyalty for employees and clients. Fuller is also responsible for the facilities management agreements and plays a key role in the advancement of Fidelity's Health and Wellness Strategy. Prior to joining Fidelity, Fuller spent 21 years as a facilities management/real estate professional responsible for managing a diverse portfolio of commercial real estate properties and university facilities. Fuller holds a BS in Business Management and a MS in Training and Organizational Development both from Lesley University. An active member of CoreNet New England, Fuller recently completed the requirements for Senior Leader in Corporate Real Estate (SLCR) as designed by CoreNet Global.

Global Service Provider: John Duffy, executive vice president, corporate services at JLL.

Duffy assumed his current position with JLL after its acquisition of Spaulding & Slye, where he started as a senior vice president for 6 years before being promoted to executive vice president in 2007. Prior to JLL, Duffy was managing director of global facilities for FleetBoston, and director of facilities for BayBank and BankBoston respectively. Duffy is a graduate of the University of Maine with a BA in English. He is a member of the Greater Boston Real Estate Board (GBREB) and CoreNet New England executive vice president, where Duffy has been a strong influence for Spaulding & Slye/JLL maintaining the longest platinum sponsorship, and sits on the American Society of Real Estate Counselors.

Regional Service Provider:
Maureen Rystrom, director of marketing at J. Calnan & Associates.
Rystrom assumed her current position as director of marketing with J. Calnan in 2008. In this role, she is responsible for planning, developing and implementing marketing strategies and communications for brand management, public relations, industry awards and recognition programs, events, and philanthropic initiatives. Additionally she manages their business development activities. Prior to joining JC&A, Rystrom was vice president of marketing for Capital Construction Co., and marketing manager for Suffolk Construction. Rystrom is a graduate of Bentley University with a BS in Marketing. She serves as co-chair for the CoreNet Global New England chapter programs and young leaders committees, a member of NAIOP's charitable events committee and former VP of the marketing and membership committee, as well as a member of NEWiRE. Rystrom is co-founder of an all-woman's networking group, PLA! She is a proud supporter of Team IMPACT, a charity whose mission is to connect and cultivate meaningful relationships between college athletic teams and children diagnosed with life-threatening diseases.

Best New Workplace is given to a project that demonstrates innovation in design, use of real estate, functionality, and/or technology that has supported the organization's mission and contributed to its successful positioning in its market.
2014 Best New Workplace
- New Construction:
Vertex Pharmaceuticals, Boston - Project team: Diversified Project Management; Leggat McCall Properties; Elkus Manfredi Architects;AHA Engineers; Peabody Office; and Turner Construction.
In advance of the launch of Vertex's first medicines, the company rapidly expanded from 500 employees in MA in 2004 to more than 1,300. To accommodate that growth, the company expanded incrementally into nearly a dozen buildings in and around Cambridge. Until the recent relocation to Boston, never in the company's 25 year history had all of its employees been located within one campus. The vision of the new campus was to cultivate Vertex's future and to stimulate innovation, collaboration, and the discovery of new medicines, while telling the Vertex story to visitors and recruits. Vertex is also committed to making its community an even greater place to live, work, raise a family or start a business. To further support its mission and commitment to education and development in the city, Vertex established a partnership with Boston Public Schools, committing $1.5 million over three years and creating an on-site community lab specifically designed for students to encourage and develop their interest in science. The labs can accommodate 35 students at one time. The new design provides a barrier free campus, encourages free-flowing communication - something not possible when you are located in a dozen separate buildings, this

simple design aids innovation and scientific breakthroughs via increased opportunity for impromptu communication and collaboration.

2014 Large Renovation
(>50,000 s/f):
Iron Mountain, Boston - Project team: JLL; McCarter & English, LLP; Fort Point Project Management; Margulies Perruzzi Architects; RDK Engineers; Structuretone; and Red Thread.
When the decision to relocate its corporate headquarters was made, the team agreed that they would use the opportunity to re-envision its workspace, its workforce policies, and its healthy living initiatives, currently the project is on target for LEED Gold certification. Its old offices didn't project the professionalism, internally or externally, and did not promote collaboration. The goal with the new space was to create a high performance space that supported Iron Mountain's Mobile Mountaineering Workforce program while reducing the company's real estate needs, substantially improve collaboration space and promote communication. The sustainability initiatives that were undertaken helped reduce the lighting power by 33%, water use reduced by 33%, and 85.41% of the construction waste was diverted from landfill. A centralized trash/recycling program eliminated individual waste baskets. The cafeteria formerly referred to as The Vault, is now a brightly lit, well laid out space that serves healthy food options and is a hub of activity throughout the day. Additionally, programs like the Mobile Mountaineering Program helped reduce real estate needs through an official structured program for working remotely, rather than an ad hoc program, which allowed for 150 of its 600 employees to share 100 workstations, a ration of 1.5 employees per seat. Through a shared system the space is more efficiently used. Employees enrolled in the program were given a $1,000. Stipend to outfit their home offices, and managers were provided special training to assist them in managing a remote work force. Technology plays a big role in the transformation of this work environment, from a high-tech scheduling system for conference space, wireless ergonomic keyboards, and monitors support the Mobile Mountaineering Program Enrollees when they are in the office, and training and conference spaces are outfitted with modern equipment to support communication with other offices. This major change has had an impact on real estate savings, employee retention, and is a space they are proud to invite clients to spend time in, as it communicates the culture and brand of the organization.

2014 Small Renovation
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