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Project of the Month: Integrated Builders manages renovations at Riverview Technology Park, Tewksbury, Mass.

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Tewksbury, MA Construction management and general contracting firm Integrated Builders is managing the extensive renovation process at the Riverview Technology Park that will transform the aging industrial park into a premier destination for the region's rapidly expanding technology sector. Conveniently located at 495 Woburn St., the park's prime location at I-495 and Rte. 3 will be in close proximity to the life-science communities in Boston and Cambridge and provide easy access to the region's wealth of intellectual capital.

"We are excited about this property," said William Manley, president of Calare Properties. "Our vision is to create a bold new image for the campus, which will attract top-tier global and local organizations looking to leverage the park's strategic location in Massachusetts' high-tech corridor. Riverview Technology Park offers tenants close proximity to some of the most renowned research institutions in the world, along with a highly educated workforce in Massachusetts and New Hampshire."

Integrated Builders was chosen for the project based on the company's extensive experience developing office, manufacturing, and biotech facilities for a broad range of clients. Recent projects include the renovation of technology company Enterasys Secure Networks 200,000 s/f facility in Salem, NH (the fourth tenant fit-up for Integrated Builders at the Equity Industrial Partners 660,000 s/f facility) and a complete remodeling of three levels of office space for LoJack Corporation in Canton, Mass. The LoJack renovation entailed the creation of a hardware lab and data center, complete with 400kw generator and 60 tons of chilled water storage.

Integrated Builders will completely overhaul the Riverview Technology buildings - originally constructed in the 1960s and early 1970s - to create modern space capable of accommodating the needs of the area's growing technology companies. When complete, the facilities will offer 520,000 s/f of office, R&D, and light assembly space. Improvements will include the addition of a vibrant, modern façade, a stunning lobby, abundant parking, and upgrades to the landscaping.

Once completed in June, the campus will become a high-tech hub for R&D, manufacturing, and corporate offices as demand expands outward from Boston and Cambridge. "Demand continues to grow for world-class industrial space in Boston's suburbs," said Jay Dacey, president of Integrated Builders. Integrated Builders is the general contractor for the renovations, and Cushman & Wakefield will serve as broker for the property.

In addition to the older buildings, Riverview Technology Park includes a 126,000 s/f structure developed in 2001 at 515 Woburn St. as well as 20 additional acres available for development of a 250,000 s/f build-to-suit facility. Campus features include 5,000 KVA, 13,800 Volt, 3-phase power, municipal water and sewer, convenient highway access, a 3/1000 s/f parking ratio, and nearby commuter rail. Thirteen tailboard docks, including three interior bays, are present to facilitate

loading, while the buildings' 40' x 40' column spacing and 12'-18' clear heights provide plenty of open space for tenants.

Project team included:

Construction Manager: Integrated Builders

Owner: Hackman Capital

Owner: Calare Properties

Architect: Gensler

Plumbing: Harry Callahan Plumbing & Heating Co., Inc.

HVAC: Tech Mechanical

Fire Protection: Professional Fire Systems, Inc.

Structural Steel: Building Envelope Systems

Concrete Form Work: Samson Concrete Construction

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