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## Project of the Month: Integrated Builders makes headway on 135,000 s/f office renovation for Two Wells Ave., LLC

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### Two Wells Avenue - Newton, MA

Newton, MA Integrated Builders has been selected to construct 110,000 s/f of new office space for Two Wells Avenue, LLC. The firm commenced construction in June 2016 with the demolition of two wings of the existing building in order to increase its total size from 69,000 s/f to 135,000 s/f. Two Wells Ave. will undergo a vertical expansion from one floor to three floors. The office building is located at the entrance to Newton's Wells Ave., and its renovation marks the first of repurposed properties for higher and better use on that route.

The office space was constructed more than 40 years ago and has not been modernized since that time. Integrated Builders will implement a modern design that includes new utilities, a common corridor with contemporary interior design, an underground storm water filtration system, additional parking, and a reflective glass exterior in order to bring the building into the current date. In addition, energy efficient lights and HVAC will be installed to increase the building's sustainable advantage.

"Two Wells Avenue has great bones and we are excited to not only double the size of the building, but also preserve a portion of the existing space which holds a great amount of history," said Jay Dacey, president of Integrated Builders. "This area of Newton and Needham is currently experiencing growth and significant transformation. This enhanced facility will complement other nearby developments with its modern glass design, high-end upgrades, amenities, features and finishes, making the area even more attractive for growing businesses and the respective employees."

Integrated Builders has made tremendous progress in a short period of time. The selective demolition effort is scheduled to finish before the end of the this month. The construction team has

begun preparation for foundations, and foundation work will start toward the middle of August. In September, structural steel is expected to be delivered and erected on site, followed up with roof placement. Integrated Builders has been conducting frequent meetings to discuss logistics and to ensure that the project is delivered on-time and within budget.

The Integrated Builders team includes project manager Brian Kidder, superintendent Craig Ablondi, and assistant project manager Barbara Frazier who will provide construction management expertise in collaboration with architect Spagnolo Gisness & Associates Inc. (SGA), structural engineer Thornton-Tomassetti Group, MEP/FP engineer WSP| Parsons Brinckerhoff, civil engineer Nitsch Engineering, and owner's representative John Hennessey, structural steel Novel Iron Works, HVAC Tech Mechanical, drywall and framing Metro Walls and plumbing Dan-Cel Co.

Located near the Mass. Turnpike and Rte. 128/I-95, Two Wells Ave. provides an ideal destination for commuters. The building is situated near the city's retail district along Needham St., offering a selection of restaurants, banks, hotels, and retail shops. Additionally, access to the site will be enhanced with the completion of the new Kendrick St. interchange at Rte. 128/I-95.

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