



CELEBRATING
55 YEARS

nerej

Columbia Construction and Elkus Manfredi Architects build Dassault Systèmes' 225,000 s/f 175 Wyman Street Waltham offices

November 10, 2011 - Spotlights

In a strategic move to consolidate software brands and U.S. operations from three locations in the Greater Boston area, the French company Dassault Systèmes (DS) has consolidated to new offices at 175-185 Wyman St.

A world leader and innovator in the 3D product lifecycle software market, DS global headquarters are located just outside of Paris. The company employs 7,900 employees worldwide to develop its suite of application software and services. It serves customers in 80 countries to support industrial processes and provide a 3D vision of the entire lifecycle of products, from conception to maintenance to recycling.

DS, in association with Jones Lang LaSalle, led an in-depth and strategic selection process to put together a world-class team to create its new Boston campus. Each firm is highly regarded for its pioneering philosophy and technical ability to design and construct efficient, flexible workplaces that support firm culture and enhance organizational performance. The 225,000 s/f Class A interior office space was designed by Elkus Manfredi Architects, with Columbia Construction providing preconstruction and construction management services for the interior build-out. Columbia also built the core and shell of the LEED Gold Wyman St. campus, which features two new buildings and a one-acre courtyard, for the landlord Hobbs Brook Management. Other members of the project team include: Margulies Perruzzi Architects - core-shell architect, Jones Lang LaSalle - owner's project manager, AHA Consulting Engineers - MEP engineer, and Symmes Maini & McKee Associates - engineer for data center and computer lab.

The team used DS's new software DraftSight to design and build out the new Wyman St. office space, which was the largest suburban leasing transaction in the Greater Boston area in 2010.

The new offices bring 800 DS employees together as one community and enable customers and partners to immerse themselves in a 3D view of their product's lifecycle. Key office elements include an executive briefing center, a state-of-the-art data center and computer labs, a training center for employees and customers, a full-service cafeteria, and a dedicated outdoor campus quad for meetings and socializing. A subsequent phase will include a virtual reality room. LEED Gold certification for Commercial Interiors (CI) is pending.

Due to the cutting-edge technologies DS employs, complex mechanical and electrical building systems were installed to support the company's business functions. Systems were designed with a duplication of critical components to assure no downtime and included standby generators and an uninterruptable power supply system, as well as a flywheel backup system.

The interior design speaks to the brand essence of this pioneering world leader and its collaborative culture, supporting the innovative, integrative nature of DS's core business philosophy and enabling

everyone - from researchers to designers to consumers and their communities - to create, share, and experience in 3D as they develop new products. All elements of the space exemplify DS's commitment to the environment and its employees; all are designed to further research, ongoing education, and the creative teamwork that ensures virtual product excellence.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540