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Project of the Month: Integrated Builders nears completion of 600,000 s/f office building at 9 Northeastern Boulevard

March 27, 2014 - Front Section

Integrated Builders Inc. has begun work on the final phase of a four year project at 9 Northeastern Blvd. Led by project superintendent, Jim Leiter, Integrated began construction on the former 600,000 s/f office building in 2010. Integrated worked with owners Steven Sands, Bruce Levine, Don Levine, Lew Heafitz, Neil Shalom and the entire Equity Industrial Partners team. John Hennessey was the EIP project manager. Mangel Architects from Harvard, Mass., provided all of the design work. Over the past four years, Integrated worked with the project team to transform the former computer manufacturing equipment building into a multitenant office building.

"It has been a pleasure working with Integrated Builders," said Sarah Cormier at Mangel Architects. "Over the past four years, we collaborated to meet the challenge of converting a former computer manufacturing equipment building into a multitenant office building. Integrated Builders and Mangel Architects as a team worked diligently to meet and exceed the client's expectations."

In February, the project team commenced on the final phase of the project, which will include a data center and office space for SunGard Financial Services. The 40,000 s/f project is expected to be completed by the end of June. Notably, the project includes a significant amount of specialized HVAC and Electrical equipment which will support an N+1 program. Those systems include 300 tons of Dry Cooler HVAC, two 600 kw generators and two 300 kva UPS system.

"We are excited that we are entering the sixth and final phase of this project. It is great to look back at all that we've accomplished," said Jay Dacey, president at Integrated Builders. "Working closely with the same team has allowed us to successfully collaborate and tackle challenges along the way."

This past December, Integrated successfully completed a new office space for AdvantEdge Healthcare Solutions, the fifth project at 9 Northeastern Blvd. In addition to external improvements, Integrated provided AdvantEdge with a 40,000 s/f interior renovation. Integrated worked with TAO Architects and Engineered Systems, Inc. to outfit and incorporate an open-office layout and install new mechanical and electrical services. High, multi-tiered ceilings were installed along with several new conference rooms and a new break room. Additionally, Integrated installed new HVAC systems including 11 rooftops, which will efficiently maintain temperature control.

The largest portion of the project was completed in December 2012, when Integrated finished 200,000 s/f of the building for Enterasys Networks who were re-locating their corporate headquarters from Andover, Mass. Construction included building a 40,000 s/f R&D lab and a 4,000 s/f data center along with a cafeteria, conference rooms, research areas and a small-scale production rooms. In 2011, Integrated worked on base building improvements, which included bathroom cores, a new fitness center and a full cooking kitchen. Nine foot glass exterior windows were installed which replaced brick walls and brought a substantial amount of natural light to the

space. As a result of an aging central boiler and chiller plant, Integrated replaced all HVAC systems with new rooftop VAV units. The first phase of this project began in 2010 when Integrated added 17,000 s/f of new office space and a product repair center for Comcast, who was the first tenant to move in.

Project team included:

- * Construction Manager: Integrated Builders
- * Sitework: Superior Corporation
- * Electric: Longchamps Electric Inc.
- * HVAC: Tech Mechanical
- * Drywall & Framing: Metro Walls
- * Structural Engineer: Goldstein-Milano LLC
- * MEP Engineer: Wozny/Barbar & Associates Inc.
- * Plumbing: MacCormack Plumbing.

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