



# nerej

## **Hobbs Brook Mgmt. appoints Columbia as construction manager**

April 02, 2008 - Owners Developers & Managers

Hobbs Brook Management, LLC, a pioneer in the development of office space in the Boston suburbs, has selected Columbia Construction Co. as the construction manager for a new 330,000 s/f office campus to be located at 175 Wyman St.

Located directly adjacent to Hobbs Brook Office Park, which consists of nine buildings totaling over 1.2 million s/f, the addition of two buildings at 175 Wyman St. to the area allows Hobbs Brook Management to offer some of the most convenient and dynamic office space available along Rte. 128. The total office park will now be over 1.5 million s/f.

"Meeting the sustainability demands of our tenants was a primary objective of this project. Choosing a construction manager who is not only knowledgeable about green building standards, but who can implement them as well was critical," said Donald Oldmixon, vice president and manager of real estate, construction and leasing for Hobbs Brook Management, LLC.

The entire new 175 Wyman St. complex will be designed to meet green building standards. With a goal of LEED Silver, Columbia and the project team have taken significant measures to adhere to LEED requirements. The existing 330,000 s/f building will be demolished and 90% of the steel, concrete and masonry will be recycled. The two new buildings will utilize an existing underground water storage tank to capture stormwater runoff for irrigation purposes. In addition, the project includes implementation of a green housekeeping program and construction of new roofs with a high reflection rating to reduce the heat island effect. Green practices extend to include preferred parking for hybrid vehicles and car poolers, as well as making shower facilities available to encourage the use of bicycles as transportation. In addition, Hobbs Brook Management is considering purchasing green power carbon offsets. The company's goal is to appeal to potential tenants that are in the market for green office space, with the expectations of achieving longer tenancy agreements.

"We are delighted to be working with Hobbs Brook Management again, and we appreciate the confidence they continue to have in Columbia," said Jim Marsh, senior vice president and principal-in-charge for Columbia.

Construction is currently scheduled to begin in the spring of 2008 with completion expected in the fall of 2009. Members of the project team include Margulies & Associates, architects and interior designers; AHA Consulting Engineers, mechanical, electrical and plumbing engineering; and, John G. Crowe Associates, Inc., landscape architecture, site planning, environmental permitting, and civil engineering.