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Callahan, Inc. selected by Boston Properties as construction manager for building improvements project in Bedford Business Park

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Callahan, Inc. is in punch list for the new iRobot headquarters. After several years of vacancy since the departure of Abbott Laboratories, the Bedford Business Park is once again experiencing substantial tenant occupancy with the arrival of iRobot, occupying approximately 157,000 s/f of the 475,978 s/f business park on a 12-year lease with options on addition space after five years.

The lease agreement was complicated by the fact the entire deal was contingent on a land-lease agreement with the Massachusetts Highway Department for approximately three acres of land adjacent to the complex to be used as a testing ground for robots.

Callahan was selected by Boston Properties as the construction manager for the leasehold building and improvements portion of the project. The scope of work entailed exterior façade modernization efforts including the re-glazing of all existing glass, new enlarged window units on the first floor, exterior masonry restoration, painting, and the introduction of new structural steel framing and architectural mesh to highlight the two major entrances to the complex.

The interior scope of work consisted of the construction of a new fitness center with men's and women's locker rooms, new finishes to the existing cafeteria, base-building fire alarm, electrical and mechanical improvements, as well as an extensive retrofit to the Building D lobby including a new revolving entrance door and architectural glass canopy.

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