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Cummings Properties completes energy upgrade at 2 million s/f Cummings Center

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Cummings Properties has completed its latest major energy efficiency upgrade, projected to save as much as 800,000 kilowatt hours of electricity each year. Considered one of the most extensive efforts of its kind on the North Shore, the project involved the replacement of nearly 15,000 light fixtures and ballasts throughout Cummings Center's 2 million s/f campus, and should save tenants an estimated \$130,000 in collective utility charges annually. In a collaborative effort to achieve optimum energy savings, Cummings employed its closely held affiliate, Atlantic Boston Construction, which utilized its in-house sustainability, purchasing, construction and project management teams, as well as local distributors and subcontractors, to complete the project in less than four months, without any charge to tenants.

"The environmental benefits cannot be overemphasized, but our tenants should also realize savings while enjoying upgraded lighting quality," said Stephen Drohosky, Cummings Properties vice president and Cummings Center general manager. "This was a win-win scenario." Nearly 500 diverse businesses at Cummings Center welcomed the initiative with appreciation and cooperation, including corporate headquarters, major software developers, biotechnology and pharmaceutical research firms, high-tech startups, law and healthcare practices and a multitude of small businesses.

Ron Geis, director of global operations at Thermo Fisher Scientific, Cummings Center's largest tenant, complimented Cummings's ability to oversee such a large-scale project at its 110,000 s/f facility with minimal disruption. "When we arrived, everyone immediately noticed the brighter, softer quality of the new lighting. It actually changed the atmosphere of our offices." Other clients, such as Microline Surgical, a 13-year Cummings Center client, had planned to perform efficiency upgrades on their own. After supervising his company's recent expansion to 55,000 s/f, Microline manager Andrew Barakos recalled, "I was relieved when Cummings Properties offered to coordinate everything and thought, Even better!"

In addition to the recent lighting upgrades, occupancy sensors have been installed in Cummings' own office spaces and most of Cummings Center's common areas, including the facility's three parking garages, while light-sensing controls conserve energy in the three pedestrian footbridges and all illuminated signs.

The buildings' HVAC systems utilize cycled water from the campus' freshwater pond, and variable frequency drives were recently installed on the systems' cooling towers, saving energy by adjusting fan speeds to match the system demand.

These efforts are prime examples of Cummings Properties' history of commitment to sustainability at its nearly 10 million square feet of prime commercial space in 10 communities surrounding Boston. The company completed its first lighting efficiency upgrade more than ten years

ago and is now performing similar projects at 196 and 200 Boston Avenue in Medford as well as at Cummings Foundation's non-profit retirement community, New Horizons, in Marlborough. Several buildings in the Cummings Properties portfolio have earned the Energy Star rating and all new-construction projects are designed to meet or exceed LEED standards, including 500 Cummings Center, 144 North Road in Sudbury and its latest building, 8 Cabot Road in Woburn, now under construction. TradeCenter 128, Cummings Properties' LEED pre-certified campus in Woburn, is also home to one of the largest solar panel installations in Massachusetts, and the water source heat pump system for the entire complex will soon be supplemented with thermal energy harnessed from the walk-in coolers and freezers at the site's new, 250-seat restaurant, the Beacon Grille, scheduled to open in January.

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