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## **Margulies Perruzzi Architects receives Environmental Design + Construction award**

July 21, 2011 - Green Buildings

Margulies Perruzzi Architects received a 2011 Environmental Design + Construction Excellence in Design Award for its sustainable design of Hobbs Brook Management's Class A office complex at 175-185 Wyman St. Margulies Perruzzi was recognized with an honorable mention in the commercial category. Environmental Design + Construction magazine (ED+C) holds its annual excellence in design Awards to honor projects that demonstrate a clear commitment to green building and sustainable design.

Owned and operated by Hobbs Brook Management, designed by Margulies Perruzzi and built by Columbia Construction Company, the office complex earned LEED Gold certification and Innovation in Design credits in all five categories set forth by the U.S. Green Building Council (USGBC). Located at the foot of the Hobbs Brook Office Park, 175-185 Wyman St. is 335,000 s/f of new construction built with the highest level of design, construction, materials, and finishes. The property features two L-shaped buildings with a courtyard between that creates a campus-like setting. The project includes underground and surface parking and a 5,424 s/f, food-court style corporate dining facility in the 175 Wyman St. building with an outdoor patio, as well as a café and satellite location for the shoulder periods in the 185 Wyman St. building next door.

"Hobbs Brook Management's commitment to sustainability is unparalleled in the commercial real estate community, and we knew from our first meeting with them that environmental stewardship was a core corporate value," said Marc Margulies, AIA, LEED AP, principal.

Sustainable aspects of the buildings include an integrated green cleaning program, mature landscaping, high-reflection roofing, preferred parking for hybrid vehicles and car poolers, and shower facilities for bicycle commuters. The project recycled over 95% of the former building on the site as structural fill, incorporating an equivalent of \$7 million worth of recycled materials. An additional 2,000 tons of steel were sent off-site with the equivalent purchased for use at the new site. The stormwater treatment system utilizes a pond that doubles as a landscape feature to clean water before it heads to the Cambridge Reservoir, while additional stormwater runoff collected on site is used for irrigation of the site's native and drought-resistant plantings.

The project featured 40% water-use reduction and 22% optimized energy performance during the design, engineering, and construction phases, with the intention of reducing energy costs to future tenants. Additionally, the exterior materials of the building provide practical solar protection through the use of solar shading that minimizes heat gain while also drawing natural light deep into the office space.

The 175-185 Wyman St. project team consisted of:

• Owner: Hobbs Brook Management, LLC

• Leasing agent: Wyman Street Advisors

Â· Architect: Margulies Perruzzi Architects

Â· Construction manager: Columbia Construction Corp.

Â· M/E/P: AHA Consulting Engineers

Â· Landscape architecture, site planning, environmental permitting, and civil engineering: John G. Crowe Associates, Inc.

Â· Geotechnical engineer: Haley & Aldrich

Â· Transportation engineer: VHB

Â· Structural engineer: Goldstein-Milano

Â· Cafeteria architect: Colburn & Guyette

Â· LEED consultant: Richard Moore Environmental Consulting

Â· Lighting design: Lisa Zidel Lighting Design

Â· Elevator consultant: Lerch Bates & Associates

Â· Specifications writer: Kalin & Associates, Inc.

The ninth annual Excellence in Design Awards recognized commercial, government, institutional, educational and residential projects that meet a variety of environmental building criteria, including innovative interior and exterior green design; energy efficiency; indoor air quality; water conservation; sustainable or recycled materials and resources; site selection; and other green design factors, such as budget, company mission, certifications or design intent.

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