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## **Hobbs Brook Management completes façade replacement projects**

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Wakefield, MA Hobbs Brook Management LLC has completed façade replacement projects at its 101 and 201 Edgewater Dr. office buildings. The new façades provide a fresh look, energy efficiency, and easier wayfinding for guests visiting the multi-tenant buildings, which were built in 1986, acquired by Hobbs Brook in 2010, and together total 175,000 s/f.

“Hobbs Brook has a long-standing commitment to sustainability, energy efficiency, and environmental stewardship across its portfolio, and is focused on providing tenants with healthy and productive work spaces,” said Bradley Cardoso, AIA, principal architect for Hobbs Brook Management.

“The façade replacement project presented an opportunity to upgrade to a better quality product that offered energy efficiency benefits as well as improved wayfinding with defined entrances. The project team completed the project with minimal disruption to Hobbs Brook’s tenants. We are very pleased with the results.”

Hobbs Brook collaborated with Margulies Perruzzi Architects (MPA) to replace the aging Travertine marble veneer panel façades with an energy-efficient solution. Following an analysis on various materials, including terracotta and concrete, a metal panel rain screen system was selected for its energy efficiency and long life expectancy. The high quality, lightweight material minimized the amount of structural changes required and offered design flexibility with style and color choices. MPA revamped the look of the buildings, creating a streamlined appearance with white and silver panels that add contrast and vertical architectural fins that provide visual interest.

The project included installation of energy-efficient vapor barriers to create weather-tight building envelopes. Metal panel canopies were selected to mark the building entrances and offer weather protection, and defined hardscape walkways were added to create a continuous path from the parking lot to the buildings.

In addition to Margulies Perruzzi Architects, the project team included general contractor Columbia Construction Company of North Reading, Mass. and landscape architect Cosmos Associates of Boston.

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