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## **Project of the Month: Maugel DeStefano Architects, Integrated Builders and Northstar Project & RE Services complete 169,000 s/f facility for Werfen**

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Bedford, MA Maugel DeStefano Architects, Integrated Builders, and Northstar Project & Real Estate Services have completed a new 169,000 s/f advanced research and development facility for Werfen, a global leader in specialized diagnostics with a focus on hemostasis, acute care diagnostics, and autoimmunity. The facility was built on Werfen's campus at 180 Hartwell Rd., replacing an existing warehouse.

The two-story building features 118,000 s/f of lab and office space situated above 51,000 s/f of ground-level parking that accommodates 160 vehicles. A newly constructed bridge on the second floor of the facility connects to the existing 345,000 s/f main building, adjacent to the new structure.

“On behalf of Werfen, I’d like to extend my sincere gratitude to the entire project team for delivering this state-of-the-art, modern, and flexible R&D center,” said Brian Reiss, senior facilities manager at Werfen. “The entire project was completed not only ahead of schedule, but under budget. This was due to a collaborative process from inception to completion and by partnering with some very talented and professional organizations. Our long-term relationship with Mangel DeStefano Architects has been invaluable as they truly understand our culture and business needs. They designed a building that not only meets our current expansion needs but ensures sufficient space and flexibility to support our future growth. There were some significant site challenges for this project such as height restrictions, working within an established footprint, and elevations. The Mangel DeStefano team, however, overcame all these obstacles in creating this impressive building.”

Mangel DeStefano began their collaboration with Werfen over 13 years ago, initially partnering with Instrumentation Lab, a Werfen subsidiary, at the Bedford site. Before the new research center was built from the ground up, Mangel DeStefano had undertaken a wide range of planning and design projects, covering over 200,000 s/f of renovations, restacks, rebranding, and lab relocations at the Hartwell Rd. campus.

Reiss said that partnering with Northstar Project & Real Estate Services and Integrated Builders was key to the overall success of the project as well. “Led by principal Tom Fanning and senior project manager Lisa Bagshaw, Northstar managed every facet of the project from design concepts, budgeting, scheduling, RFP process, and contract award,” said Reiss. “General contractor, Integrated Builders, was nothing short of amazing. President John Concannon, intimately involved from start to finish, put together what I consider to be the ‘A’ team. The entire Integrated team truly had our best interest in mind. They also partnered with some of the best subcontractors in the business who all had some complex challenges to deal with, from height restrictions to a very high-water table, site constraints, and environmental regulations, to name a few. Also, long-term partners of Werfen, Union Office Interiors, created an impressive and flexible workspace that really provided that final wow factor to the entire building.”

“We are proud to bring this advanced center for Hemostasis and Acute Care Diagnostics to Werfen’s Bedford campus. The opening of this iconic building would not have been possible without the creativity, skill, and determination of the entire project team,” said Mike Kunz, principal at Mangel DeStefano Architects. “It has been a privilege to work in collaboration with Werfen’s laboratory team, led by senior facility manager of lab operations Brian Reiss, to design and deliver an advanced facility meticulously tailored to Werfen’s unique requirements. The project team worked diligently to ensure that every aspect of the facility, from the layout of the laboratories to the integration of advanced technologies to the design of collaborative workspaces, all aligned perfectly with Werfen’s operational goals and research objectives.”

The opening of the new research center enhances Werfen’s potential for innovation in specialized diagnostics and offers additional room for future growth. Designed with flexibility in mind, the laboratories support the ongoing growth and development requirements of each department. Clear sightlines from open office areas into the labs encourage a sense of connection. A creative blend of collaboration spaces of varying configurations, equipped with modern furniture and lighting options, are distributed throughout the work areas. Key circulation paths strategically located along the building’s perimeter enable natural light to flow into open office areas, conference rooms, and laboratories.

“We are thrilled to have been part of such a pivotal project for Werfen. This new building will provide state-of-the-art lab and support space to drive their continued growth in designing and manufacturing critical patient care equipment,” said Integrated Builders president John Concannon. “Engaged early in the design phase, we provided pre-construction services for this 24-month project, working closely with the talented teams at Northstar Project & Real Estate Services, Mangel DeStefano Architects, VHB, and Haley Aldrich. Thanks to this collaborative effort, we delivered the building one month ahead of schedule and under budget.”

“Our initial task from Werfen was to conduct a due diligence study on its space constraints, which led to the decision to replace a warehouse with a new lab and office building. Partnering with an experienced construction management firm and assembling a strong, collaborative team, all focused on achieving a common goal, was crucial to the project’s success, said Northstar Project & Real Estate Services Tom Fanning. “This teamwork-driven approach enabled us to tackle challenges head-on and find innovative solutions, ultimately reaching the end goal.”

Additional project team members included Summit Engineering, structural engineering; Wozny Barbar & Associates, MEP/FP and low voltage engineering; Entegra + Architectural Health for LEED design; and Sladen Feinstein for lighting design.

The project team included:

Mangel DeStefano Architects - Architect  
Integrated Builders - Construction Manager  
Northstar Project & Real Estate Services- Owners Project Management  
Wayne J Griffin Electric, Inc. - Electric  
Norgate - Structural Steel  
Wozny/Barbar & Associates, Inc. - Consulting Engineers  
Entegra + Architectural Health - LEED Design