



CELEBRATING
55 YEARS

nerej

Project of the Month: Fort Point Project Management and J. Calnan & Associates complete renovation/expansion project for Demandware's headquarters

June 04, 2015 - Owners Developers & Managers

Fort Point Project Management (Fort Point PM), a provider of real estate project management and relocation services, J. Calnan & Associates (JC&A), a leading construction management and preconstruction firm, and the global design firm Gensler, recently completed the renovation/expansion of Demandware's headquarters at 5 Wall St. to accommodate the software technology company's rapid growth.

Since its founding in 2004, Demandware has been transforming commerce by empowering leading retailers and brands with innovative cloud technology. An expansion of its headquarters in Burlington was necessary to accommodate and anticipate new personnel. The company selected Fort Point PM to coordinate the planning, design, construction, and phased staff moves for Demandware's headquarters. JC&A was selected as the construction manager for its strategic thinking, proactive construction approach and commitment to clients, ensuring world-class service throughout this project.

Demandware previously occupied two full floors at 5 Wall St., and expanded to an additional floor to accommodate future growth. The additional floor required full design, construction, fit-out, and staff relocation, while the existing two floors called for furniture modifications, minor construction, and select staff relocation. All three floors, totaling 108,000 s/f, required overall department programming and re-stack planning. This project is a 60,000 s/f renovation that included the construction of a new network operations center (NOC) and the restacking of three floors consisting of new offices, conference rooms, breakout areas as well as a new café and reception area. Fort Point PM, JC&A, and Gensler worked closely with Demandware's Facilities Team to complete the project.

Driven by innovation, Demandware aimed to create a workplace that encourages creative thinking and enables their collaborative, fast-paced culture to thrive. During the renovation, several collaboration spaces were designed to be open and comfortable, equipped with couches, TVs, and walls coated with whiteboard paint. A designated area was built to provide 24/7 IT support, the company café and bar underwent renovations, and over 200 employees were repositioned to optimize space efficiency.

The renovation/expansion enabled current Demandware staff to experience an upgraded work environment, and has prepared the space for future innovators that come aboard as the result of the company's continuous success. The project involved architecture by Gensler, engineering by Cosentini Associates, AV by ACT Associates LLC, and furniture by Environments at Work.

Fort Point Project Management is a leading provider of project management and relocation management services for lab, academic, healthcare and corporate projects. Experienced project managers with construction, engineering, facilities management and architectural expertise

guarantee successful transitions to new locations. As an owner's representative, Fort Point PM will coordinate the design, engineering, IT, construction, furniture procurement and ultimately the relocation of your business to a new site.

J. Calnan & Associates is a leader in providing construction management and preconstruction services in the Academic, Corporate, Healthcare and Science & Technology markets in the New England region and beyond. For over 18 years, our strategic thinking, proactive approach and commitment to clients and the communities in which we live has made us a leader in the industry and attracted high-profile clients including Boston Properties, Biogen IDEC, Atlantic Management, Children's Hospital, PTC Inc, Reebok, Shire Pharmaceuticals, The Park School, New England Sports Network (NESN), Philips, Constant Contact, The MathWorks and General Electric to name a few. Among recent awards, JC&A has received a Boston Business Journal Citizenship award for its philanthropic efforts eight years in a row and CoreNet Global New England Chapter has recognized JC&A as "Regional Service Provider of the Year" two times.

Gensler is a global design firm grounded in the belief that great design optimizes business performance and human potential. Its 4,800 practitioners networked across 46 offices use global perspective and local presence to innovate at every scale. Whether refreshing a retailer's brand, planning a new urban district or designing a super tall building, Gensler strives to make the everyday places people occupy more inspiring, resilient, and impactful.

The project team included:

Demandware Inc: Owner

Fort Point Project Management: Project Management Services

J. Calnan & Associates, Inc.: Construction Manager

Mechanical Air of New England, Inc.: HVAC & Plumbing

Legacy Fire Protection, Inc.: Fire Protection

Act Associates: Audio Visual Design

Environments at Work: Furniture Solutions Provider

Gensler: Architect

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