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RJ Kelly's 23 Frontage Rd. - LEED Core & Shell Certified

September 26, 2014 - Spotlights

Family-owned and operated property owner and developer, RJ Kelly Co. began the process of redesigning and renovating 23 Frontage Rd. in early 2011. The 63,000 s/f, 2-story office building was a "diamond in the rough." Having sat vacant for nearly a half decade, the 30-year old building had fallen into disrepair; HVAC and roofing systems were starting to fail, and the building lacked marketing sparkle to attract would-be tenants. In order for the building to survive another 30 years, RJ Kelly needed to renovate, update, and redefine the building's identity. LEED quickly became a topic of discussion and the decision was made to engage LEED consultant Entegra Development & Investment, and commissioning engineer Engineered Systems, Inc. to help take the project to the next level.

The project consisted of a redesigned front atrium and rear service entry, redesigned exterior landscaping, new energy-efficient glazing systems, new energy-efficient rooftop mechanical systems, renovated cores and bathrooms with LED lighting and low-flow fixtures, and a commitment to bringing a bit of urban environmentalism to a suburban context. In fact, under the "old guard" 23 Frontage Rd.'s location was ideal, a stone's throw to the highway, and tucked away in a secluded suburb. But for today's LEED standards, the project team needed to push the building further in terms of innovation in order to make LEED a viable option. Shower and changing rooms within the building were updated and alternative transportation options were effectively communicated to potential tenants; options many of them did not know existed.

The project was awarded LEED Core & Shell Certification in May and is the first Core & Shell certified project in Andover, and third project overall to have been certified in the town under any LEED category.

"Andover was accepted into the Commonwealth's Green Communities program in 2012 and was one of the first in the state to adopt stretch code, so promoting green building and specifically LEED buildings has been a top priority for the town," said Brian Salazar LEED AP, president of Entegra, "This project represents a great step forward for green 'spec office' buildings in suburban areas of Mass."

Project Team Included:

Owner, Developer & General Contractor: RJ Kelley Company

LEED Administrator: Entegra Development & Investment

MEP Engineering & Commissioning: Engineered Systems, Inc.

Architect: GSD Associates