



# nerej

## **FoxRock Properties' Longwater Place receives Sustainability Award for Green Construction award from the Associated General Contractors**

June 05, 2014 - Owners Developers & Managers

According to FoxRock Properties, a firm that acquires, develops and manages commercial property in MA, Longwater Place Campus has received the Sustainability Award for Green Construction (SAGC) from the Associated General Contractors (AGC) of MA. The SAGC award recognizes those dedicated to utilizing sustainable construction practices.

The firm purchased the 26-acre property in 2010 for \$12.5 million and purchased an additional three acres in 2011 to accommodate the town's green space request. Serving as the developer, FoxRock transformed the property into a thriving campus that offers a full suite of amenities, including a full-service café, fitness center/gym, conference center, ample parking, and free storage.

Sponsored by the AGC of MA, the SAGC is an efficient and affordable certificate awards program for sustainability. The award was created to increase awareness about the efforts and procedures that developers, architects and construction professionals are taking toward sustainable building processes and development. The SAGC features mandatory criteria as well as additional energy-efficient building features that must be met in order to be eligible for the award. These categories include water and energy conservation, project impact to the environment, recyclable materials and site, facility and building systems.

Completed in October 2013, Longwater Place Campus features a new 85,184 s/f facility for the South Shore Medical Center. The new office building serves as the anchor for a planned medical campus situated in Assinippi Park. The new facility was built using environmentally friendly materials and includes a variety of features to enhance sustainable practices. The building features a cool roof that delivers high solar reflectance, along with sensitized LED lighting that automatically dims when sunlight is bright enough to lighten the rooms, ensuring a minimization of electricity use. Thirty percent of the building's walls are glass and allow for an abundance of natural light. Recycled steel, recycled flooring products and low volatile organic compound (VOC) paints and coatings were all utilized during construction. A Construction Waste Management program was implemented that required 50% of construction and demolition (C&D) debris from the building process to be recycled. The campus also includes a 276,000 s/f office and warehouse that was formerly the headquarters of Wearguard. When FoxRock purchased the property, the space had been partially vacant for two years and was not intended for multi-tenant use. The team completely transformed the building by adding 130 new windows and a dozen skylights, installing three large glass entryways and correcting structural issues to make it a fully functioning professional office environment. Currently, 12 companies with over 650 employees have their offices in Longwater Place Campus.

"With all of our projects, we see it as our responsibility as good neighbors and partners, to ensure that we are implementing sustainable building practices whenever possible," said Jason Ward,

manager, FoxRock. "We are honored to be recognized by the AGC of MA because it exemplifies FoxRock's commitment to the environment through green building processes and procedures."About FoxRock Properties

FoxRock Properties acquires, develops and manages commercial property in Massachusetts, specializing in professional and medical office properties.

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