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## **Project of the Month: Scannell Properties and Dacon Corp. complete FedEx Ground's Boston Metro Distribution Center**

September 27, 2013 - Spotlights

Dacon Corp. and Scannell Properties have completed the construction of FedEx Ground's new Boston Metro Distribution Center on Superior Dr., totaling 178,000 s/f. The project is the largest commercial, build-to-suit facility constructed in the MetroWest market in 2013.

Scannell Properties and FedEx Ground recognized the potential for locating this center in the MetroWest region with direct access to the Rte. 128/I-95 belt and I-495/I-295 belt. This site is located off Speen St. one mile from the Rte. 30 exit of the Mass.Turnpike with direct access to Boston.

The 15-acre site was the location of a 235,000 s/f former Filene's Basement warehouse which was owned by Boston Scientific and was part of Boston Scientific's Natick Campus before Scannell Properties' purchase of this property. Demolition and site work commenced in December 2012. Dacon successfully turned over half the building to FedEx in late April for installation of their automatic sorting system. Substantial completion was completed the first week in August. FedEx's first package delivery was scheduled for September 6, 2013.

Building components include a conventional steel structure with precast concrete pressed panels, metal deck, rigid insulation, and EPDM roof membrane, a 6-inch unreinforced sealed slab was poured throughout the building with 8 trench drains installed for the wet half of the building. The building is served by 10 drive-in doors and 42 dock positions. MEP systems include radiant gas-fired heating units, T-8 lighting, dry sprinkler system throughout with 8 Big Ass Fans serving the wet side of the building. 7,000 s/f of office space services this building. The entire site is landscaped and fenced with key pad vehicle entry. A 30-foot concrete sound wall was constructed on the Lake Cochituate southern side of the building. Superior Dr. and Prime Parkway will be completed rebuilt this fall including new signals and pedestrian ways at Speen St.

Scannell Properties of Indianapolis, Indiana, specializes in build-to-suit developments for single-tenant industrial, office and institutional purposes and prides itself on its competitiveness, flexibility and quick decision-making.

Vanasse Hangen Brustlin, Inc. (VHB) was the civil engineer on the project. For over 30 years. VHB has provided multidisciplinary planning, design, engineering, and consulting for some of the nation's most complex infrastructure and development initiatives.

Dacon Corp. is a Natick-based, 28-year-old, fully integrated design, engineering, and construction firm that provides single-source solutions to clients' most challenging facility requirements. Since 1985, Dacon has designed and built more than 22 million s/f, with a total value in excess of \$1 billion. More importantly, Dacon has planned, designed, permitted, and built office, medical/life science, manufacturing, warehouse/distribution, and cold storage facilities throughout New England.